

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, January 8, 2007. The meeting was held in the meeting room of the Dare County Administrative Annex building located at 204 Ananias Dare Street, Manteo, NC.

CALL TO ORDER 7:00 pm

MEMBERS PRESENT

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|---------------------------------|------------------------|
| Elmer R. Midgett, Jr., Chairman | John Myers, III |
| John Finelli | Cathy Morris |
| Joe Thompson | Ricky Scarborough, Jr. |
| Mary Beth Midgett | |

APPROVAL OF MINUTES

There being no additions or deletions to be made to the minutes of the December 11, 2006 meeting of the Dare County Planning Board, a motion to dispense with reading those minutes and to approve them as submitted was made by Cathy Morris, seconded by John Myers.

Vote: Ayes – Unanimous

OLD BUSINESS

Skyco – Hwy. 345 – Zoning

Senior Planner Donna Creef presented a map depicting the two proposed zoning alternatives for the several unzoned properties on Roanoke Island along Highway 345. She explained that one alternative is to designate the properties with road frontage C-3 and the other properties NH (Natural Historic). The second alternative presented by Mrs. Creef is to zone the properties with road frontage SNC (Skyco Neighborhood Commercial and NH (Natural Historic).

Mrs. Creef noted one change to the draft SNC district. She explained that the language regarding the HVAC subcontractors has been expanded to address all subcontractors, plumbing, mechanical, and electrical.

Mrs. Creef informed the Board that staff is comfortable with either alternative and reminded the Board that any recommendation for action should include a finding of consistency with the Dare County Land Use Plan.

A motion was made by John Finelli, seconded by Ricky Scarborough, Jr. to recommend the adoption of the Skyco Neighborhood Commercial and the Natural Historic alternative, and that the zoning is consistent with the Dare County Land Use Plan.

Vote: Ayes – (Elmer Midgett, Beth Midgett, Joe Thompson, John Finelli,
John Myers, Ricky Scarborough, Jr.
Noes – (Cathy Morris)

Manns Harbor Zoning – Discussion

Planner Ryan Simons told the Board that he has been working for several months with residents of Manns Harbor on establishing zoning for the Manns Harbor area. He stated that the proposed language is similar to existing districts, being the RS-8 and the S-1 districts. Mr. Simons stated that there is a level of satisfaction with the language within the committee and community.

Mr. Simons told the Board that a Public Hearing will be conducted on this initiative in February.

Colington Glen – Colington – Final Plat Review

John Delucia of Albemarle Engineering was present to represent this final plat.

Senior Planner Donna Creef told the Board that this is the final plat for the Colington Glen Subdivision, an 11-lot subdivision located behind the Colington Fire Station. She stated preliminary plat approval was granted by the Board of Commissioners in September 2006.

Mrs. Creef told the Board that all of the necessary road improvements and water line improvements have been installed, and the road side swales have been constructed and stabilized as shown on the preliminary plat. She noted that the street name and stop sign have also been installed and the covenants are satisfactory.

Staff recommended final plat approval.

A motion to grant final plat approval was made by John Myers, seconded by Joe Thompson.

Vote: Ayes – Unanimous

Hatteras Island Estates – Final Plat

Stephanie Gadd of Coastal Engineering was present to represent this final plat.

Senior Planner Donna Creef stated told the Board that a recombination plat of several of the lots for the Hatteras Island Estates Subdivision was reviewed and approved in June of last year. She explained that the CAMA setback line changed and the developers wanted to reconfigure the lots and the existing cul-de-sac. She stated that they received approval

and have changed the cul-de-sac and it has been re-tested by an independent testing lab.

Mrs. Creef noted that the final release on the waterline improvements has not been submitted, but should not be a problem.

Staff recommended approval subject to the release of the water improvements by the Dare County Water Department.

The Planning Board discussed the CAMA first line of vegetation, and concurred that a note should be included on the final plat indicating that the CAMA setback line will have to be individually staked on the lots prior to the issuance of a building permit.

A motion to grant final plat approval to Hatteras Island Estates subject to a note being added to the final plat indicating that all individual properties must be individually evaluated for CAMA setbacks and any other governmental regulations was made by Joe Thompson, seconded by Beth Midgett.

Vote: Ayes – Unanimous

NEW BUSINESS

Colington Pizza – Colington – Conditional Use Permit Application

Senior Planner, Donna Creef told the Board that this is a conditional use permit for a proposed 21 seat restaurant to be located at the corner of Colington Road and Colingwood Lane. She stated the site is zoned VC-2, which requires that all restaurants be subject to review as conditional uses and conform to the following requirements:

1. the restaurant cannot have drive-thru window service
2. indoor seating shall be provided
3. other conditions as may be imposed by the Planning Board or Board of Commissioners.

Mrs. Creef discussed the following issues:

1. No drive-thru window service.
2. Number of indoor and outdoor seats
3. Ingress/egress to the site being restricted to Colingwood Lane.
4. Loading zone
5. Buffer zone not being required due to the adjoining property being zoned VC-2.
6. State permits for stormwater or sedimentation and erosion control not needed because land disturbance is less than an acre.

Chairman Midgett requested a copy of the septic evaluation for the file.

Melissa McAllister of MM Design and Engineering was present to represent this plat. She informed the Board that the 31 seats proposed will be all indoor seating and there will be no picnic tables on the outside.

A motion was made by John Myers, seconded by Cathy Morris to recommend approval of the draft Conditional Use Permit as submitted by staff.

Vote: Ayes – Unanimous

Ronald L. Midgett – Waves – Group Housing – Sketch Plan

Planner Ryan Simons told the Board that this proposed group housing development has been submitted as a sketch plan and is also the initial application the Family Housing Incentive Standards. M

Mr. Simons noted that the application indicates the lot coverage is 36%; the correct lot coverage for the S-1 district is actually 30%. He further noted that the T-turn around depicted at the end of the proposed road is not one that is traditionally approved by the Board. Mr. Simons stated he has forwarded the site plan to the Director of Public Works and the developer may want to consult with the Public Works Director and Fire Marshal regarding a better way to accommodate a turn-around at the end of the road.

Mr. Ronald L. Midgett was present to represent this sketch plan.

Chairman Midgett stated that the Planning Board is not going to recommend approval of the turn-around as proposed. He told the applicant that a cul-de-sac will need to be installed.

The Planning Board discussed the following issues:

1. Installation of cul-de-sac
2. Permits for fill
3. Stormwater management permits
4. Location of sign for development

Chuck Poe with the CDC was present. He told the Board that Mr. Midgett is the first person to come through and follow through with the Family Housing Incentive Standards approved by the Affordable Housing Committee and Dare County Board of Commissioners over a year ago. Mr. Poe stated that the CDC feels their responsibilities are to deal with the developers and come to the Boards as a body and ensure either through deed restrictions or other mechanisms that in fact these homes are developed at a price range or a rental range that is in the affordable arena and it remains that way for a set period of time through. Mr. Poe stated that the CDC's intention and policy is that should this go project be approved, the CDC staff will help market the properties.

The Board took no action taken.

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

Vote: Ayes – Unanimous

Respectfully Submitted,

Jacqueline J. Tillett
Senior Administrative Assistant

APPROVED: February 12, 2007

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