

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held its regularly scheduled meeting on Monday, May 14, 2001 in the meeting room of the Dare County Administrative Annex located at 204 Ananias Dare Street in Manteo, North Carolina.

CALL TO ORDER 7:00 PM

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

APPROVAL OF MINUTES

There being no additions or deletions to be made to the minutes of the April 9, 2001 Planning Board meeting a motion to dispense with reading them and to approve them as submitted John Myers, seconded by Jon Britt made.

Vote: Ayes – Unanimous

PUBLIC HEARING

Duck Village Zoning Map –Correction of existing nonconforming uses

Chief Planner Donna Creef provided staff comments and a map illustrating the nonconforming areas to be corrected. Mrs. Creef noted the following changes discussed and decided upon by the Board at their meeting last month, as follows:

1. Rezone the duplex structures located on lots 41, 42, and 43 of Caffey’s Quarters Subdivision from RS-1 to R-2.
2. Rezone the Duck Deli Restaurant from RS-1 to VC.
3. Extend the C-1 boundary to include property located at 1312 Duck Road which is currently zoned RS-1 and is owned by Joseph Britt.
4. Rezone Palmer’s Island phases 1 and 2 from S-1 to a new district RS-2 that is the same as RS-1 except for the height limitation, which changes from 35’ in the RS-1 to 52’. The 52’ because the S-1 allows 52’ and if we just changed it to RS-1 it would create nonconformities with the houses in there.
5. Rezone the commercial portions of the Barrier Island complex located on both the east and west sides of NC 12 from R-2 to VC.

Mrs. Creef provided draft text for the proposed RS-2 zoning district for the Board’s review and consideration.

A motion to excuse board member Jon Britt from this hearing was made by Joe Kierzkowski, seconded by Mary Aldridge.

Vote: Ayes – Unanimous

Chairman Midgett opened the floor to public comments at 7:05 pm.

The following rendered comments:

1. David Flowers - Commented that if the Board should make the decision to call these nonconforming uses and make the zoning change that two things are done.
 - a. That the zoning itself may not necessarily correct whatever problems, issues, or concerns that may exist on the property by itself.
 - b. That a list of those concerns be made available.

There being no additional speakers, Chairman declared the public input portion of the public hearing closed at approximately 7:10 PM.

A motion to recommend the proposed amendments of the zoning map in Duck to reflect changes previously discussed and identified by staff was made by John Myers, seconded by Joe Kierzkowski.

Vote: Ayes – Unanimous

Motion to bring Jon Britt back on board for the remainder of the meeting was made by Joe Kierzkowski, seconded by Mary Aldridge.

Vote: Ayes – Unanimous

OLD BUSINESS

Island Mobile Home Park, Phase 2 – Colington – Conditional Use Permit

Mr. Mearl Meekins was present to represent this plat.

Chief Planner, Donna Creef presented staff comments. She told the Board that this is the second phase of Island Mobile Home Park. The first phase was approved with 10 mobile home sites and was approved administratively under the terms of the Dare County Mobile Home Park Ordinance for minor mobile home parks. At that time the property was zoned S-1, since then the property has been zoned R2-A and major mobile home parks are considered conditional uses under that zoning district.

Mrs. Creef noted that the site plan should be revised to indicate the sites with dash lines and not solid lines as solid lines indicate lots. The property will remain in single ownership. The sites consist of the minimum of 15,000 square feet and will be served by Dare County water and individual on-site septic systems. Mrs. Creef pointed out that the existing gravel road will be paved as part of the improvements and the new sites will be accessed via the existing road.

Mrs. Creef stated that when the first phase was done a vegetative buffer that adjoined the areas of the Colington Harbour Subdivision was included. They have proposed to do a similar buffer along the rear of the sites. She stated she was notified by the owner of lot 41 which adjoins site 11 expressing concern regarding residents of the mobile home park cutting through her property, and requested that a fence be erected to prevent this

Mrs. Creef submitted a draft CUP for the Boards review and consideration.

The Board discussed the concern of providing a buffer to alleviate the problem with people walking through adjoining property.

A motion was made by Marcia Parrott, seconded by Joe Thompson to recommend approval of the draft CUP as submitted by Donna Creef with the following conditions:

1. No trespassing signs are posted in an effort to address the concern identified by the adjoining property owner. Staff to verify the posting of signs.
2. Dumpster site be located on a revised plat.
3. Cross-section is corrected to reflect the proper size of the road.
4. Note being added to the plat that property not to be conveyed as individual lots and shall remain under Mr. Bridges ownership.
5. Final review to be made by once improvements is installed.

Vote: Ayes – Unanimous

OTHER BUSINESS

Chairman Midgett briefly discussed the concert raised by the Dare County Board of Commissioners regarding the development private roads in new subdivision. He told the Board that the Commissioners don't like the idea of having a 30' right-of-way and prefer something larger.

After briefly discussed this issue, the Board concurred that henceforth the authorization of new subdivisions with less than 45' of width is going to be a particularly challenging burden for anyone who comes forth with one, and that the policy is driven by the road maintenance issue.

LAND USE PLAN UPDATE – POLICY – DISCUSSION

The Planning Board continued their discussion on policies for the update of the Dare County Land Use Plan. The discussion focused on the following Regulatory issues:

1. Topographic conditions
2. Stormwater Management
3. Marinas
4. Floating Structures and Homes

5. Tree Removal/land disturbing activities
6. Manmade Hazards
7. Off-road vehicles/Beach Driving
8. Federal and State Support

Based on the discussion the staff was instructed to draft policies for presentation to the Planning Board at a later date.

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

Vote: Ayes – Unanimous

Respectfully Submitted,



Jacqueline J. Tillett
Senior Support Administrative Specialist

APPROVED: June 11, 2001



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