

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, May 12, 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

MEMBERS PRESENT

Elmer Midgett, Chairman
Richard Scarborough, Jr.
Marcia Parrott

John Myers
John Finelli
Joe Thompson

MEMBERS ABSENT

Jim Kinghorn

APPROVAL OF THE MINUTES

There being no additions or deletions to be made to the minutes of the April 14, 2003 Planning Board meeting, a motion to dispense with reading them and to approve them as submitted was made by Marcia Parrott, seconded by Joe Thompson.

Vote: Ayes – Unanimous

OLD BUSINESS

Bernice Ballance Travel Trailer Park – Buxton – Final

Senior Planner Donna Creef told the Board that she visited the site last Wednesday and found that the improvements were complete, and work was ongoing on the bathhouse. She commented that the project looked nice. She stated the developer has indicated that the bathhouse will be complete in about two days.

Mrs. Creef stated that the Planning Board is the only review agency on campgrounds. Mrs. Creef stated she is comfortable with the Board granting approval subject to the completion of the bathhouse to be verified by the Building Inspector and a certificate of occupancy issued.

Joe Thompson made a motion to grant final approval to the Bernice Ballance Travel Trailer Park in Buxton, subject to the completion of the bathhouse and issuance of the certificate of occupancy by the building inspector, and the Zoning Officer reviewing the as-built; John Myers seconded this motion.

Vote: Ayes – Unanimous

Wind Over Waves Subdivision – Waves – Preliminary Revision

Senior Planner Donna Creef presented staff comments. She told the Board that the developer, Mr. Billy Roughton has submitted a revision to the first phase of the wind Over Waves Subdivision. Mrs. Creef stated that this revision involves the relocation of an easement area along Lot 33. She stated the item was originally submitted to staff as an exemption, but staff determined that the requested revision does not meet exemption standards.

Mr. Roughton was present and explained that he wishes to incorporate the area in question into the common area as requested by the potential buyer of lot 34. He stated that the property owners have indicated that they would prefer to own the property that the boat launching area is to be located on as opposed to an easement on the two lots.

Mrs. Creef stated that the original intent of the easement was to provide soundside access to all property owners in the division. Staff assumes that the property owners will continue to have access to the estuarine shoreline through the open space. If so, a note to this effect should be included on the revised plat.

Staff recommended a favorable report on the revisions requested subject to any conditions the Board might identify.

A motion was made by Joe Thompson, seconded by John Myers to recommend approval of the revisions as requested, subject to language being included on the plat and in the covenants.

Vote: Ayes – Unanimous

HATTERAS BY THE SEA NORTH – HATTERAS – PRELIMINARY

Gary Price of Ranking Surveying, representing this preliminary plat, was present.

Chief Planner, Donna Creef presented staff comments. The Board reviewed the preliminary plat for this proposed 4-lot division last month. The discussion at that time centered around the disputed area depicted on the plat. The item was tabled to allow staff to consult with the County Attorney about this disputed area. Mrs. Creef stated that the County Attorney has indicated that the way the disputed area is depicted on the plat as separate from any of the lots, is the property way to depict it, and including it in any of the lots would give the impression that a decision is being made on the dispute.

Mrs. Creef noted the revised plat does depict a dumpster area and includes a note that the lots will be served by central water. She noted that note 6 states that a 10' drainage easement will be reserved along the front property lines.

Pending clarification on the width of the drainage easements, staff recommended preliminary plat approval subject to the disputed area being depicted as recommended by the County Attorney.

Mrs. Creef introduced County Engineer, Steve Shriver.

After a brief discussion about the drainage easements, a motion to recommend approval was made by John Myers, seconded by Joe Thompson.

Vote: Ayes – Unanimous

Waves Soundside, Inc. – Waves – Preliminary

Mr. McManus the developer and the surveyor Mr. Ray Meekins were present.

Chief Planner Donna Creef presented staff comments. She told the Board that this proposed division to be located in Waves, NC features 6 lots. She stated the site is in an area zoned S-1 and has an existing structure on what would be lot 2. The overlay of lot lines does not create any setback problems. The lots will be served by individual on-site septic systems and central water from Dare County. The plat depicts the 30' CAMA buffer area along the estuarine shoreline and along the ditch located on the southern end of the property. The proposed lots are 15,000 square feet excluding the CAMA buffer area.

Mrs. Creef noted that a 45' right-of-way with 20' of paved road improvements is the proposed access to the lots. As is the case with all subdivisions along NC 12, no access to lots 1 and 6 will be permitted. In addition, no structural improvements may be located within the 15' side yard setback on lots 1 and 6. The plat and covenants shall include language restricting this.

Pending the resolution of the items discussed staff recommended preliminary plat approval.

Marcia Parrott, seconded by John Myers made a motion to recommend approval subject to the following:

1. The plat being revised to depict a dumpster site.
2. Notes being added to the revised plat and language included in the covenants restricting access to lots 1 and 6 from the internal subdivision street and not NC 12. This restriction shall apply regardless of the use of the lots as residential or commercial.
3. No structural improvements may be located within the side yard setback area of lots 1 and 6.

Vote: Ayes – Unanimous

OTHER BUSINESS

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

Respectfully Submitted,



Jacqueline J. Tillett
Senior Administrative Support Specialist

APPROVED: June 9, 2003



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