

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

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

CALL TO ORDER

8:20 PM

MEMBERS PRESENT

Elmer R. Midgett, Jr. – Chairman
Marcia Parrott
Mary Aldridge
Jim Kinghorn

John Myers
John Finelli
Joe Thompson

APPROVAL OF MINUTES

There being no additions or deletions to be made to the minutes of the February 10, 2003 Planning Board meeting a motion was made by Jim Kinghorn, seconded by John Meyers to dispense with reading them and to approve them as submitted.

Vote: Ayes – Unanimous

OLD BUSINESS

Patrick Haskett – Roanoke Island – Conditional Use Permit

Zoning Officer Lorraine Tillett presented staff comments. She told the Board that Mr. Patrick Haskett is seeking a Conditional Use Permit to establish an auto repair facility on property located in the C-3 zoning district on Roanoke Island.

Ms. Tillett told the Board that the site consists of 28,914 square feet and is located at the corner of Highway 64 and Raleigh Woods Drive. She further stated that there is an abundance of natural vegetation and a vegetative buffer that will remain undisturbed on the rear and south property lines. A wooden privacy fence is proposed to be installed along the south and rear property lines as depicted on the plat, in addition to the natural vegetative buffer.

Ms. Tillett told the Board that Mr. Haskett proposes to construct a 2,032 square foot building on a concrete slab with three working bays, a storage area, a handicapped bathroom facility, and an office. She noted that 10 parking spaces have been provided including one handicapped space. The applicant will be the sole operator of the facility.

Notification of the application was sent to the adjoining property owners and the Raleigh Woods' Property Owner's Association due to their continued interest in the commercial site adjacent to the entrance of the subdivision.

Ms. Tillett provided the Board with a draft conditional use permit for the Board's review and consideration, and recommended approval of the same.

A motion to recommend approval was made by John Myers, seconded by Mary Aldridge subject to the conditions as identified by Ms. Tillett in the draft conditional use permit with the addition of the following:

10. All lighting shall be low profile and in accordance with Section 22-60 of the Dare County Zoning Ordinance.
11. The Petitioner is prohibited from the placement of vehicles and outdoor sale displays in the DOT right-of-way and at the driveway entrance.
12. There shall be no unreasonable loud, disturbing, or unusually excessive noise disturbance after 6:00 p.m. with daily noise activity in accordance with the Dare County Noise Control Ordinance; hours of operation shall be daily from 8:00 a.m. to 6:00 p.m.

Vote: Ayes – Unanimous

Croatan Woods Subdivision – Roanoke Island – Preliminary Plat

Senior Planner Donna Creef presented staff comments. She told the Board that this is the preliminary plat for Croatan Woods Subdivision, which is located on the North End of Roanoke Island and is proposed 44-lot subdivision. This site is zoned CP-R, and was reviewed as sketch plan in January. At the sketch plan review the Board indicated support of the project and requested that a storm water management plan and sedimentation plan be prepared.

Mrs. Creef noted that the sketch plan included a common area along lots 1-11 that border the National Park Service (NPS) property. She pointed out that the preliminary plat submitted for review this month has deleted this common area and incorporated the area into the square footage of these lots. Mrs. Creef suggested that a vegetated buffer along the NPS border should be maintained.

Mrs. Creef stated that comments from NCDOT were submitted and are on file. She also stated that a wetland verification map is also on file.

Mrs. Creef recommended that a favorable report be forwarded to the Dare County Board of Commissioners subject to the following:

1. Correction of the rear yard setback information. The rear yard setback should read 25' instead of 20'.
2. Submission of the Roanoke Voyages approval prior to review by the Board of Commissioners.
3. No land clearing activities shall commence on the site until the developer has secured all supplemental State permits.

Present were Mr. Ray Meekins, Surveyor representing the division, Wallace Harvey, and his attorney Mr. Hackney High.

A motion to recommend preliminary plat approval subject to the conditions identified by Mrs. Creef in addition to the following conditions was made by Mary Aldridge, seconded by Joe Thompson:

1. A condition be included on the plat stating that no land clearing shall take place before all supplemental State and local permits are obtained.
2. No access to lot 1, and lots 38–43 shall be provided from US Highway 64. A note reflecting this shall be included on a revised plat and the covenants shall include language addressing this as well.
3. No improvements shall be located on the elongated portion of lot 1.

Vote: Ayes – Unanimous

NEW BUSINESS

Bernice Ballance Travel Trailer Park – Buxton – Preliminary

Planning Director Ray Sturza presented staff comments. Mr. Sturza stated that Mr. Balance is seeking authorization to construct a travel trailer park with 20 campsites on property located in Buxton on Crossways Road. The Travel Trailer Park Ordinance regulates the development of travel trailer parks. Under the terms of the Ordinance, the Planning Board is the sole approval agency.

Mr. Sturza stated a canal borders the property and a copy of the survey was submitted to the Mr. Jim Meads, the CAMA Administrator for comments. Mr. Meads has indicated that the canal is subject to the 30' buffer standards. Therefore, sites 1, 2, 3, 17, 18, and parts of road areas would be within the 30' area and not be permitted under the CAMA regulations since the sites would not be water dependent uses.

Mr. Sturza noted that the issue of the year-round placement of travel trailers in the parks always arises when campgrounds are proposed. The Travel Trailer Park Ordinance does allow for the year round placement of travel trailers in the parks, but it is not intended to provide for year round habitation of the units. The definition of travel trailer specifically states that they are for temporary occupancy. Mr. Sturza suggested that a copy of the lease for the sites be submitted so that there is some assurance that the occupancy will be limited to a temporary period time.

A 24' wide road proposes access to the site, but the site plan does not indicate the surface materials. Mr. Harrell has indicated that it will be some kind of a pervious surface.

Mr. Sturza noted that the plat fails to depict the vegetative buffer for the entire perimeter of the park as required by the Travel Trailer Park Ordinance.

After discussing the proposed project in detail, the Board concurred to allow the developer to submit the proposed travel trailer park in two phases.

A motion to grant approval of Phase 1 to consist of lots 4-11 to be renumbered to lots 1-8 of the Bernice Ballance Travel Trailer Park was made by Joe Thompson, seconded by John Myers.

Vote: Ayes

OTHER BUSINESS

Ray Sturza told the Board that the Planning staff was fortunate enough to prevail in a second appeal by Mr. Michael Brough last Friday. He stated that Mr. Brough appealed a decision by Donna Creef to authorize construction of a retail establishment (Wings) in the Village of Duck where we continue to staff their zoning administration. A third party interest group alleged that the ordinance had been inaccurately applied because there was a variation of a lighting plan, and a sign permit had not been issued. He stated that the Duck Zoning Board of Adjustments upheld Mrs. Creef's decision.

He stated he was proud of Mrs. Creef and she did a great job. He further stated that Norma Mills represented us very well at that hearing.

There being no further business before the Board a motion to adjourn was made by John Myers, seconded by Mary Aldridge.

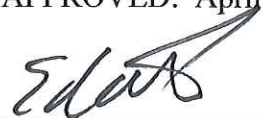
Vote: Ayes – Unanimous

Respectfully Submitted,



Jacqueline J. Tillett
Senior Administrative Support Specialist

APPROVED: April 14, 2003



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