



Mrs. Creef stated that she anticipates receiving a letter stating this for the file.

***Patrick Haskett/Christy Brown – Roanoke Island – Conditional Use Permit (Sketch Plan)***

Zoning Administrator Lorraine Tillett told the Board that Mr. Patrick Haskett has submitted a request for a conditional use permit to operate an auto repair facility on a 28,914 square foot site located at the corner of US 64 and Raleigh Woods Drive just south of the Advance Auto. The site is located in the C-3 zoning district, which permits automobile service stations.

Ms. Tillett told the Board that the auto repair facility will be operated solely by Mr. Haskett and will consist of three service bays, an office and two bathroom facilities. She stated the proposed metal building is 1,960 square feet. There will be 13 parking spaces provided. A landscape plan will be submitted, and Mr. Haskett will be in contact with the Roanoke Island Commission for a Certificate of Appropriateness.

Ms. Tillett stated that notification was sent to the adjoining property owners and she has not received any calls or written comments regarding Mr. Haskett's proposal. She stated Mr. Haskett has submitted an application to the Health Department and no comments have been submitted any comments as yet.

Mr. Haskett told the Board he is presently in his 8<sup>th</sup> year of operation on the beach under the name of Accurate Auto Service. He stated he operates in a building at the Ocean Commerce Park between the Donna Designs manufacturing/warehouse and the warehouse for Kitty Hawk Furniture/Kitty Hawk Carpets.

Mr. Haskett stated his plan is to clean up the existing landscaping and leave the existing vegetation. He told the Board his hours of operation are from 8 am to 5 pm, Monday – Friday. He pointed out that there is an 8' fence almost all the way down the north side of the property, and a 10' or 15' fence across the other two remaining sides. He stated he would finish the fence around the other two sides or leave the vegetation which ever is the desire of the Board.

The Planning Board concurred the project as proposed is feasible. No action taken.

***Dale Petty/Surf or Sound Realty – Avon – Conditional Use Permit***

Joe Thompson stated he is in the process of contracting a bid for construction with the applicant.

A motion was made by Marcia Parrott, seconded by Mary Aldridge to excuse Joe Thompson from the review of this application.

Vote: Ayes – Unanimous

Mr. Ben Cahoon of Cahoon & Kasten Architects was present for the review of this application. Also present was Mr. Dale Petty.

Senior Planner Donna Creef told the Board that Mr. Cahoon has submitted a revised site plan depicting a gravel drive at the back of the property. The revised site plan also depicts a wooden fence along the northern property line.

Mrs. Creef stated that the site plan submitted is for a 6,500 square foot real estates sales and rental office to be located at the corner of NC 12 and Westerly Lane in Avon. She explained that the property is currently composed of two lots that will be combined into one parcel. Once combined, the proposed improvements will straddle a zoning classification boundary. The front portion of the site is zoned C-2, and the rear portion is zoned R2-A.

Mrs. Creef noted the application list real estate sales and rental office including a garage/shop and incidental storage as the proposed use. The notes on the plan indicate the garage is 1,200 square feet. Mrs. Creef stated more details on how this garage and storage area will function are necessary. Concerns about the use of the area for laundry facilities and or post occupancy conversion into additional useable space should be discussed. Mrs. Creef stated that Fred parker of the Health Department has indicated a concern regarding the nature of the garage/storage area being used as a laundry facility for the rental houses. He indicated if this is the case then it needs to be known up front so that the septic system can be adequately sized. A copy of an individual lot evaluation from the Health Department was included with the staff memo.

Mrs. Creef noted that the site plan depicts two entrances to the front parking lot, one from NC 12 and one from Westerly Lane. She recommended the entrance from NC 12 be deleted and that the access off of Westerly Lane be the sole access to the front portion. She also noted the majority of the parking spaces are located in the rear along Westerly Lane. She explained the elimination of the NC 12 entrance would better facilitate traffic movement along NC 12 and would enable a redesign of the front parking area and move some of those parking spaces up front.

Mrs. Creef stated pointed out that all of the parking spaces shall be 10' x 20' exclusive of the curb sites. She noted the site plan would be easier to understand if the parking spaces were numbered. She also noted that the site plan depicts three stormwater basins that were not certified by an architect/engineer, which is standard procedure on commercial site plans.

The adjoining properties to the north and east of the site are residentially zoned. Buffering along these adjoining properties should be a condition of approval. Wooden opaque fencing is more of an effective buffer than vegetation.

Mrs. Creef pointed out that the site plan depicts the first floor elevation at 9 feet. She suggested the Board discuss any plans for fill material to be used on the site and possible impacts on roadways and adjoining properties.

The site plan does not depict any lighting improvements or any dumpster sites.

Mrs. Creef stated that comments from the Dare County Fire Marshal indicate that the site plan will not tax the burden of the fire district.

Mrs. Creef submitted a draft CUP with conditions on the garage/storage areas, parking lot design, buffering and other possible concerns left blank for the Board's consideration.

After a detailed discussion a motion to recommend approval of the conditional use permit subject to the following was made by Mary Aldridge, seconded by Marcia Parrott.

1. The entrance off NC 12 shall be relocated to the northern end of the front parking area.
2. Information from a NC licensed civil engineer certifying the design of the stormwater swales on the site shall be submitted to the Planning staff.
3. The location of the fire hydrant at Hermolet Road shall be noted on the site plan.
4. Wooden fencing shall be installed along the northern boundary as necessary. The existing vegetation at the rear of the site shall remain undisturbed and serve as a buffer for the rear property.
5. The garage area shall be used for storage only. An outside contractor shall be used for linen services; however, one washer and dryer shall be located in the facility.

Vote: Ayes – Unanimous

A motion to bring Joe Thompson back on the board for the remainder of the meeting was made by Mary Aldridge, seconded by Marcia Parrott.

### ***OTHER BUSINESS***

#### ***Land Use Plan Update***

Senior Planner Donna Creef discussed and presented for the Board's review draft revisions to the draft 2002 Land Use Plan as discussed at the workshop held on May 21, 2002. She stated that text proposed for deletion is shown in strikethrough font. Text proposed for addition is in bold font. These proposed revisions are on file.

Mrs. Creef stated the draft 2002 Land Use Plan was prepared under the current CAMA Land Use Guidelines. She explained that a new set of standards will become effective August 1, 2002. All plans currently being developed must be submitted to the State for their official comments by August 1, 2002 to be considered under the existing standards. Mrs. Creef further explained that once the State comments have been submitted, the County Board of Commissioners has 6 months to adopt the plan.

Mrs. Creef asked the Board to give an acknowledgement of the deletions and additions so staff will know to include those changes in a revised plan.

A motion to recommend the submission of the draft Land Use Plan to the State for comments was made by Joe Thompson, seconded by Mary Aldridge.

Vote: Ayes – Unanimous

There being no further business before the board a motion to adjourn was made by Marcia Parrott, seconded by Jim Kinghorn.

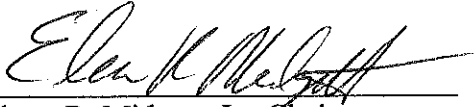
Vote; Ayes – Unanimous

This meeting closed at approximately 8:35 PM

Respectfully Submitted,

  
Jacqueline J. Tillett  
Senior Administrative Support Specialist

APPROVED: July 8, 2002

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