

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board met on Monday, February 23, 2004 in the meeting room of the Dare County Administrative Annex, 204 Ananias Dare Street, Manteo, NC.

CALL TO ORDER 7:00 pm

MEMBERS PRESENT Elmer R. Midgett, Jr. – Chairman Ricky Scarborough, Jr.
 John Finelli Marcia Parrott
 Joe Thompson John Myers
 Jim Kinghorn

PUBLIC HEARING

Stumpy Point Zoning Initiative

At the February 9, 2004 meeting, the Planning Board discussed the draft Stumpy Point zoning map and associated district regulations. At that time, the Board instructed staff to schedule a Public Hearing on this map for February 23, 2004.

At the February 9, 2004 meeting, the issue of Bayview Drive and its effect on the property in Stumpy Point was discussed. She stated when you look at the proposed zoning map for Stumpy Point you will notice that Bayview Drive severs many of the properties that are in single ownership. She stated the Board discussed how the setbacks and lot coverages would apply to those properties, and instructed staff to consult with County Attorney, Norma Mills on how to best address these properties and the enforcement of zoning regulations on these properties. Ms. Mills advised staff the parcels could be recognized as one parcel or as two parcels and suggested that language be included in the zoning regulations that address how such property would be treated to avoid inconsistencies with enforcement by the Planning staff at a later date.

Staff provided two alternatives for the Planning Board's consideration. This information was also forwarded to the Stumpy Point committee for their review and comment. Mrs. Creef stated that the Committee has indicated that they prefer Alternative A, which is treating the one big parcel as two parcels.

Mrs. Creef stated that both alternatives would be presented to the Board of Commissioners. She stated that the Committee's support of Alternative A would also be forwarded.

Chairman Midgett opened the floor for public comment at approximately 7:11 PM

The following individuals rendered comments:

1. Major Hooper, resident of Stumpy Point, stated he does not think this zoning initiative fully meets the requirements of a socially sustainable environment, but

represents a safe haven escape from the world type plan. He stated his family has operated commercial docks in Stumpy Point for generations. He further stated that he currently has a couple of trawler docks and a couple of crabbers that are at his docks now. He stated that he would like not to be too restricted. He stated that the property that he owns at the fish docks has historically been represented in the Land Use Plan as industrial. He stated that the proposed zoning would make it neighborhood commercial making it very limited to what you could do. He stated with the proposed zoning he could not put in 10 charter boats and 3 condominiums. Mr. Hooper stated that the proposed plan appears to him to be geared toward a retirement type of community rather than a socially sustainable community.

Mr. Hooper pointed out that there are lots that have been commercially designated and are not represented on the proposed map. (lots 199, 200, 201, and 202. He also commented that there is a lack of representation in the process of zoning Stumpy Point and has not been representative of the Civic Club, but just a few people.

2. Linda Barbee, resident of Stumpy Point and member of the Committee appointed to the zoning initiative. Mrs. Barbee stated that the Civic club voted the committee in to represent Stumpy Point in this initiative. She stated that the committee spoke with the community on this zoning initiative and had not complaints. In closing, Mrs. Barbee thanked the Board and staff for all of their help.

Chairman Midgett closed hearing at approximately 7:20 PM.

Joe Thompson questioned if the parcels severed by Bayview Drive are considered two parcels and one does not meet the dimensional requirements of a stand-alone parcel for a primary structure is there any other uses that can be used of that parcel. He asked if it could it be used for parking in relationship to a conditional use for a resident business or a small daycare/childcare? Could that parcel across Bayview Drive be utilized for annexary kind of activities for the primary parcel that does have the dimensional requirements?

Mrs. Creef stated that specifications need to be set for what would be allowed.

The Board discussed adding language to address the accessory use of parcels too small for development.

Joe Thompson commented that he is in favor of Alternative A (the two-parcel alternative).

A motion to recommend approval of the zoning language as drafted subject to staff drafting language addressing the issue of accessory uses and being reviewed by the committee was made by Joe Thompson, seconded by Marcia Parrott.

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Vote: Ayes – Unanimous

A motion to adjourn was made by Ricky Scarborough, Jr., seconded by Marcia Parrott.

This meeting adjourned at approximately 7:45 PM

Respectfully Submitted,



Jacqueline J. Tillett
Senior Administrative Support Specialist

Approved: March 8, 2004



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