

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Tuesday, March 7, 2023. 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 6:01 pm

ADMINISTERED OATH OF OFFICE

The Oath of Office was administered to Planning Board member Beth Midgett. She was appointed by the Board of Commissioners for a three year term.

MEMBERS PRESENT Beth Midgett
 Buddy Shelton John DeBoy
 Terry Gore II

MEMBERS ABSENT John Finelli, Chairman
 David Overton
 David Hines

APPROVAL OF MINUTES

There being no corrections or additions to the minutes of the February 7, 2023 meeting of the Dare County Planning Board, Terry Gore made a motion to approve the minutes as submitted. Buddy Shelton Seconded.

Vote: Ayes – Unanimous

PUBLIC COMMENT

At 6:01 Beth Midgett outlined the procedure for making Public Comments. No one responded to the invitation to address the Planning Board. Beth Midgett closed the Public Comment section at 6:02.

OLD BUSINESS

-None-

NEW BUSINESS

Preliminary Plat Review, 6 Lot Subdivision, Possible Properties LLC, 7642 Shipyard Rd. Manns Harbor (Parcel No. 023936000)

Noah Gillam, Planning Director addressed the Board. He stated that the total site area is 11.13 acres located in the MH-A District. The applicant is proposing six individual residential parcels where the smallest parcel will be 20,002 square feet. He explained that lots 2-6 would be accessed from a proposed 30' right-of-way with an 18' wide asphalt road. Mr. Gillam then stated that per the Dare County Fire Marshall the applicant is required to improve the entire proposed road with base and surfacing able to handle emergency and trash collection vehicles, which is 75,000 pounds.

Mr. Gillam expressed that the lots will be on individual on-site wells and they will all have individual on-site septic systems.

Mr. Gillam then presented the staff comments as written below:

The size of the parent parcel exceeds the threshold for administrative approval. The proposed lots meet or exceed the minimum lot size requirements for the MH-A zoning district. The proposed lots are currently vacant, except for Lot 1 which is developed with one single-family detached dwelling. Lot 6 is the largest proposed lot at 76,791 square feet with an upland area of 20,807 square feet. All minimum building setback lines are shown on this plat, as well as the areas of coastal and 404 wetlands. All applicable state and federal permits, including wetland fill permits from the US Army Corp, shall be obtained and a copy provided to the Dare County Planning Department. As a condition of approval, the residual parcel and Lot 6 shall be combined into one lot area to comply with the Minor Subdivision ordinance.

Mr. Gillam stated that the subdivision has been sent to the state for review to indicate what will be required for a storm water permit, although there has been no response due to staffing shortages. He then discussed his conversations with Ray Meekins, the surveyor for the project, that the Planning Board should move forward with the approval, but the timeframe for the installation of the improvements shall not begin until the state determines what type of permit is required.

Mr. Gillam stated that from previous conversations he has had with the state they would require either a Small Lot Development Permit or a Sedimentation Control Permit, in which the Sedimentation Control Permit could potentially trigger the need for a Low Density Stormwater Permit.

The property owner, William White, was present at the meeting.

Mr. White stated that Possible Properties, LLC wants to provide more lower income residential housing in Manns Harbor that are not single wides.

Terry Gore discussed how the majority of the property is located in the AE Flood zone with a considerable amount of it being in the X Flood Zone and how he feels that it is an ideal area to build. Mr. Gore inquired if lots five and six will be accessed by a gravel road, Mr. Gillam responded by stating that they are flag lots and the 12 foot portion of the driveway is considered part of the lots and there are no improvements required.

Terry Gore made a motion to approve the preliminary plat pending the states requirements for the stormwater permits, and there shall be no timeline for installations nor ground breaking activity until the state permits are obtained. John Deboy seconded the motion.

Vote: Ayes - Unanimous

OTHER BUSINESS

Mr. Gillam stated that during the March 6th Board of Commissioners meeting there was conversation that there may be some discussion on changing the Cluster Home Language in the upcoming months.

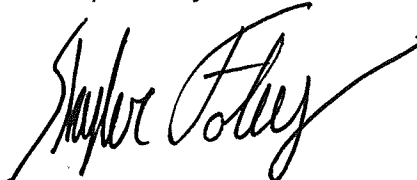
ADJOURNMENT

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.

Vote: Ayes – Unanimous

The meeting adjourned at 6:10 p.m.

Respectfully Submitted,



Planning Board Clerk

APPROVED: April 4, 2023



John Finelli
Chairman, Dare County Planning Board

