

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, August 8, 2016. 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

MEMBERS PRESENT John Finelli, Chairman
Michael Barr Beth Midgett
Terry Gore II David Overton
Jeff Landreth Charles Read, Jr.

MEMBERS ABSENT

APPROVAL OF MINUTES

There being no corrections or additions to the minutes of the July 11, 2016 meeting of the Dare County Planning Board, Terry Gore made a motion to approve the minutes as submitted. Michael Barr seconded this motion.

Vote: Ayes – Unanimous

PUBLIC COMMENT

-None-

OLD BUSINESS

-None-

NEW BUSINESS

Preliminary Plat Review, Cape Hatteras Court, Inc., Two Lot Division, 46556 NC 12 Highway, Buxton

David Dawson, Property Owner, and Ray Meekins, Surveyor, were present at the meeting.

Donna Creef said this proposed division exceeds the threshold for administrative review and requires review by the Planning Board. Mr. Dawson wants to create two parcels. There are existing improvements on the site. A portion of the existing building on parcel two straddles the lot line of the adjoining property owned by Carol Dillion. It has been that way since its construction in 1987 and this proposed division does not impact that structure. The overlay of the lot line for parcel two does not create any non-conformities of lot coverage or setbacks on parcel one or parcel two. Sufficient parking is included

on each respective lot as depicted on the preliminary plat. The swimming pool located on parcel one has the appropriate setbacks.

Chairman Finelli asked if there will be any changes to the entrances on the highway. Ray Meekins said the parking lot on parcel two is proposed and, if it comes to fruition, there will be a looped drive with two entrances to the parking lot. Chairman Finelli asked if this will require NCDOT approval. Ms. Creef replied there is currently no defined ingress and egress but she would advise Mr. Dawson to contact NCDOT to be sure the ingress and egress are designed to their specifications. Mr. Meekins said there is a bit of stone drive at the north end that is currently used for access.

Chairman Finelli asked if the existing asphalt between the two parking areas will remain. Mr. Meekins said it is an old tennis court and the part of the asphalt that is in the parking lot will remain. Ms. Creef said there are a sufficient number of parking spaces shown on the plan to demonstrate that they can provide the parking spaces needed. Ms. Creef said if Mr. Dawson sells parcel one, he will need to provide the parking as indicated on parcel two. Mr. Dawson does not intend to sell parcel one at this time. When the plat is recorded, the parking spaces will not be indicated on it.

Michael Barr asked how staff would know if parcel one was sold and if there should be a requirement for this included in the approval process. Ms. Creef said yes.

Charles Read made a motion to approve the plat with the provision that if either parcel is sold, parking improvements will be installed.

Terry Gore seconded the motion.

Vote: Ayes – Unanimous

OTHER BUSINESS

Donna Creef encouraged the Planning Board members to review the preliminary Flood Insurance Rate Maps on the FRIS website. She expects it may take about two years for the maps to go through the review process, be formally adopted and go into effect.

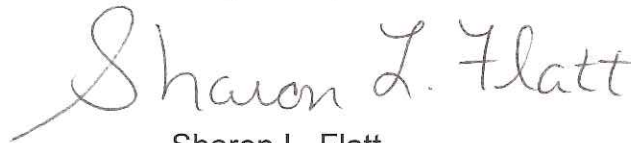
ADJOURNMENT

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

Vote: Ayes – Unanimous

The meeting adjourned at 6:20 p.m.

Respectfully Submitted,



Sharon L. Flatt
Planning Board Clerk

APPROVED: September 12, 2016



John Finelli
Chairman, Dare County Planning Board