

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, February 11, 2002. This meeting was held at the Dare County Administrative Annex building located at 204 Ananias Dare Street in Manteo, North Carolina.

CALL TO ORDER 7:00 PM

MEMBERS PRESENT Elmer R. Midgett, Jr. – Chairman
John Myers
Jon Britt
Marcia Parrott
Jim Kinghorn

MEMBERS ABSENT Mary Aldridge
Joe Thompson

APPROVAL OF MINUTES

There being no additions or deletions to be made to the minutes of the January 14, 2002 Planning Board meeting, Jon Britt, seconded by Marcia Parrott made a motion to dispense with reading them and to approve them as submitted.

Vote: Ayes – Unanimous

SWEARING IN OF NEW MEMBER

Planning Board Clerk, Jacqueline J. Tillett administered the Oath of Office to Mr. James Kinghorn. The Dare County Board of Commissioners appointed Mr. Kinghorn to the Dare County Planning Board on January 7, 2002. He replaces Joe Kierzkowski.

OLD BUSINESS – none

NEW BUSINESS

Hatteras Harbor Subdivision – Hatteras – Preliminary Plat

Chief Planner Donna Creef presented staff comments. Mrs. Creef told the Board that the proposed division located in Hatteras Village to be known as Hatteras Harbor Subdivision features 29 lots and is located in an area zoned C-2. The dimensional standards of the R-3 zoning district will apply to residential uses in the C-2 zone. All of the lots feature the minimum 15,000 square feet and will be served by central water from Dare County and on-site septic systems. Note 15 on the plat should be revised and language should be included in the covenants to state explicitly that private wells will not be used on the site.

Mrs. Creef told the Board that a 45' right-of-way with 20 feet of paving improvements is proposed to access the lots. The road will be dedicated for public use and maintenance of the road improvements will be the responsibility of the property owners until such time that the State

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accepts the road into their maintenance system. The covenants should include language addressing this fact. Access to all of the lots shall be limited to Hatteras Harbor Court.

Mrs. Creef pointed out that a portion of the tract has frontage along the Pamlico Sound and an application for a CAMA Permit has been made. She also noted that there is an existing wooden bulkhead along the estuarine shoreline that needs maintenance work, and the developer has applied for a CAMA permit for the maintenance work based on the existing alignment of the bulkhead. She noted that the CAMA permit has no bearing on the subdivision layout.

Mrs. Creef stated that the two existing mobile homes located on the site will be removed along with their associated septic improvements.

Mrs. Creef pointed out the existing 30' access and utility easement located along the rear of lots 19-22 and lots 24-29. Due to the nature of this easement and concerns about public safety and vehicular traffic, she recommended that no structural improvements, including pools, should be located within this area. A note should be included on the plat as well as in the covenants should be added to address this restriction.

Dare County Fire Marshal Doug Remaley has reviewed the site plan and his comments were included in the Board's packet and are on file.

The Health Department comments indicate on going meetings with the project engineering concerning septic systems for the site. Staff recommends preliminary plat approval pending satisfactory comments from the Health Department.

Eddie Valdivieso of Quible and Associates addressed the Board. He told the Board that the Health Department has commented regarding the fill on the property and we have worked that out. Basically their concern is if it is old fill or new fill it's a function of new setbacks on the subdivision. He stated that he has already incorporated the increased setbacks within the subdivision layout itself and he has shown that to the Health Department and they are comfortable with that.

A motion was made by Marcia Parrott, seconded by John Myers to recommend preliminary plat approval of the proposed Hatteras Harbor Subdivision to the Dare County Board of Commissioners to the following:

1. Note 15 on the plat should be should state that private wells shall not be used as a water source on any of the lots.
2. No structural improvements, including pools, shall be located within the 30' easement area along the rear of lots 19-22 and lots 24-49. The plat and covenants shall include language addressing this limitation.
3. A revised plat depicting the fire hydrant locations shall be submitted.

Vote: Ayes – Unanimous

OTHER BUSINESS

Sign Standards – Discussion

Planning Director Ray Sturza informed the Board that the issues of the sign provisions in the Dare County Zoning Ordinance had become a priority matter to the staff as a result of instructions from the County Commissioners. He stated staff notified 150-200 people on Hatteras Island that their signs were out of compliance with our Ordinance. The result of this notification created a level of controversy and a number of people contacted individual Commissioners.

Mr. Sturza stated that he will update the County Board of Commissioners on March 18, 2002 on the status of this sign enforcement initiative. He further stated that until that time there really isn't anything the Planning Board needs to discuss regarding certain aspects of the sign ordinance that need revision or reconsideration.

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

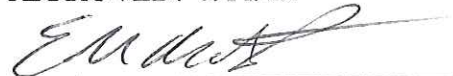
Vote: Ayes – Unanimous

Respectfully Submitted,



Jacqueline J. Tillett
Senior Administrative Support Specialist

APPROVED: 3/11/02



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