

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, February 14, 2000. This meeting was held in the Dare County Administrative Annex Building located at 204 Ananias Dare Street, Manteo, North Carolina.

CALL TO ORDER 7:00 PM

MEMBERS PRESENT Elmer R. Midgett, Jr. – Chairman
Jon Britt
John Myers
Marcia Parrott
Joe Kierzkowski

MEMBERS ABSENT Mary Aldridge
Joe Thompson

APPROVAL OF MINUTES

There be no additions or deletions to be made to the minutes of the January 10, 2000 Planning Board meeting a motion to dispense with reading them and to approve them as submitted was made by John Myers, seconded by Marcia Parrott and Jon Britt.

Vote: Ayes – Unanimous

OLD BUSINESS

Kinnakeet Shores Subdivision, Phases 9, 10, & 11 – Avon - Final Plat

Mark Bissell, representing the final plat for this division, was present.

Chief Planner Donna Creef presented staff comments. She told the Board that the final plat for Phases 9, 10, & 11 of the Kinnakeet Shores Subdivision was tabled at the December and January Planning Board meetings to all the developer additional to complete the road and utility improvements.

Staff visited the site on February 3, 2000 and found that installation of the road improvements was in progress on Phase 9 and the majority of the road improvements in Phase 11 were paved with the exception of the two cul-de-sacs which were at the sub-base stage.

Mrs. Creef stated that the submission of satisfactory test results on the road improvements in all three phases of the subdivision and verification from the Dare County Water Department that the water line improvements have been installed to State specifications is necessary.

Mark Bissell told the Board that the road improvements are substantially complete with the exception of some of the paving. He said the sub-base is on all of the roads and the paving is scheduled for this week. He requested that final plat approval be granted subject to the certifications on the road improvements and water lines being submitted prior to recordation.

Joe Kierzkowski, seconded by Jon Britt made a motion, to grant final plat approval subject to the following:

1. Staff verifying the completion of all of the road improvements, and the submission of satisfactory test results from an independent testing lab.

2. Completion of the water improvements necessary to serve Phases 9, 10 & 11 of the subdivision. Verification from the Dare County Water Department that the improvements have been correctly installed will be necessary.
3. Recordation of these phases will be withheld until all of the above conditions are fulfilled.

Vote: Ayes – Unanimous

Camp Hatteras Campground (formerly known as Pea Island Resort) – Rodanthe – Extension Request

Mr. John J. Ferebee, Jr., the owner, was present for the review of this extension request.

Chief Planner Donna Creef presented staff comments. She told the Board that a master phasing plan for the Camp Hatteras Campground (formerly known as the Pea Island Resort) was originally approved in 1991 when the developer sought to expand the campground. She stated that this master phasing agreement consisted of four phases with the final phase to be complete by November 2001. She also stated that Mr. Ferebee is requesting a 5-year extension for the completion of Phase 4.

Mrs. Creef recommended approval of the request or the length of time the Board deems appropriate, and provided a draft amendment to the original phasing agreement for the Board's review and consideration.

Chairman Midgett commented that Mr. Ferebee's letter requesting this extension paints a bleak picture. He also asked if Mr. Ferebee really thought he needed an additional 5 years to develop 90+ more lots.

Mr. Ferebee told the Board that the financing on this campground makes it such that the development has to come out of operating cash flow, and the first three phases went in like clockwork because times were good then. He stated that in the last 5 years every time he would get a little cash put away to do this there would be a Hurricane, which would set him back. He further stated that this side of the campground is very expensive to complete due to the installation of a lift station crossing highway 12.

Mr. Ferebee stated that he probably would not need the full 5-year extension, but is requesting it so that he won't have to come back in and ask for further extensions if the Hurricane season that everybody is predicting continues.

Joe Kierzkowski, seconded by Marcia Parrott, made a motion to grant a 3-year extension with the understanding that Mr. Ferebee may come back and request an additional extension if necessary.

Vote: Ayes – Unanimous

SUMMERPLACE SUBDIVISION – HATTERAS – FINAL PLAT

Mearl Meekins, of W.M. Meekins, Jr. and Associates was present for the review of this final plat.

Chief Planner, Donna Creef presented staff comments. She told the Board that the Dare County Board of Commissioners granted preliminary plat approval to this division earlier this year. Since that time, the developers have encountered a situation involving the existing house on lot 6 and the relocation of the driveway for that lot. The owner of lot 6 has decided that she does not want to relocate her driveway. Because of this, it has become necessary to reconfigure lots 5 and 6 and adjust the square footage of lots 1 and 2.

Mrs. Creef pointed out the County policy that whenever there is a change to a preliminary plat after approval by the Board of Commissioners, the Planning Board must review the changes and recommend it to the Board of Commissioners again.

Mrs. Creef stated that the changes are minor and do not necessarily affect the minimum lot size.

A motion to recommend preliminary plat approval of the revised SummerPlace Subdivision was made by Joe Kierzkowski, seconded by Jon Britt.

Vote: Ayes – Unanimous

Chairman Midgett commented on the configuration of this division. He stated that he does not like the configuration of the lots and the depicted access for the internal lots. He further commented that he would not support another subdivision configured in this manner.

Chairman Midgett explained to Mr. Meekins that he is not being critical of him and knows that he did what the developer ask him to do by getting the most out of the property.

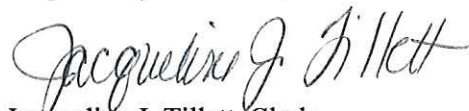
Mr. Meekins commented that he does not like the configuration either, but had no choice in the matter.

There being no other business before the Board a motion to adjourn was made by, John Myers and seconded by Marcia Parrott.

Vote: Ayes – Unanimous

This meeting adjourned at approximately 7:33 PM.

Respectfully Submitted,



Jacqueline J. Tillett, Clerk
Dare County Planning Board

APPROVED: 03-13-00



Elmer R. Midgett, Jr. – Chairman
Dare County Planning Board