

## MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, June 12, 2000. This meeting was held in the meeting room of the Dare County Administrative Annex Building located at 204 Ananias Dare Street in Manteo, North Carolina.

**CALL TO ORDER**                      7:13 PM

**MEMBERS PRESENT**                Elmer R. Midgett, Jr. – Chairman  
John Myers, III  
Jon Britt  
Mary Aldridge  
Marcia Parrott  
Joe Kierzkowski  
Joe Thompson

### **APPROVAL OF MINUTES**

There being no additions or deletions to be made to the minutes of the May 8, 2000 Dare County Planning Board meeting, a motion to dispense with reading them and to approve them as submitted was made by Joe Kierzkowski, seconded by Marcia Parrott.

Vote: Ayes – Unanimous

### **OLD BUSINESS**

#### ***Sea Isle Shores Subdivision – Waves – Final Plat***

Gary Price of Rankin Surveying representing this final plat was present.

The Planning Board reviewed the written comments recommending approval submitted by Chief Planner Donna Creef.

Chairman Midgett noted that written verification from the Water Department concerning the infrastructure of the division is on file. He pointed out that there was some concern about an easement across a property, but Crouse Gray has verified that an easement had been conveyed at the time the property was purchased.

A motion to grant final plat approval for Sea Isle Shores Subdivision was made by Joe Thompson seconded by Marcia Parrott.

Vote: Ayes – Unanimous

***Kitty Hawk Kites/Carolina Outdoors – Duck – Conditional Use Permit***

John Delucia of Albemarle Engineering was present to represent this application. Also present was Operator John Harris and property owner Jerry Davis.

Zoning Administrator Lorraine Tillett presented staff comments. She told the Board that John Harris, d/b/a as Kitty Hawk Kites/Carolina Outdoors appeared before the Board last month to discuss the addition of a tour boat operation to the Kitty Hawk Kites boat rental location and to conduct off-site boat rentals at the Carolina Outdoors retail store across Duck Road.

In reference to the tour boat operation (CUP 1-2000), Mrs. Tillett recommended the Board consider the addition of the 20 passenger tour boat as an amendment to the current CUP for boat rental operations at Kitty Hawk Kites at Wee Winks Square, II. She stated that this amendment would be attached and become part of the original CUP.

Mrs. Tillett suggested the Board discuss the following issues:

1. Impact on the parking with the addition of the tour boat.
2. Health department approval.
3. Handicapped accessible public restrooms are located in the retail building for overflow traffic.

John Delucia of Albemarle Engineering briefly discussed the following:

1. Parking – approved site plan showed 92 spaces; 101 build. He stated that 6 more spaces have been verified then were on the approved site plan on Phase 2.
2. Sewage - Water use numbers previously identified were for the whole facility. Bathrooms in the Kitty Hawk Kites building will be suitable and since the tour boat will be docking in Manteo at Carolina Outdoors which has public restrooms the issue of sewage has been adequately addressed. Mr. Delucia also noted that Pirates Cove has agreed to accept pump out.

The Planning Board discussed parking spaces and the proposed tour boat operation in detail.

Chairman Midgett recommended the tour boat operation be permitted for one year and be reviewed for any problems with parking prior to the new season.

Board member Jon Britt commented that there are similar operations that were permitted in the mid 90's that were required to have 31 parking spaces. He stated that there is an equity issue and more activity with half the parking.

A motion was made by Marcia Parrott, seconded by Mary Aldridge to recommend approval to the Dare County Board of Commissioners on the proposed project and that the tour boat operation be given an end of season review in November, 2000, seconded by Mary Aldridge.

dependent uses such as boat building facilities. She also noted that Mr. Larson does not intend to construct his boat building shop for two or three years, and has indicated that he does not want to purchase the property without some assurance concerning a flood variance.

Mrs. Creef also submitted a Draft Order authorizing the flood variance with an expiration date and language prohibiting the transfer of this variance.

A motion to grant the variance as requested subject to a building permit for the steel building being obtained within six months and be maintained was made by John Myers, seconded by Mary Aldridge.

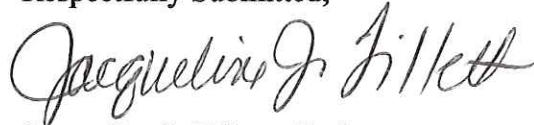
Vote: Ayes – Unanimous

**Adjourn**

There being no further business before the Zoning Board of Adjustments, a motion to adjourn was made by John Myers, seconded by Mary Aldridge.

Vote: Ayes – Unanimous

Respectfully Submitted,



Jacqueline J. Tillett, Clerk  
Dare County Zoning Board of Adjustments

APPROVED: July 10, 2000



Elmer R. Midgett, Jr. – Chairman  
Dare County Zoning Board of Adjustments