

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, February 9, 2004 in the meeting room of the Dare County Administrative Annex, 204 Ananias Dare Street, Manteo, North Carolina.

CALL TO ORDER 7 PM

MEMBERS PRESENT Elmer R. Midgett, Jr., Chairman John Finelli
 Marcia Parrott John Myers
 Ricky Scarborough, Jr.

MEMBERS ABSENT Jim Kinghorn
 Joe Thompson

APPROVAL OF MINUTES

There being no additions or deletions to be made to the minutes of the January 12, 2004 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

Collins Retreat Subdivision – Roanoke Island – Extension Request

Mr. and Mrs. Osborne Hester were present.

The Dare County Board of Commissioners granted preliminary plat approval to this division on February 17, 2003.

Chief Planner Donna Creef told the Board that the Collins' have been in negotiation with NCDOT and delayed from installing any improvements. She stated Commissioner Stan White informed her that NCDOT is at fault for the delay in the installing the road improvements and proposes to install the improvements at their cost.

Mrs. Creef recommended the extension as requested by the developers of the Collins Retreat Subdivision.

A motion to grant the extension as requested made by Marcia Parrott, seconded by John Finelli.

Vote: Ayes – Unanimous

PUBLIC HEARING

Colington Point, LLC - Albemarle Engineering – Colington – Rezoning Request

Chairman Midgett opened the floor for public comment. There were no speakers on this issue.

Chief Planner, Donna Creef told the Board that the property was posted, and ad was placed in The Coastland Times, and the adjoining property owners were notified along with the property owners across Colington Road since they would be impacted by the redevelopment of the site.

Mrs. Creef told the Board that the property is the Colington Park Campground, which is currently zoned R-2B. The rezoning petition seeks a change in the zoning designation to R-3. The R-3 zoning district permits multi-family structures, a use that is not allowed under the current R-2B designation.

Mrs. Creef stated that the subject property is approximately 19 acres in size and currently functions as a combination campground and mobile home park. There are a number of structures located on the site, including several mobile homes located on the front of the property along SR 1217 (Colington Road) that are regularly the subject of complaints about their unsightly appearance.

Mrs. Creef stated that there are numerous ingress/egress points from the mobile homes directly onto Colington Road and one main access way used by campers. Although traffic and trip generation is something that the Board considers with every rezoning application, it is important to know note that the campground function of the site already serves as a trip generator versus if the site was in an undisturbed state and was vacant. Any redevelopment of the site, whether it is associated with this rezoning application or not, will represent an opportunity to decrease the number of driveway cuts along Colington Road.

Mrs. Creef pointed out policies #55 and #56 under the residential development section of the Dare County Land Use Plan that are applicable to this request. She stated that policy #55 acknowledges the County's preferred land use being detached residential structures. Policy #56 recognizes the diverse housing needs of Dare County, and encourages expansion of housing opportunities for year-round residents. She stated that the land classification of the property is split, with the majority of the site classified as limited transition and the rear portion along the estuarine shoreline classified as community.

Mrs. Creef stated that based on staff's review of the Land Use Plan policies and land classification information, there is no direct conflict with the Land Use Plan. Other considerations pointed out by Mrs. Creef included the value or benefits of the rezoning request to the public interest and the surrounding community. She noted the subject property has an extensive amount of road frontage on Colington Road. The current state of the property has been the subject of complaints from other residents and neighborhood organizations in Colington with request for cleanup actions by Dare County. There are no violations of the Nuisance

Ordinance, which addresses public health nuisances or clear threats to the public health, safety and welfare, but some portions of the road frontage are considered unsightly.

Mr. Jay Overton of Albemarle Engineering told the Board that staff has done a good job of evaluating this piece of property and making the facts known as far as what situations are involved concerning this piece of property.

Mr. Overton stated that there are approximately 120 sites or units on the property consisting of single/double-wide mobile homes, R.V. and travel trailer year round sites, RV hookups for weekend/limited stays, pop-up camper sites and some tent sites. He presented photos of the site, and concurred that traffic is an issue on Colington Road.

Mr. Overton stated that the applicant the reason for this request is to provide for a greater flexibility in the design and in the housing types of the proposed development.

During the discussion of this request, the Board noted environmental and traffic concerns. The Board also expressed a concern regarding the issues identified pertaining to the Dare County Land Use Plan policies.

Marcia Parrott, seconded by John Myers made a motion to table this item to allow the County Attorney to review the aspects of the Land Use Plan that pertain to this request.

Vote: Ayes – Unanimous

OTHER BUSINESS

Stumpy Point Zoning Map Discussion

Chairman Midgett stated that two zoning districts are being developed for the Stumpy Point area. He stated that he and Mrs. Creef have worked with the committee assigned to work on a zoning initiative for Stumpy Point.

The two zoning districts proposed are the SPC, neighborhood Commercial district and the SP2, which is a residential district.

The Board discussed the language as presented and revised by staff, along with the properties that are split by the road and whether or not these properties would be, consider one parcel or two.

Chief Planner Donna Creef told the Board that some of the parcels are truly individual parcels, but the road (Bayview Drive) splits a lot of them. She stated that she will follow up with County Attorney Norma Mills on the issue of the road severing the lots and whether they are to be considered one parcel or two.

A motion to schedule a Public Hearing on the Stumpy Point Zoning Initiative for February 23, 2004 at 7 PM was made by Marcia Parrott, seconded by John Myers.

Subdivision Ordinance Amendments

Chief Planner Donna Creef told the Board that last month during the Board of Commissioners' discussion of the Duke Woods Subdivision, Commissioner John Robert Hooper presented a proposed amendment to the Subdivision Ordinance addressing the continuation of existing streets. The Board voted to schedule a Public Hearing on the draft language include in the Planning Board's packet on February 16, 2004.

Mrs. Creef stated that a recommendation from the Planning Board is request to forward this item.

A motion to recommend approval of the draft amendments to the Subdivision Ordinance regarding the continuation of existing streets was made by Richard Scarborough, Jr. seconded by John Finelli.

Vote: Ayes – Unanimous

County Engineer Steve Shriver told the Board that he has received favorable comments from the State on possibly approving a grant requested for the development of a Sedimentation and Control Ordinance. He stated would have a draft ordinance for the Board's review next month.

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


Vote: Ayes – Unanimous

Respectfully Submitted,



Jacqueline J. Tillett
Senior Administrative Support Specialist

Approved: March 8, 2004


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