

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, March 11, 2019. 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 6:00 pm

SWEAR IN NEW PLANNING BOARD MEMBER, DAVID HINES

Sharon Flatt, Planning Board Clerk, administered the Oath of Office to David Hines. Mr. Hines was appointed by the Dare County Board of Commissioners to serve the remainder of Charles Read's term.

MEMBERS PRESENT	Michael Barr	Beth Midgett
	Terry Gore II	David Overton
	David Hines	Buddy Shelton

MEMBERS ABSENT Chairman John Finelli

APPROVAL OF MINUTES

There being no corrections or additions to the minutes of the February 11, 2019 meeting of the Dare County Planning Board, Michael Barr made a motion to approve the minutes as submitted. Terry Gore seconded this motion.

Vote: Ayes – Unanimous

PUBLIC COMMENT

-None-

OLD BUSINESS

Conditional Use Permit Application, Group Development, 23791 NC 12 Highway, Rodanthe, Jeffrey Gutmann

Jeffrey Gutmann was present at the meeting.

Noah Gillam said Mr. Gutmann submitted a conditional use permit application for a proposed cluster home group development for his property in Rodanthe. The original application was reviewed as a sketch plan at the January 14, 2019 meeting. Mr. Gutmann submitted a new site plan. A draft of the Conditional Use Permit has been

written. Written comments from Fire Marshal Steve Kovacs were provided to the board this evening. Staff recommends an engineered cross section of the driveway be added to the final site plan. Roadway improvements must be completed prior to any construction taking place. The turn-around at the end of the property needs to be extended an additional 10'. This could be accommodated by moving the property line or by recording an easement. Mr. Gutmann said either would be fine.

Mr. Gutman said Quible Engineering has a copy of the Fire Marshal's comments and is making appropriate adjustments to the site plan. A soil company has been at the site. Quible is submitting applications to the Health Department for septic approval.

Michael Barr made a motion to recommend approval of the proposed conditional use permit for the cluster home group development to include an engineered cross section of the driveway on the site plan as well as additions/changes to the draft and site plan to comply with requirements of the Fire Marshal.

Terry Gore seconded the motion.

Vote: Ayes - Unanimous

This will move forward to the Board of Commissioners for their consideration.

NEW BUSINESS

Subdivision Review, Burnside Estates Subdivision, Roanoke Island, Michael Davenport

Michael Davenport was present at the meeting.

Noah Gillam said this is a proposed 7 lot subdivision on 4.8 acres of land located on Burnside Road on Roanoke Island. This is R-2 zoning. Mr. Davenport provided a new plat this evening which addresses concerns staff discussed with him. A note needs to be added to the plat saying the smallest lot is 15,000 sf.

Mr. Davenport said the existing structure will be removed to allow for lot 6 to be developed. The driveway that runs through lot 2 will probably be moved to allow lot 2 to be buildable. Mr. Davenport said the note will be added to the plat and acknowledged culverts will be needed at the site.

Terry Gore made a motion to approve the proposed subdivision with the addition of a note designating the smallest lot as 15,000 sf.

Buddy Shelton seconded the motion.

Vote: Ayes - Unanimous

The final plat will be submitted to Donna Creef for review and recordation.

OTHER BUSINESS

Beth Midgett mentioned the proposed Land Use Plan policies which were included in tonight's meeting agenda packets. Donna Creef's cover memo said this was not scheduled as a discussion topic but was provided as a follow up to last month's discussion

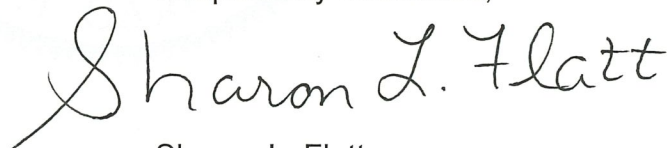
ADJOURNMENT

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,



Sharon L. Flatt
Planning Board Clerk

APPROVED: April 8, 2019



John Finelli
Chairman, Dare County Planning Board