

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, June 9, 2003. This meeting was held in the meeting room of the Dare County Administrative Annex located at 204 Ananias Dare Street in Manteo, North Carolina.

CALL TO ORDER 7:00 pm

MEMBERS PRESENT

Elmer R. Midgett, Jr. – Chairman
Marcia Parrott
Joe Thompson
Jim Kinghorn

John Myers
John Finelli
Richard “Ricky” Scarborough

APPROVAL OF MINUTES

There being no additions or deletions to be made to the minutes of the May 12, 2003 Planning Board meeting, a motion to dispense with reading them and to approve them as submitted was made by John Myers, seconded by John Finelli.

Vote: Ayes – Unanimous

OLD BUSINESS

South Beach, Phase I & Phase II – Salvo – Final

Senior Planner Donna Creef presented comments. She told the Board that South Beach Subdivision, Phase I was granted preliminary plat approval by the Dare County Board of Commissioners on December 2, 2002 with the condition that a conservation easement be recorded along the boundary of the Clark Bethel Methodist Church and Phase II was granted approval on February 17, 2003. She noted the easement is depicted on the final plat as requested and the covenants will contain language requiring this area to remain undisturbed.

Mrs. Creef told the Board that she and County Engineer Steve Shriver visited the site on May 23, 2003, and found all of the road improvements complete. She further noted that the roadside swales have been stabilized and hydro-seeded. Test results on the road improvements are on file. Mrs. Creef commented that the subdivision has a nicely landscaped entrance, and looks good.

Mrs. Creef stated that the installation of the waterline improvements is complete. She informed the Board of a letter submitted this evening by the Rodanthe-Waves-Salvo Civic Association expressing concern about the storm water management system for the property. Mrs. Creef stated that the Civic Association is requesting that final plat approval for both phases be withheld, pending an assessment of the storm water. Mrs. Creef noted that a storm water management plans for Phase I was submitted to and received approval from the State before the installation of the roads; a copy of the approval is on file. Phase II did not consist of enough land disturbance to trigger the State permit.

County Engineer Steve Shriver stated that upon his review of a copy of the application/permit, he feels confident that the developers did build the subdivision and install the swales according to the permit.

Mr. Eddie Goodrich, owner/developer was present. He told the Board that the covenants contain a provision that require every builder/homeowner to make deposit in the amount of \$2000 to pay for any damage that may occur to the edges of pavement or swales.

Joe Thompson, seconded by John Myers made a motion to grant final plat approval to South Beach Subdivision, Phase I.

Vote: Ayes – Unanimous

John Myers, seconded by Marcia Parrott, made a motion to grant final plat approval to South Beach Subdivision, Phase II.

Vote: Ayes – Unanimous

NEW BUSINESS

General Services, Division, NCDOT Ferry Division – Hatteras – Conditional Use Permit

Senior Planner, Donna Creef presented staff comments. She told the Board that this afternoon she received a blitz of phone calls from the Hatteras by the Sea Homeowners Association concerning the proposed dormitory, NCDOT employees going across their property to the beach, landscaping, lighting, and the style of the building to be constructed.

Mrs. Creef stated the in May 2002, the Dare County Board of Commissioners approved a text amendment to the R-2A zoning district that added government owned dormitories to the list of conditional uses allowed in this district. The text amendment was requested by the NC Department of Transportation (NCDOT) for the construction of a dormitory-style building for employees of the ferry division stationed in Hatteras Village. NCDOT has now submitted a site plan for the property and wishes to move forward with the CUP review for this project.

Mrs. Creef stated that the site is located in a residential area consisting of approximately 4.5 acres, including some wetland areas, accessed from Woodall Way in Hatteras village. The developers propose access to the site via a 30' easement connecting to Woodall Way that will be improved. The tract to the rear of the proposed site is currently under review as a four-lot division, North Hatteras By the Sea. Mrs. Creef pointed out that the site plan notes a 20' strip of undisturbed land adjacent to this tract retained by the Homeowners Association will remain. The wetland areas and the 30' easement create a natural separation/buffer from the other adjoining tracts to the north and south of the proposed dormitory site. Based on this information, no additional buffers will be needed.

Mrs. Creef stated the NCDOT does not propose to access Lighthouse Road, a condition could be added to the Conditional Use Permit addressing access, and the concerns expressed by the Homeowners Association.

Mrs. Creef stated that the adjoining property owners were notified by mail on May 22, 2003 and concerns have just been expressed today. She presented a draft CUP for review by the Board.

Mr. Phil Hinton with the General Services Division of the North Carolina Department of Transportation was present. Mr. Hinton stated his office has been involved in assisting the ferry division for the past two years on this specific site. He stated that they retained a consulting firm to do soils analysis on the property. Mr. Hinton displayed a map depicting that met the soils criteria for sewage disposal and the areas identified as wetlands by the Corps of Engineers.

Mr. Hinton briefly discussed the proposed lighting for the site and stated that NCDOT normally leases lighting from the local utility company.

After discussing the details of the site plan and the concerns expressed by the adjoining property owners, a motion was made by Marcia Parrott, seconded by Joe Thompson to recommend approval of the conditional use permit as outlined by staff with the conditions that the lighting plan be worked by the planning staff, NCDOT and EMC, and language be included regarding no vehicle or pedestrian access across Lighthouse Road.

Vote: Ayes – Unanimous

OTHER BUSINESS

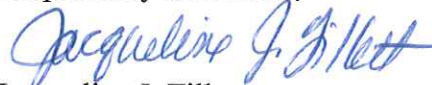
None

ADJOURNMENT

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

Vote: Ayes – Unanimous

Respectfully Submitted,



Jacqueline J. Tillett

Senior Administrative Support Specialist

APPROVED: July 14, 2003



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