

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, January 14, 2002. This meeting was held in the meeting room of the Dare County Administrative Annex located at 204 Ananias Dare Street, Manteo, NC.

CALL TO ORDER 7:15 PM

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

MEMBERS ABSENT Mary Aldridge
Joe Kierzkowski

APPROVAL OF MINUTES

Jon Britt noted a numerical error at the bottom of page one. Mr. Britt pointed out that the last paragraph, second sentence should read as follows: Of the existing 850 feet, 650 feet are not zoned C-1 and 200 feet is zoned Village Commercial. A motion was made by John Myers, seconded by Marcia Parrott to dispense with reading the minutes of the December 10, 2001 Planning Board meeting and to approve them with the amendment noted.

Vote: Ayes – Unanimous

OLD BUSINESS

Lot "A", Third Section, Mirlo Beach – Rodanthe – Final Plat

Mearl Meekins of Meekins & Associates, Inc. was present for the review of this final plat.

Assistant Planner Donna Creef presented staff comments. She told the Board this division received preliminary plat approval from the Dare County Board of Commissioners on December 17, 2001. No road improvements or water lines were necessary.

Staff recommended approval of the final plat of Lot "A", Third Section, Mirlo Beach as submitted.

A motion to grant final plat approval to Lot "A", Third Section, Mirlo Beach was made by Jon Britt, seconded by John Myers.

Vote: Ayes – Unanimous

Jay Mankedick/ Island Queen Tour Boat – Colington – Conditional Use Permit

Mr. Mankedick was present for the review of the Conditional Use Permit he is requesting authorization to operate a tour boat in Colington.

Assistant Planner Donna Creef told the Board this site plan was reviewed last month and it was decided at that time that additional information was needed. She noted that there were several outstanding issues, one of them being the parking improvements and the fact that they needed to be redrawn to be located outside of the 30-foot CAMA buffer.

Mrs. Creef pointed out that the revised site plan submitted for review tonight depicts three of the parking improvements in front of the retail craft shop in existence now. She noted that the Zoning Ordinance does not include any specific standards for tour boat operations, but the Planning Board had indicated last month that 25 spaces would be adequate to serve a 49 person tour boat. However, the Board did not discuss shared parking with the existing uses on the site and the acceptability of that.

Mrs. Creef pointed out the following issues to be resolved:

1. The owner of the property will need to obtain a deed to the right-of-way area from NCDOT.
2. The existing mobile home on site will be removed to accommodate the parking improvements. No ticket sales will take place on the site.
3. A CAMA permit will be needed for the construction of the wooden pier and dock as depicted on the site plan.

Mrs. Creef included in the Board's packet a draft CUP for consideration and review.

The Board discussed the proposal including parking improvements, hours of operation and monitoring the parking situation on the site.

John Myers, seconded by Jon Britt made the motion to recommend approval of the conditional use permit as requested by Mr. Mankedick subject to the submission of the deed from NCDOT for the right-of-way area along the Lunden property, and monitoring of the site for problems with parking.

Vote: Ayes – Unanimous

Mrs. Creef noted that this item would not be forwarded to the Dare County Board of Commissioners for review until the situation with the DOT is resolved.

First Colony Estates – Roanoke Island – Preliminary Plat

Mr. Ray Meekins of Seaboard Surveying & Planning was present to represent this preliminary plat. Also present was Mrs. Lynda Midgett, representing the Leonard Meekins Midgett heirs and Gary Dunstan, agent of the developer of the property.

Assistant Planner Donna Creef presented staff comments. She told the Board this is a proposed 20-lot division located on Roanoke Island at the end of the existing Leonard Meekins Subdivision in an area zoned R-1. The surrounding area is developed with single-family homes in previously platted subdivisions.

Mrs. Creef stated that an extension of the existing state maintained road 1317 (Margaret Court) would be constructed to access the additional lots. The new section will feature a 45-foot right of way with 20 feet of paving. The road is proposed for public use as noted on the certificate on the coversheet.

Mrs. Creef noted that all of the lots in this proposed division feature a minimum of 20,000 square feet of area exclusive of wetland soils. Some filing activity will take place on the site authorized under a nationwide permit issued by the US Army Corps of Engineers. The plat depicts the wetland areas that will exist on the site after the fill work is completed. The plat also indicates that a "wetland conservation easement" is proposed for the rear of lots 9, 10, & 11.

All lots in this proposed division would be served by individual private wells and onsite septic systems. Comments were not submitted by the Health Department, but Mr. Ray Meekins from Seaboard Surveying met with Fred Parker of the Health Department on Friday morning and satisfactorily laid out the separation distances between the private wells and septic systems. Mr. Ray Meekins submitted a plat depicting the layout of the wells and septic systems.

Mrs. Creef stated that the Board should discuss drainage of the property since there have been drainage problems in the rear of the adjoining subdivision (Raleigh Woods) in the past.

Mrs. Creef pointed out that the note section should be corrected to list the rear yard setback of the R-1 district as 25 feet versus 20 feet.

Pending satisfactory comments from the Health Department and drainage information, staff recommended a favorable report.

Mr. Ray Meekins stated that note #11 on the cover page of the plat indicates that the developer reserves a 10-foot utility and drainage easement along all property lines.

Mr. Gary Dunstan informed the Board of his intent to construct the road to DOT standards and install roadside swales, which are not present on Raleigh Woods Drive. He stated that Raleigh Woods drive was developed as a private 30' right-of-way street, to be maintained privately. He also stated that the street in this division is intended to be public and to be included in the State Road maintenance system eventually. He stated that the developers will agree by covenant or else where to maintain the easement and drainage until such time as the road is taken over by the State.

A motion to recommend preliminary plat approval subject to the submission of satisfactory comments from the Health Department and the covenants including language requiring the installation of driveway culverts for each lot was made by Joe Thompson, seconded by John Myers.

Vote: Ayes – Unanimous

OTHER BUSINESS

Planning Director Ray Sturza informed the Board of the following initiatives:

1. Commissioners discussion regarding continuing or accelerating the scale of countywide zoning.
2. Sign regulation campaign to deal with the roadside clutter that has begun to collect on Hwy. 12 on Hatteras Island.

Mr. Sturza also asked the Board's opinion on holding a joint workshop with the Dare County Board of Commissioners to see what the Commissioners expectations are about enforcement and implementation of policies of various issues in unincorporated Dare County.

The Planning Board concurred that a workshop with the Dare County Board of Commissioners is a good idea and directed the staff to confirm a date for such a workshop.

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

Vote: Ayes – Unanimous

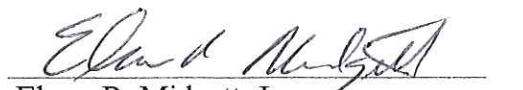
Respectfully Submitted,



Jacqueline J. Tillett

Senior Administrative Support Specialist

APPROVED: February 12, 2002



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