

## **MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING**

The Dare County Planning Board met on Wednesday, May 14, 2008. 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

### **MEMBERS PRESENT**

Elmer R. Midgett, Jr., Chairman  
John Finelli  
Ricky Scarborough, Jr.

Henry Dean Haywood  
David Overton

### **MEMBERS ABSENT**

Beth Midgett  
Dan Oden

### **APPROVAL OF MINUTES**

There being no additions or deletions to be made to the minutes of the April 14, 2008 Planning Board meeting, a motion was made by Henry Haywood, seconded by David Overton to dispense with reading them to approve them as submitted.

Vote: Ayes – Unanimous

### **OLD BUSINESS**

#### ***Trail Ridge Subdivision – Roanoke Island – Final Plat Review***

Mr. Mearl Meekins of W.M. Meekins, Jr. and Associates, Inc., Land Surveying and Planning was present to represent this final plat.

Planner Ryan Simons told the Board that this is a four lot re-division located outside of Manteo. He noted that the Dare County Board of Commissioners approved the preliminary in April. Mr. Simons stated that there are no additional improvements proposed for this re-division.

A motion to grant final plat approval was made by John Finelli, seconded by Ricky Scarborough, Jr.

Vote: Ayes – Unanimous

#### ***Bernice Ballance Subdivision (formerly Ocean Sound, LLC) – Buxton – Final Plat***

Mr. Mearl Meekins of W.M. Meekins, Jr. and Associates, Inc., Land Surveying and Planning was present to represent this final plat.

Planner Ryan Simons told the Board that preliminary plat approval for this division was granted by the Dare County Board of Commissioners in April.

Mr. Simons recommended final plat approval as submitted.

A motion to grant final plat approval as recommended by staff was made by David Overton, seconded by Henry Haywood.

Vote: Ayes – Unanimous

***Cedar Hammocks Travel Trailer Park – Waves – Final Plat***

Mr. Asa Gray was present for the final review of the Cedar Hammocks Travel Trailer Park.

Planner Ryan Simons presented staff comments. He told the Board that this is a 22 lot travel trailer park that has been constructed to meet the requirements and recommendations made by the Planning Board and Board of Commissioners.

Mr. Simons told the Board upon visiting the site on May 1, 2008 he found the following:

1. The required 5' vegetative buffer had not been installed, and drainage swales had not been seeded.
2. The land transaction to finalize the acquisition of the 10' strip of land to accommodate the turn-around circle has been executed and a copy of the deed is on file.

Mr. Simons told the Board that he met with Mr. Gray prior to the meeting tonight and was informed that a lot of the items identified in staff comments have been addressed. Mr. Simons told the Board that Mr. Gray has pictures depicting the improvements.

Chairman Midgett stated that any approval will be subject to staff inspecting/verifying that all of items have been addressed.

A motion to grant final approval subject to the verification by staff of the installation of the required 5' vegetative buffer, seeding of the drainage swales, indication on the final plat that the park will not be used for year round habitation and verification that the 10' strip of land to accommodate the turn circle has been acquired was made by John Finelli, seconded by Ricky Scarborough, Jr.

Vote: Ayes – Unanimous

***Midgett Campground Travel Trailer Park – Rodanthe – Final***

Scott Caldwell was present to represent this park.

Planner Ryan Simons presented staff comments. He told the Board that this is a 23 site travel trailer park down in Rodanthe. He stated that he visited this site on May 1, 2008 and found that the vegetative buffer had yet to be installed, and the salvage yard which was previously on the site had been relocated. He noted that during previous reviews it was discussed that some sort of fencing or buffering be installed to separate the salvage yard from the campground. Mr. Simons

noted that the Ordinance does not require a fence and stated that the required vegetative buffer may be enough since the salvage yard has been substantially moved away from the park.

The Board discussed the access easement to the cemetery and dumpster pad.

A motion to grant final plat approval was made by Ricky Scarborough, Jr., seconded by Henry Haywood subject to the following:

1. Reconfiguring the access easement to the cemetery to stop at the cemetery.
2. Verification that the vegetative buffer has been installed.
3. Verification that there is gravel access to the dumpster pad.

Vote: Ayes – Unanimous

### **NEW BUSINESS**

NONE

### **OTHER BUSINESS**

#### **Land Use Plan Update – Natural Features Map and Environmental Composite Map**

Senior Planner Donna Creef presented a draft narrative to accompany the Natural Features and Environmental Composite Map to be included in the Dare County Land Use Plan. She also provided the Board with a copy of a map prepared by Greg Ball from the Dare County Information Technology Department that depicts a combination of all of the natural features, and a draft of classifications for each natural features. She noted that the classifications have not been applied to the map yet.

Mrs. Creef asked that the Board review class rankings (Class 1, Class 2 and Class 3) and the narrative presented and to let her know if there is anything in the text that they don't like or makes them uncomfortable or needs to be strengthened or revised.

The Board discussed the class rankings and concurred that the classifications prepared by staff are suitable.

Mrs. Creef noted that the Board will note that a summary of the LUP workshop held on the April 24, 2008 was included in the Board packet. She told the Board that there will be no workshop this month or in June. She also stated that she is in the process of writing the narratives that go with the policy.

Chairman Midgett suggested staff include Land Use Plan discussion on every agenda to accommodate discussions if needed.

**ADJOURNMENT**

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

Vote: Ayes – Unanimous

Respectfully Submitted,

Jacqueline J. Tillett  
Senior Administrative Support Specialist

**APPROVED: June 9, 2008**

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