

Dare County Planning Board Meeting Minutes

The Dare County Planning Board held their regularly scheduled meeting on Monday, February 8, 2010. This meeting was held in the Dare County Board of Commissioners meeting room located at 954 Marshall Collins Drive, Manteo, NC.

Members Present	Elmer R. Midgett, Jr., Chairman	Dan Oden
	David Overton	Ricky Scarborough, Jr.
	Beth Midgett	Henry Haywood
	John Finelli	

APPROVAL OF MINUTES

There being no additions or deletions to be made to the minutes of the January 11, 2010 planning board meeting, a motion to dispense with reading them and to approve them as submitted was made by Henry Haywood, seconded by Beth Midgett.

Vote: Ayes – Unanimous

OLD BUSINESS - NONE

NEW BUSINESS – NONE

OTHER BUSINESS

Discussion of State response/comments on Draft Land Use Plan

Senior Planner Donna Creef briefly discussed the latest version of the Draft Land Use Plan. She stated that after last month Elmer, herself met with the Planning Director Ray and I met with Ms. Owens from the Elizabeth City office of CAMA. She is the CAMA staff that we use. She is the one that generated the comments that we have revised everything for. She came and me with us. We met with her for a good hour and she was – she seemed to think that she would have reviewed everything that we have done and have whatever other changes there may be which hopefully there aren't going to be and have a response back to me by the end of march. We were pretty emphatic that we need to move forward on this and that we are hoping to set up a workshop with the Board of Commissioners. She basically told us that it was okay to go ahead and proceed on that and move toward adoption at the local level and have a workshop with the Board of Commissioners and do what we have to do to get this to where we can get it certified by the CRC. When we met with her she hadn't had a chance to look at anything and I haven't heard back from her since then. I did try to make it very, very easy for her so that she can basically look through it. So what you have is what she got and she asked a couple of questions about some of the revisions that we had made. She didn't say one way or the other whether she thought that

we would get everything, all of our check marks this time or not. I told her about revising the future land use maps to reflect the patterns of the Zoning Ordinance and she seemed to think that was a very positive change. She said that some of the other communities and she called out Currituck specifically that they did not use their zoning maps as a guide for their future land use maps and that they had run into problems with that as far as inconsistency with some of the development proposals that they had submitted. Their land use plan maps they use categories developed, residential it was some categories that we didn't have. But she did say that that was really the one thing that she seemed to indicate that we would be okay with. Like I said she hadn't had a chance to look at any of it. But it was a pretty positive meeting. We didn't get into any discussions about our paranoia about State government and Federal government. So we had a very positive meeting. She did say that the state is looking to further revise the land use plan guidelines. Not to the point where it would affect us this time. That they have a handful of them that are in works such as ours that they want to get certified and then they are hoping to update the guidelines again and that the one thing that she felt like they would be emphasizing would be climate change and sea level rise and her comments or at least what I interpreted was is that if they change that I got the impression that they would be going back to the local governments and saying that you need to amend your ordinance to address this. And this is all based on some strategic plan that DENR has adopted. I don't know how that is going to play out. Our policy on climate change is pretty neutral. And she was here that day at the Board of commissioners meeting when the guy from Duke University came to talk about sea level rise. She heard their comments and I think she got a pretty good flavor for how the Board of Commissioners reacts to things like that. So we emphasized that to her, that it is our Land Use Plan and that the challenge to staff is to write it so that it meets the CAMA standards, but also meets favor with our elective officials which is who work for. We talked about the political realities of it. I think she understands that. So we will see what happens with that. I hope to hear back from her. She said March; we are going to hold her to that. It shouldn't take her this long to review it. Since then the Board of commissioners met last Monday and one item of business that they discussed was what they were going to do with the Coast Guard Base. They have been working on this since they closed the Coast Guard Base trying to acquire that. We had put a policy in there and what they instructed the County Manager last Monday was to proceed forward with utilizing and acquiring some of the facilities at the base for a beach access, but as far as the housing complex, the county didn't have the funds to acquire it. The Federal Government wants to sell it to the County, or they have told the County that we have to buy it; they can't give it to us. The number or the range that they have been saying is anywhere between 5 and 8 mill dollars. Where the houses had sat vacant for so long that there would be a maintenance cost associated with each of those units. They would have to have the HVAC units replaced and they have been sitting empty. They just basically told him to proceed without trying to secure the housing complex anymore so I have adjusted that policy to reflect that.

The other thing is some minor changes to the narrative of the executive summary.

She stated that she and Ray spoke with Warren Judge last week and told him that we would like to have a workshop with the Planning Board and Board of Commissioners and he was going to talk to his Board members and get back to us with a date. She stated that the date that they tentatively discussed was

March 15th; which is their meeting date in March. I haven't heard back from him, but as soon as we do we will let you guys know. Mr. Judge suggested that we have it in one of the conference rooms. Hopefully we will get that set up soon and we will get some direction from them and they will be able to see it and tell us whether we hit the mark on the policies or not.

It is all stuff that you have seen before. She stated she just wanted to get it to them so that they could see it in context. I did change it from the previous copy and put the maps instead of having them as an appendix. I put them in to the pertinent sections. She had flagged a bunch of the matrixes in here as far the analysis of the policy for consistency with the zoning ordinance. Which quite honestly doesn't seem to have any bearing on the document, but it is something that they like to see so we put it in there. The maps are there. We broke down some of the maps; the land suitability maps and the environmental composite maps. They were previously just one big map and I had Greg Ball break them down into the individual geographic sections of the county so you can see it a little bit better.

This is what it is and we are at a holding pattern again waiting to get with the Board of Commissioners. I don't think Ms. Owens is going to come back with any other changes other than this. If she does it is going to be changes that are philosophical on the way that we do things and not substitute I think not consistency with the guidelines. I think we, when you look back through the responses that we made we have addressed almost everything that she said except for the things that we felt were not things that we could bug on. Some of the language in the policies. The policies about we reserve the right to do this and oppose or advocate whatever. They didn't like that in 2003 and they don't like it this time. That is coming from her boss; Mr. Thayer is the guy that had her job last time when we did the plan in 2003. He didn't like it then and I think he feels like he is going to get another shot at it. I don't think he is going to get anywhere. I think there is nothing wrong with the policies the way that we have stated them. Most of the changes were to the future land use maps that she had called out in here comments. That as far as substantive changes and so, I think with her saying that in the meeting that day that she likes up following the zoning maps, that should go a long way toward what they want from us. As far as I am concerned we are moving forward with the document and any changes that come out of it now will be out of the workshop with the Dare County Board of Commissioners and what they may say.

She asked the Board to review the document and feel free to contact her with comments or questions.

There being no further business before the Dare county Planning Board, a motion to adjourn was made by Beth Midgett, seconded by Henry Haywood.