

## MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held its regularly scheduled meeting on Monday, July 10, 2000. This meeting was held in the meeting room of the Dare County Administrative Annex Building, 204 Ananias Dare Street, Manteo, NC.

**CALL TO ORDER** 7:07 P.M.

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

**MEMBERS ABSENT** Jon Britt

### APPROVAL OF MINUTES

There being no additions or deletions to be made to the minutes of the June 12, 2000 Planning Board meeting, a motion to dispense reading and to approve them as submitted was made by Joe Kierzkowski seconded by Mary Aldridge.

Vote: Ayes – Unanimous

### OLD BUSINESS

None

### NEW BUSINESS

#### *Bob Evans – Duck - Conditional Use Permit*

Mr. Bob Evans submitted an application for a Conditional Use Permit authorizing a proposed group development on his property located at 105 Scarborough Lane in Duck. The proposed site is located in the Village Commercial zoning district.

Mr. & Mrs. Evans were present for the review of this application.

Donna Creef presented staff comments. She told the Board that Mr. Evans' residence and real estate office are currently located on the site, and he would like to add another office building, a pool for his personal use, and a garage/2-bedroom apartment on this site.

Mrs. Creef stated that the proposed uses are permitted in the VC district, however the construction of a second principal use structure on the site makes the proposed project a group development which requires conditional use review and approval by the County.

Mrs. Creef noted that the site plan submitted depicts the existing and proposed uses. She also noted that the lot coverage is calculated at approximately 49%; which is well under the 60% allowable lot coverage of Village Commercial zoning requirements. She pointed out that the site plan fails to indicate the dimensions of the parking spaces or any separation distances or setbacks.

Mrs. Creef presented a Draft Conditional Use Permit outlining several conditions for the Board's review and consideration and recommended approval of the same.

Mr. Evans addressed the Board and provided a revised site plan depicting the 20-foot separation as required.

After discussing this application and site plan in detail a motion to recommend approval subject to the following conditions was made by John Myers, seconded by Mary Aldridge.

1. The submission of a letter from Gerry Scarborough regarding the proposed commercial use of his property. This letter shall be submitted in order to waive the buffer requirements of the VC District on the eastern property line of the Evans property.
2. The submission of written verification from a NC licensed surveyor or engineer that the calculations on the site plan prepared by Mr. Evans. This verification shall bear the stamp or seal of the surveyor or engineer.
3. A five-year expiration date will be applied to the conditional use permit.

Vote: Ayes – Unanimous

## **OTHER BUSINESS**

The Planning Board briefly discussed the possibility of creating and adopting a site plan review ordinance.

Chairman Midgett asked the staff prepare a draft ordinance for the Board's review. He also stated that he would personally take it in front of the Dare County Board of Commissioners and explain the problems encountered without such an ordinance.

Planning Director Ray Sturza informed the Board of a motion made at the County Commissioners meeting last time to place a moratorium on all commercial development over 10,000 square feet. He stated that the motion failed. He stated that he was not there when the action was taken, but understands that the issue was supposedly transferred to the Planning Board. He stated that he has not received orders it yet.

Regarding the Land Use Plan Update, Mr. Sturza told the Board that it is time to begin some of the public input process for the Land Use Plan update. He stated that staff has spoken with Glen Harbeck about coming down here and conducting some of these input.

Board members indicated that October would be a good time to begin this process.

There being no further business before the Board, a motion to adjourn was made by John Myers, seconded by Joe Kierzkowski.

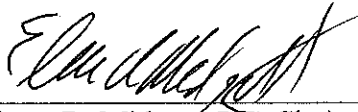
Vote: Ayes – Unanimous

Respectfully Submitted,



Jacqueline J. Tillett, Clerk  
Dare County Planning Board

APPROVED: August 14, 2000



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