

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held its regularly scheduled meeting on Monday, November 10, 2003. This meeting was held in the meeting room of the Dare County Administrative Annex Building located at 204 Ananias Dare Street, Manteo, North Carolina.

CALL TO ORDER 7:00 PM

MEMBERS PRESENT Elmer R. Midgett, Jr., Chairman
 John Myers, III
 Marcia Parrott
 Richard "Ricky" Scarborough, Jr.
 Jim Kinghorn

MEMBERS ABSENT Joe Thompson
 John Finelli

APPROVAL OF MINUTES

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

Vote: Ayes – Unanimous

OLD BUSINESS

Colingwood Subdivision, Phase 2 & 3 – Colington – Final Plat

Brian Cauthren of Albemarle Engineering was present to represent the final plat for the Colingwood Subdivision, Phase 2 & 3.

Chief Planner, Donna Creef presented staff comments. She told the Board that this is the final plat for Colingwood Subdivision, Phases 2 & 3. She stated that the division was originally approved in 2001, granted an extension in 2002, transferred ownership and revised in 2003. She stated the property is currently owned by Silman Land Company, LLC. As a result of this transfer of ownership, a small portion of land at the end of Colingwood Drive was retained by the previous owners, resulting in the need to relocate the dumpster area. Mrs. Creef told the Board that the County Attorney advises that this change does not trigger the need for additional review by the Board of Commissioners.

Mrs. Creef pointed out that a condition of preliminary plat approval was that a left-hand turn lane from Colington Road into the division be installed. Staff visited the site today and work was ongoing. The paving internal to the subdivision was complete and the road was being striped. She also noted another change as a result of the many changes in ownership is that what was

originally shown as a temporary cul-de-sac has now become a permanent cul-de-sac and has been paved. Lots 25 – 28 still contain 15,00 square feet with the cul-de-sac and right-of-way having been taken out.

A motion to grant final plat approval to Colingwood Subdivision, Phases 2 & 3 subject to the following was made by Marcia Parrott, seconded by Jim Kinghorn.

1. The submission of satisfactory test results on the road improvements.
2. Revisions to notes 13 and 14 on the cover sheet of the plat.

Vote: Ayes – Unanimous

Marsh View – Frisco - Revised Plat

Chief Planner Donna Creef stated that one of the access easement on Marsh View have been changed thus creating the need to be reviewed by the Board.

Mrs. Creef told the Board that two access easements were proposed when the preliminary plat for this division was recommended for approval. She stated that one easement was access for lots 1 - 4 and the other was for lots 5 - 9. She stated that lots 5 - 9 still have an access easement because of the well site. Mrs. Creef stated that the developers have given the access easements further thought and would prefer to have common driveways for lots 1 & 2 and then another one for lots 3 & 4. All of the lots still contain 15,000 square feet of area with the common driveways with 14' of pavement width.

Andy Deal with Quible and Associates was present to represent this division. He told the Board that the difference in this and what the Board saw before is lots 1 – 4 previously had two curb cuts that served the four lots with a common driveway that ran parallel to NC12, very similar to what we have on lots 5, 6, 7, 8, & 9.

Mrs. Creef recommended that the driveway improvements be 20' just like the access easement.

A motion to recommend approval of the revised preliminary plat for the Marsh View Subdivision subject to the driveway being improved with 20' of paving was made by John Myers, seconded by Jim Kinghorn.

Vote: Ayes – Unanimous

OTHER BUSINESS

Storm water/drainage – Discussion

Donna Creef provided in the Board's packet draft amendments to the Stormwater Management Text for the Board's review and discussion. She explained that the logic behind amending the Subdivision Ordinance is to clear up the loop hole that is in the Ordinance so that we have some standards to apply to the smaller subdivisions that are not required to obtain State approval for stormwater management.

Mrs. Creef stated that the language of the amendments are very similar to what the State requires for projects that involve more than an acre of land clearing. She stated that the culvert standards were written by County Engineer, Steve Shriver. Mrs. Creef explained that the stormwater language is pretty much fashioned after what is in the actual permitting that the State issues.

Mrs. Creef noted comments submitted by Board member John Finelli regarding requiring a minimum 30' wide vegetated buffer between all impervious areas and surface waters to be included in the stormwater standards. She stated that setback may be better.

The Board discussed the stormwater amendments, fill standards, a maximum standard size for culverts, and the draft language as it pertains to retaining walls.

Steve Shriver told the Board that the language addressing retaining walls is based on timber, and pile retaining walls which is what is typically built in residential subdivisions. He said that cantilevered walls, cantilevered concrete retaining walls will require a different set of requirements. He further stated that he has seen only one concrete retaining wall built in Dare County.

John Myers suggested that the fill standards may work better with a higher threshold of 36" and only two categories of response activities.

Mrs. Creef stated she is hesitant to move forward without having the full Board present since this is such a high profile issue.

Mrs. Creef stated that staff will make revisions based on comments by the Board and place this item on the agenda for review in December.

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

Vote: Ayes – Unanimous

Respectfully Submitted,



Jacqueline J. Tillett
Senior Administrative Support Specialist

APPROVED: December 8, 2003



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