

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, May 9, 2022. This meeting was held in the Dare County Board of Commissioners meeting room located at the Dare County Administrative Building, 954 Marshall C. Collins Drive, Manteo, NC.

CALL TO ORDER 6:02 pm

MEMBERS PRESENT John Finelli, Chairman
Beth Midgett (Remote) Buddy Shelton
David Overton David Hines
Terry Gore II John DeBoy

MEMBERS ABSENT

APPROVAL OF MINUTES

There being no corrections or additions to the minutes of the April 11, 2022 meeting of the Dare County Planning Board, Terry Gore made a motion to approve the minutes as submitted. Buddy Shelton seconded this motion.

Vote: Ayes – Unanimous

PUBLIC COMMENT

Megan Elder, a Dare County resident, emailed the Planning Board and the Board of Commissioners comments regarding Key West Airbnb Regulations. A copy is on file with the Planning Board Clerk.

OLD BUSINESS

-None-

NEW BUSINESS

Special Use Permit Application No. 4-2022, Request for Group Housing Development, Red Shed, LLC, 27221 A Sand Street, Salvo

Michael Morway, P.E. of Albemarle & Associates, LTD., was present on behalf of the property owner.

Noah Gillam, Planning Director, addressed the Board. He said a Special Use Permit (SUP) application has been submitted by Red Shed, LLC, for a proposed group housing project. The property is zoned S-1 and group developments are allowed subject to review as a special use. The parcel is 20,100 square feet and meets the minimum lot size requirement for a group development.

Mr. Gillam explained there are two existing dwellings on the parcel the applicant is proposing to remove. The applicant plans to construct three duplex structures that will serve as employee housing. Two of the structures will contain two units each with two-bedrooms. The third structure will contain two units with three-bedrooms in each unit.

Mr. Gillam said the proposed site plan shows the dwellings being separated by 20.5 feet as required in the Group Development Ordinance and each structure in the group development will be accessed directly off Sand Street (S.R. 1532). Driveway permits or approval will need to be obtained from NCDOT and provided to the Dare County Planning department before construction activities can occur.

The site plan has been reviewed by the fire marshal and conditions have been added to the draft SUP to address his concerns.

A copy of the draft SUP, site plan, and fire marshal comments were provided to the Board for their review.

The Planning Board reviewed the draft SUP and deemed the conditions and site plan to be reasonable and appropriate.

This item will be forwarded to the Dare County Board of Commissioners for their consideration and will be subject to quasi-judicial review at the Board of Commissioners level, which requires sworn testimony and other rules of procedure specific to quasi-judicial items.

OTHER BUSINESS

-None-

ADJOURNMENT

There being no further business before the Dare County Planning Board, a motion to adjourn was made by Terry Gore and seconded by Buddy Shelton and David Overton.

Vote: Ayes – Unanimous

The meeting adjourned at 6:14 p.m.

Respectfully Submitted,



Andrea DiLenge
Planning Board Clerk

APPROVED: June 13, 2022



John Finelli
Chairman, Dare County Planning Board