

A motion to recommend approval of the rezoning of lot the properties in question to C-2 with covenants restricting the land use to professional offices was made by Joe Thompson, seconded by John Myers.

Vote: Ayes – Unanimous

Cutty Sark Subdivision – Preliminary Plat

Senior Planner Donna Creef provided the Board with copies of a revised plat and a letter from the engineer regarding the filling of the borrow pit and the development of that area once it was filled.

Mr. Mike Casey was present to represent this preliminary plat.

Mrs. Creef presented staff comments. She told the Board that the developer does have a CAMA Major Permit to dredge the canal. She stated that the idea is to dredge and widen the canal, use the borrow pit as the spoil site for the fill, and use that to fill the borrow pit. The purpose of making the canal wider is to provide better water access for the lots of the subdivision. Mrs. Creef noted that the typical footprint of a structure is depicted on lots 9 & 10 to demonstrate that the improvements will fit. She also noted that the septic system is being placed in the rear of the lots since the Health Department has a restriction that they cannot be placed in the filled area of a borrow pit.

Mrs. Creef stated that last month issues with the alignment of the road were identified. Those issues have been cleared up and the developer now owns the road.

Mr. Gary Price of Rankin Surveying was present. He briefly explained that the property line between lots 11 & 12 has been straightened out to allow for a little bit wider septic area on lot 11.

Mr. Price told the Board that they will be bulk heading on the east side of the canal. He stated that there is no approval to bulk head the west side under the current permit.

Steve Shriver commented that he is in agreement with the method proposed by the engineer for the filling of the borrow pit.

Chairman Midgett stated that he expects the filled area to be of the same quality as the surrounding property.

Motion to recommend preliminary plat approval was made by, John Myers, seconded by Jim Kinghorn subject to the following conditions:

1. The plat shall be revised to indicate the amount of square footage included in lots 11-18 outside the canal area.

2. It needs to also be noted that the filled borrow pit area needs to be of the same quality as the remaining property.
3. Language shall be included on the plat and in the restrictive covenants that restricts the location of the septic improvements on lots 3-9 outside the borrow pit area.
4. A street name shall be indicated on the revised plat.
5. The division shall be connected to the Dare County central water supply and the use of private wells for potable what shall be prohibited.
6. The engineering report submitted by Landmark Engineering being implemented in the filling of the borrow pit with the results of the boring tests reviewed by the County Engineer before final plat submittal. It shall also be noted that should it be the opinion of the County Engineer that more than one boring is needed that it is understood that further testing will be conducted as requested.

Vote: Ayes – Unanimous

Wind Over Waves, Phase I – Salvo – Final Plat

Mr. Billy Roughton was present for the review of this division.

Senior Planner Donna Creef presented staff comments. She told the Board reviewed a revised plat for phase 1 of Wind over Waves that depicted proposed changes to the open space area near lot 35. This change was authorized by the Dare County Board of Commissioners on July 21, 2003.

Mrs. Creef stated that the open space area has been reconfigured and now touches the cul-de-sac where as before it didn't.

A motion to grant final plat approval to the reconfiguration of lots 33, 35, and 36 of Wind over Waves, Phase I was made by Joe Thompson, seconded by Marcia Parrott.

Vote: Ayes- Unanimous

NEW BUSINESS

Manteo Faith Baptist Church – Roanoke Island – Conditional Use Permit (Sketch Plan)

Talmadge Jones representative for the Manteo Faith Baptist Church was present.

Senior Planner Donna Creef presented staff comments. She stated that this is a sketch plan for a proposed church to be located on Roanoke Island on parcels zoned R-2 and RS-8. She stated that both districts are zoned residential with churches being permitted as conditional uses. The site is located at the intersection of Burnside Road and Payne Road.

Mrs. Creef stated the plat that has been submitted depicts the location of the structure with the proposed improvements and the parking. Parking for churches is based on the number of seats proposed.

Mrs. Creef identified six issues for the Board's discussion, as follows:

1. Any height variance or issue that may arise pertaining to a steeple will require an application to be submitted to the Dare County Zoning Board of Adjustments.
2. Driveway configuration for entering and exiting the site at the intersection of the two roads. Both are state maintained roads, we will want to submit this to NCDOT once a formal site plan is submitted to get their comments.
3. Buffering the sides and rear of the site from any adjacent residential uses.
4. The Board may want to ask if any child care facilities or onsite residential uses for church personnel are planned.
5. Parking lot lighting and landscaping.
6. A discussion of the timing of certain improvements may be helpful.

