

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, March 13, 2006. This meeting was held in the meeting room of the Dare County Administrative Annex building, 204 Ananias Dare Street, Manteo, NC.

CALL TO ORDER 7:00 pm

MEMBERS PRESENT	Elmer R. Midgett, Jr. – Chairman	Joe Thompson
	John Myers	Cathy Morris
	Ricky Scarborough, Jr.	Mary Beth Midgett
	John Finelli	

APPROVAL OF MINUTES

There being no deletions or additions to the minutes of the February 13, 2006 meeting a motion to dispense with reading them and to approve them as submitted was made by Cathy Morris, seconded by Joe Thompson.

Vote: Ayes – Unanimous

OLD BUSINESS

Island Woods – Roanoke Island – Final Plat

Eddie Valdivieso of Quible and Associates was present to represent this final plat.

Senior Planner Donna Creef presented staff comments. She told the Board that the Dare County Board of Commissioners granted preliminary plat approval on February 20, 2006 subject to the following conditions:

1. The roadside swales being graded, shaped and stabilized.
2. Installation of street name signs and traffic control signs prior to the submission of the final plat.

Mrs. Creef noted that the conditions of the preliminary plat approval have not been met. She further noted that the road improvements for this division are complete, but the test results on these improvements have not been submitted.

Chairman Midgett suggested this item be tabled until the April 10, 2006 meeting to allow the developer to meet the conditions of the preliminary plat approval.

A motion to table this item was made by John Myers, seconded by Cathy Morris.

Vote: Ayes – Unanimous

Carlyle on the Sound Subdivision – Colington – Final Plat

Senior Planner Donna Creef presented staff comments. She told the Board this is the final plat for Carlyle on the Sound. She stated that access to this 73-lot subdivision in Colington is from Tower Road, an existing road. She noted that one condition of preliminary plat approval was that a left-hand turn lane be installed. She stated that the road has been striped to accommodate the left-hand turn lane. One of the other conditions of approval was the development of a dune management plan.

Mrs. Creef stated that the developers have done a good job with the development of this subdivision and have included, at staff's request, some stringent language in their covenants for land clearing and alteration of the topography. She stated that before building permits are secured they should get approval from the County as well as from the architectural review board that has been set created.

Mrs. Creef noted that another condition of approval was that they install a buffer along Tower Road. She explained that the developers are putting in a combination of a vegetative buffer and retaining walls. She stated that they have requested additional time to install that buffer since spring is coming and they feel that the longevity of the landscaping improvements will increase the closer we get into spring.

Mrs. Creef pointed out that a lot coverage table needs to be placed on the final plat and street name signs and traffic control signs need to be installed.

Eddie Valdivieso of Quible and Associates was present, as well as the developers.

A motion was made by Joe Thompson, seconded by John Finelli to grant final plat approval subject to the following:

1. The installation of street and traffic control signs.
2. Release from the Dare County Water Department on the waterline improvements.
3. Completion of the buffer, landscaping, and fencing improvements along Tower Road by April 30, 2006.
4. The final plat being revised to include a lot coverage table.

Vote: Ayes – Unanimous

Sunset Village, Phase 3 (Lot 18, 19 and tract 2A) - Frisco - Final Plat

A motion was made by John Myers, seconded by Beth Midgett to excuse Joe Thompson for the review of this division due to his interest in it.

Vote: Ayes – Unanimous

Eddie Valdivieso of Quible and Associates was present to represent the developer.

Senior Planner Donna Creef presented staff comments. She told the Board this is the final plat for Sunset Village, lot 2-A, Phase 3. She stated no road improvements were necessary, and recommended final plat approval.

John Myers, seconded by Cathy Morris made a motion to grant final plat approval.

Vote: Ayes - Unanimous

John Finelli, seconded by John Myers made motion to bring Joe Thompson back on the Board for the remainder of the meeting.

Vote: Ayes – Unanimous

NEW BUSINESS

The Storage Spot – Salvo Preliminary Plat

Mary Temple-Mullis was present to represent this preliminary plat.

Ms. Temple-Mullis provided revised plats for the Board's review and informed them that she spoke with her attorney Bobby Outten about the easement to the driveway.

Senior Planner Donna Creef presented staff comments prepared by Planner Ryan Simons. She told the Board that a CUP was issued in 1996 for the construction of the existing warehouse units on the site. In 2004 that CUP was amended to add the residential section. The residential and commercial use is operating under one CUP as a group development.

Mrs. Creef told the Board that Ms. Temple-Mullis wants to subdivide the residential portion out from the commercial section so that she has two separate pieces of property. As indicated in comments submitted by Mr. Simons, new CUPs for the individual lots should run concurrently with the subdivision review.

Mrs. Creef pointed out that the setbacks of Section 22-31 as they apply to the group housing section are met and that the 30% lot coverage for the residential section and the 60% lot coverage for the commercial section. She noted that a legal agreement should be submitted to grant mutual access for both parcels. She further noted that the vegetative buffer should be re-established between the residential and commercial section.

Mrs. Creef suggested this item be considered a sketch plan to allow staff time to review the revised site plan submitted by Ms. Temple-Mullis and draft new CUP's.

No action taken.

OTHER BUSINESS

Procedural Review for re-codification of land use ordinance

Mrs. Creef told the Board that prior to her departure, former County Attorney Norma Mills contracted with American Legal Publishing Company to “re-codify” the County’s Code of Ordinances. She explained that the re-codification process is used to identify and correct typographical errors and update General Statute references.

Mrs. Creef stated the current County Attorney has advised staff that the Planning Board must review the documents prior to submission to the Dare County Board of Commissioners. She asked the Board to make a recommendation.

John Myers, seconded by Joe Thompson made a motion to recommend approval of the re-codification of the County Code of Ordinances and to adopt a finding of consistency with the Dare County Land Use Plan.

Vote: Ayes – Unanimous

ADJOURNMENT

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

Vote: Ayes – Unanimous

This meeting adjourned at approximately 7:48 PM

Respectfully Submitted,

Jacqueline J. Tillett
Clerk to the Zoning Board of Adjustment

APPROVED: April 10, 2006

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