

## MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, January 12, 2004. This meeting was held in the meeting room of the Dare County Administrative Annex, 204 Ananias Dare Street, Manteo, NC 27954

**CALL TO ORDER**                      7:00 pm

### ROLL CALL

Elmer R. Midgett, Jr., Chairman  
John Finelli  
Marcia Parrott  
Jim Kinghorn

John Myers  
Ricky Scarborough, Jr.  
Joe Thompson

### APPROVAL OF MINUTES

There being no additions or deletions to be made to the minutes of the December 8, 2003 Planning Board meeting, a motion to dispense with reading them and to approve them as submitted was made by John Myers, this motion was seconded by Jim Kinghorn.

Vote: Ayes – Unanimous

### OLD BUSINESS

#### *Waves Soundside, Inc. – Waves – Final Plat*

Present to represent this final plat were Mr. Mearl Meekins, Surveyor and the developer, Mr. Jerry McManus.

Senior Planner Donna Creef told the Board that this plat was tabled last month because the Water Department had not approved the waterline improvements and so that asphalt and a culvert for lot 1 could be removed. Mrs. Creef stated she visited the site and found that the developer has removed two culverts (one on each side of the new road improvements), and work was ongoing on the removal of the remnant asphalt.

Mrs. Creef stated she received a fax verifying that the waterlines were installed as designed and engineered.

Mrs. Creef recommended approval of the final plat for the Waves Soundside Subdivision subject to verification from the Water Department that the waterline improvements are satisfactory.

Jim Kinghorn, seconded by John Myers made a motion to grant final approval subject to staff verifying the release of the waterline improvements from the Dare County Water Department.

Vote: Ayes – Unanimous

***Cape Hatteras Landing, Phase I – Buxton – Preliminary***

Senior Planner Donna Creef told the Board that the developers of Cape Hatteras Landing submitted a preliminary plat for a 16-lot division that proposed the use of drip-irrigation wastewater treatment systems in September. She stated that proposal also indicated that the lots along NC 12 would be commercial developments with the rear lots being residential. In September, the Board expressed significant reservations about the use of these wastewater treatment systems, and considered the review a sketch plan, taking no action.

Mrs. Creef stated that a revised preliminary plat depicting a decrease in the number of lots (13) than previously proposed has been submitted for review. She noted that no additional information indicating what type of wastewater treatment is proposed for the division has been submitted.

Mrs. Creef pointed out that information on stormwater would need to be submitted. She noted that lots 1, 2, and 12 include wetlands areas that are proposed to be filled. The plat also depicts a “proposed pond” on lot 2. Mrs. Creef stated that she is uncertain of the reason or function of the proposed pond, and expressed the need to address public safety and welfare. She noted that the square footage of lot 2 should be 15,000 square feet exclusive of the wetlands and/or pond area, and an up-to-date wetland delineation verified by the Corps should be submitted.

Mrs. Creef informed the Board of a letter received from Mr. Williams the soil scientist stating that they intend to apply for septic permits from the Dare County Health Department and on the lots that have suitable soils for conventional septic systems, and then they plan to go through this process with the Division of Water Quality at the State level and use individual drip irrigation systems for the remaining lots.

Steve Shriver the County Engineer visited the site after the September meeting with a representative of the Soil Conservation Service and agreed that the information provided by Mr. Williams is correct and that there are some unsuitable soils. Mr. Shriver also found that it was apparent that additional information is need on the proposed elevations.

Mrs. Creef recommended this item be considered a sketch plan due to the large amount of additional information on wastewater treatment systems, Stormwater, topography and land alterations that is yet to be submitted.

Mr. Meekins addressed the Board and presented a revised plat addressing concerns as identified by Mrs. Creef. He told the Board that submitted a topographical map depicting the existing elevations of the site. He told the Board that the proposed fill is for the west side where a bulkhead and retaining wall is going to be placed. He pointed out that the dumpster site has been depicted in Phase One. The pond is really a natural wetland, will



not be disturbed, and will serve as a natural runoff area. He also stated that all of the runoff and the Stormwater retention would be in the side ditches of the road. Regarding the septic, Mr. Meekins told the Board that he does not know a great deal about drip irrigation proposal.

Joe Thompson told the Board that concern has been expressed that the proposed site was previously used as a landfill many years ago. He commented that this is an issue that should be investigated.

Mr. Meekins stated that the site has been bored all over in a 50-foot grid pattern and nothing has turned up in there.

Mrs. Creef pointed out that there is language in the ordinance addressing the issue of land previously used as a solid waste disposal.

After a lengthy discussion, the Board considered this item a sketch plan to allow the submission of the following:

1. Additional information on the proposed wastewater treatment systems.
2. The design of lot 9 and its compliance with the County's policy on flag lot designs.
3. Investigation of the previous use of the property as a landfill.
4. Clarification on the access/easement going across lots 10, 11, & 12 for the homes down there.

## **NEW BUSINESS**

### **Albemarle Engineering, Inc. – Zoning Amendment Petition – Colington**

Present to represent this Zoning Amendment Petition was Mr. Jay Overton and Mr. Cauthren from Albemarle Engineering.

Senior Planner Donna Creef told the Board that Albemarle Engineering has submitted a rezoning request for a tract of land in Colington currently zoned R2-B. The site is currently the site of the Colington Park Campground. The property has recently been sold and the new owners are pursuing to develop a combination of single and multi-family homes.

Mrs. Creef stated that it is her opinion that there will be some positive reception of this rezoning because it would clean up the existing improvements.

Mrs. Creef stated that it has been the practice of the Planning Board to conduct a Public Hearing on rezoning requests prior to making a recommendation to the Board of Commissioners. She recommended that a hearing for this rezoning request be scheduled for the February 9, 2004 Planning Board meeting.

Jay – no – I think what we are looking at is there is probably some where around 70 – 75 number of units. Quite honestly, I did this by hand and when I got that many units, I didn't feel like going back and redoing it.

A motion to schedule a Public Hearing for February 9, 2004 at 7 PM was made by John Myers, seconded by Joe Thompson.

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 Marcia Parrott.


Vote: Ayes – Unanimous

Respectfully Submitted,



Jacqueline J. Tillett  
Senior Administrative Support Specialist

APPROVED: February 9, 2004

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