Mr. Jones told the Board that Manteo Faith Baptist Church is a split off of the Manteo Baptist Church. At the present time there are approximately 75 members. He stated that Manteo Faith Baptist Church initially purchased the bottom piece of property that is shown on the site from the Case family. The second piece was purchased from Z. F. and Eula Payne. He stated that the parcel to the left that extends to Burnside Road; if and when it is ever sold, the church will have first option to purchase.

Mr. Jones told the Board that the proposed church building will be between 9,000 and 10,000 square feet. The first conceptual drawing of the building was 9200. He stated there are four driveways proposed, two off of Payne Road and two off of Burnside Road. A landscaping, a lighting plan or any kind of buffer has not been drawn. The septic are is proposed to be located in the rear of the proposed building.

The Board briefly discussed lighting, parking and number of sanctuary seats.

No recommendation made, item reviewed as a sketch plan.

Storm Water Drainage Discussion

Senior Planner Donna Creef stated that the Land Use Plan was certified by the State Coastal Resources Commission. She said that was one of the implementation strategies that we worked towards for a more formalized storm water regulations and fill regulations. The fill regulations are the most controversial in the set of amendments that we have included. The retaining wall standards are something that from a public safety and welfare standpoint, the staff doesn't want to delay on them too long. If there is a problem with the fill then let's move forward with the retaining walls, the same thing is true with the subdivision amendments. I think that is a big loop hole in the subdivision amendment whereas the subdivision which is what we see now a days that are exempt or

are less than the one acre threshold they don't have storm water plans and we just kind of struggle with it.

Most of what has been written in the amendment is very similar to what is required for the state storm water permit. So most of the engineers and surveyors are going to be familiar with it anyway.

Mrs. Creef asked the Board for feedback on these proposed amendments. She asked that they submit comments in writing, e-mail, fax or by phone.

Chairman Midgett asked the Board to review the amendments submitted by staff and to prepare to discuss with the Dare County Board of Commissioners on this issue. He stated it is a problem and it is time that we sincerely try to address this

Mrs. Creef told the Board that the approach is not to prohibit the placement of fill on lots, but to make sure that it is done in a suitable manner that does not create hardships for neighboring properties

Proposed Manteo Middle School – Roanoke Island – Informational Item

Senior Planner, Donna Creef told the Board that this item was added to the agenda at the request of the Dare County Board of Education. The site is zoned R-1, which schools are a conditional use. The site is surrounded by residential subdivisions.

Mrs. Creef told the Board that staff met with the project engineer, architects and Jim Winebarger, Construction and Maintenance Director for Dare County Schools and expressed concerns regarding lighting, buffering, ingress and egress of the site. Staff also expressed concern regarding the awkward alignment of the entrance to the site and Mother Vineyard Road. Mrs. Creef said there are a lot of vehicle, bicycle, and pedestrian traffic on US 64; and that is only to be expected to increase with the new school. Staff suggested a traditional four way intersection.

Mrs. Creef recommended the Planning Board conduct a Public Hearing on this proposal specific to the receive input on what is appropriate and reasonable conditions to apply to the project. The Board of Education is doing there own public awareness campaign and have talked to adjoining property owners and are trying to get as much feedback as possible to address any concerns expressed.

Mr. Winebarger informed the Board that his instructions from the Board of Education are to be neighborhood friendly and to utilize as much buffering as possible, the lowest amount of light possible, keep the noise down for the adjacent property owners, and to involve the community and adjacent property owners in the planning of this project.

Chris Venebal with Moseley, Wilkins & Wood presented a depiction of the site. He stated the site consists of 33 acres and is a very long and narrow tract. He currently

proposing only one access from US 64, and have adjusted the alignment with Mother Vineyard Road.

He stated they are trying to maintain as much buffering as possible. The actual program of the building is a middle school for 450 students with core space size for 600 students.

The proposed building is a two story class room wing with administrative support spaces being in a single story structure. The site has been evaluated by a soils engineer for suitability for the placement of septic, and a septic could be placed but it would cude the site in half.

Mr. Venebal pointed out that as part of the physical education program a football, soccer, baseball and softball field are proposed. The site also will have two tennis courts as they have at their current site. He noted that there are two areas that have been categorized as wetlands and pointed them out on a map. He stated that he said those wetland areas will remain undisturbed and will be protected from the development.

This was an informational item only; no action taken.

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: September 8, 2003



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