

## MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held its regularly scheduled meeting on Monday, October 9, 2000. This meeting was held in the Administrative Annex meeting room located at 204 Ananias Dare Street in Manteo, NC.

**CALL TO ORDER**            7:00 PM

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

**MEMBERS ABSENT**      Jon Britt

### APPROVAL OF MINTUES

There being no additions or deletions to be made to the minutes of the September 11, 2000 meeting of the Dare County Planning Board, a motion to dispense with reading and approve them as submitted was made by John Myers, seconded by Mary Aldridge.

Vote: Ayes – Unanimous

### OLD BUSINESS

#### *Avon Inn Group Development – Avon – Conditional Use Permit Amendment Request*

Eddie Valdevieso of Quible and Associates representing this application was present.

Planning Director Ray Sturza presented staff comments. He reminded the Board that this item was tabled at the September meeting of the Planning Board to allow the County Attorney, Al Cole, to render an opinion regarding the advisability and legality of processing an old permit under old rules. He stated Mr. Cole has indicated that he is of the opinion that the Board can expand the use based on standards that were in effect at the time of the original approval.

After discussing the revised site plan and information submitted by the County Attorney, a motion was made by John Myers, seconded by Joe Kierzkowski to recommend approval of the requested amendment with the following conditions:

1. The requested amendment will be permitted using the standards of the S-1 zoning district with a maximum building height of 52'.

2. The Hotel pool should be located on the site so that it is in conformance with the applicable rear yard and side yard setbacks of 20 feet and 10 feet respectively.
3. The submission of satisfactory comments from the Avon Fire Department regarding the proposed building design and height.
4. A Dare County Building Permit for the proposed Hotel project shall be obtained within three (3) years of the date of approval by the Dare County Board of Commissioners.
5. The developers will work with staff on ways to buffer the pool from the adjoining properties.

Vote: Ayes – Unanimous

**NEW BUSINESS**

***Linda K. Putnam – Roanoke Island – Conditional Use Permit***

This item was not reviewed due to lack of representation.

***St. Clair Landing, Phase III – Rodanthe – Travel Trailer Park***

Mr. Irvin Midgett was present for the review of this travel trailer park.

Zoning Enforcement Officer Lorraine Tillett presented staff comments. She told the Board that Mr. Midgett is requesting authorization to add 10 travel trailer sites to the St. Clair Landing Travel Trailer Park in Rodanthe. These additional sites will be designated, as Phase 3 of the Travel Trailer Park and the park will now consist of 20 approved sites.

Ms. Tillett provided the Board with a brief history of this travel trailer park. She stated that she visited the site and found all the amenities and roadway improvements complete. She stated that verification that all water impact fees have been paid has been submitted by the Dare County Water Department, and the Dare County Health Department expresses no objection to the additional sites.

Ms. Tillett noted that under the provisions of The Dare County Travel Trailer Park Ordinance, the Planning Board is the only review and approval agency for campgrounds. She recommended approval of Phase III of the St. Clair Landing Travel Trailer Park and that a time limit of six months from the date of approval be granted to allow the developer time to complete site work for the additional 10 lots requested. Once this work is complete, staff will visit the site to see that the improvements are in place and final occupancy will be issued provided the travel trailer park is in compliance.

Ms. Tillett recommended approval.

A motion to grant approval to Phase 3 of the St. Clair Landing Travel Trailer Park was made by Joe Kierzkowski, seconded by Mary Aldridge.

Vote: Ayes – Unanimous

***Colony Tire Corporation – Roanoke Island – Sketch Plan***

Ray Meekins of Seaboard Surveying was present for the review of this application. Also present was Mr. Charles Creighton, President of the Colony Tire Corporation.

Ray Sturza presented staff comments. He told the board that a sketch plan for Colony Tire has been submitted for comments and feedback from the Planning Board before proceeding with a formal conditional use permit application review. He stated that Colony Tire wishes to relocate from downtown Manteo to a new structure to be built near the new 64/264 intersection currently under construction near the Midway Intersection. The proposed site is zoned C-3 and includes an existing building owned by Eastern Fuels.

The site is also located within the jurisdiction of the Roanoke Voyages Corridor and will be reviewed by that agency for compliance with their standards. The site is proposed to be served by central wastewater by the Town of Manteo and therefore must also conform to their zoning standards as well.

Mr. Sturza told the Board that in addition to the final building permit that will have to be purchased and secured from Dare County, the developers will have to get a Certificate of Appropriateness from the Corridor Commission and site plan approval from the Town of Manteo.

Due to the proximity of the site to the new bridge corridor, any improvement to the site will be visible from various direction of the approach. Buffering and architectural design of the facility will be important with the proposed use as an automobile/tire sales and service center. The location of storage areas and the types of buffering that will be used need to be identified and evaluated for adequacy. Enclosed storage areas are suggested.

Mr. Sturza noted that the plan states that a metal building is proposed for construction on the site. Efforts to make this site as attractive as possible from all sides will be important, as this area will be the entrance to Roanoke Island once the new bridge is complete. He also noted that the sketch plan does not depict all of the improvements located on Parcel B. Comments from the NC Department of Transportation on the alignment of the existing road improvements of US 64/264, the existing driveways to the site, and proposed driveways for the site will be necessary before the County can make any recommendation on the project.

Mr. Sturza pointed out the barrow pit located on Parcels A & B. He stated that the area of the borrow pit should not be included in the lot coverage calculations and should be specifically noted on the site plan. He also briefly discussed parking for the site and

stated that they should conform to the 10' x 20' requirement of the Dare County Zoning Ordinance.

Ray Meekins addressed the Board and stated that this project is a conditional use in The Town of Manteo also. He stated that the project would have to conform to their ordinance as well. He also stated that the developers will be required to sign a utility extension agreement, an annexation agreement which states that you agree to be annexed at such time that you are contiguous.

Mr. Charlie Creighton stated that Colony Tire Corporation intends to use the Town of Manteo's wastewater, and comply with their restrictions as well as the public. We are not going to build it if it is not suitable to the public. He stated that they do not intend to construct a metal building. Mr. Creighton stated that they are willing to build a building to blend in with the County Complex.

Ray Sturza suggested that a joint meeting with the Town of Manteo, The Roanoke Voyages Commission and the Planning Board be held to discuss this project.

The Planning Board discussed the project at length and instructed staff to set up a joint meeting with Town of Manteo and Roanoke Voyages to review this proposed project on November 13, 2000.

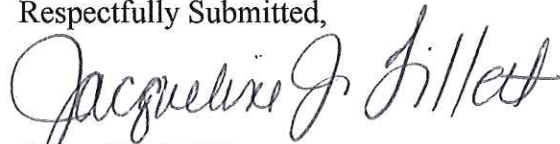
Ray Sturza stated that he would take the initiative to set up the meeting with the Town of Manteo and the Roanoke Island Voyages Commission.

There being no further business before the Dare County Planning Board, a motion to adjourn was made by John Myers, seconded by Mary Aldridge.

Vote: Ayes – Unanimous

This meeting closed at approximately 8:45 PM

Respectfully Submitted,



Jacqueline J. Tillett

Senior Administrative Support Specialist

**APPROVED: 11/13/00**



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