

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, February 10, 2003. This meeting was held in the meeting room of the Dare County Administrative Annex building located at 204 Ananias Dare Street, Manteo, NC.

CALL TO ORDER

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

MEMBERS ABSENT	Jon Britt	Mary Aldridge
	Joe Thompson	

APPROVAL OF MINUTES

There being no additions or deletions to be made to the minutes of the January 13, 2003 Planning Board meeting, a motion to dispense with the reading of them and to approve them as submitted was made by John Myers, seconded by Jim Kinghorn.

Vote: Ayes – Unanimous

OLD BUSINESS

Kenrick Albaugh – Avon – Zoning Amendment Request

Mr. Albaugh was present for the review of this request.

A public hearing on this rezoning request was held last month on Hatteras Island. At that hearing, two ladies spoke in opposition of this request based on their opinion that the proposed use is inconsistent with the patterns of current residential development. Mr. Albaugh is asking that a piece of property in Avon be rezoned from R2-A to C-2 and that the text of the C-2 be amended to allow boat building. Following the close of the public hearing, the Planning Board voted to table the matter for additional consideration.

Mr. Albaugh provided a copy of a petition signed by residents/property owners in support of his proposal.

After lengthy discussion about the reuse of the building proposed, noise from the tools used for the boat building, safety and the compatibility of site for C-2, a motion was made by John Myers, seconded by Jim Kinghorn to recommend denial of this request based on the Board's opinion that the site is incompatible for C-2 zoning and use as a boat building facility.

Vote: Ayes – Unanimous

Robert & Linda Hedgepeth Division – Waves – Preliminary Plat

Donna Creef presented staff comments. She told the Board this division was reviewed by the Board as a sketch plan in September 2002. At that time the property was proposed for a 9-lot division with a narrow easement. The Board didn't take any action and commented that the division should be redesigned with a better access than offered by the easement.

Mrs. Creef stated that a redesign of the division has been resubmitted. The redesign depicts a 30' wide right of way to access four lots near the oceanfront. The Dare County Subdivision Ordinance allows for the approval of private roads with less than the standard 45-foot right-of-way. In recent months, the County Board of Commissioners has been hesitant to approve subdivisions that include 30' wide rights-of-way. However, this design does represent an improvement over the original layout and this may be an appropriate candidate for a reduction in right of way width.

Mrs. Creef noted that the plat does not contain a typical cross-section of the road improvements and staff assumes the road will be of an impervious surface. She also noted that there is a 42,000 square foot area along side the right-of-way labeled as common area. She stated that staff is very uncomfortable with this and suggested that the plat be clearly marked so that no development takes place in this common area.

The lots in this division will be served by central water from Dare County and individual onsite septic systems. A note should be included on the plat referencing Section 22-58.2 of the Dare County Zoning Ordinance (standards for residential construction).

Mr. David Dixon, Attorney representing Robert and Linda Hedgepeth stated the reason the 30' right-of-way is proposed is because the cul-de-sac required has to fit the right-of-way. He stated that this whole problem has occurred because configuration of the land.

After considerable discussion a motion was made by Marcia Parrott, seconded by Chairman Midgett to recommend approval of the preliminary plat subject to the following conditions:

1. The right-of-way width shall be 45' in width to the western boundary of lot 1 then be reduced to 30' in width to the cul-de-sac. The road improvements shall be 20' in width and constructed of an impervious surface.
2. All lot lines shall serve as drainage easements and be marked on the plat as such.
3. The "common area" shall clearly be marked as "unsuitable" on the plat.
4. The 8' easement shown on the plat along the northern boundaries of lots 3 and 4 shall be abandoned before recordation of the final plat.
5. Road maintenance language shall be noted on the plat and in the covenants.

Vote: Ayes – Unanimous

NEW BUSINESS

The Estates at Hatteras Island Resort, LLC – Rodanthe – Amended Preliminary Plat

Senior Planner Donna Creef told the Board that preliminary plat approval for this division was granted by the Board of Commissioners in December. Subsequent to the developers getting approval by the Board of Commissioners they were informed by CAMA that the existing ditch shown on the plat behind lot 8 & 9 would need to be bridged or culverted. In lieu of letting the whole project sit idle the developers are requesting that they be able to move forward with Phase One (lots 1 – 9), and complete Phase 2 (lots 10 – 18) after they receive the CAMA major permit.

A motion was made by John Myers, seconded by Marcia Parrot to recommend approval for Phase 1, an extension of the approval for the completion Phase 2 until December 31, 2004, and that a dumpster site be located on a revised plat.

Vote: Ayes – Unanimous

OTHER BUSINESS

Senior Planner Donna Creef reminded the Planning Board of the Draft Land Use Plan Workshop with the Dare County Board of Commissioners scheduled for 7:00 PM on February 17, 2003.

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

Vote: Ayes – Unanimous

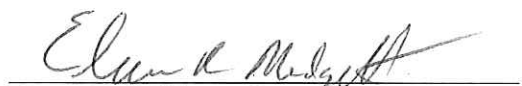
This meeting adjourned at approximately 8:45 PM

Respectfully Submitted,



Jacqueline J. Tillett
Senior Administrative Support Specialist

APPROVED: March 10, 2003


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