

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, June 8, 2009. 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
Ricky Scarborough, Jr.
David Overton

John Finelli
Dan Oden
Henry Haywood

MEMBERS ABSENT

Mary Beth Midgett

APPROVAL OF MINUTES

There being no additions or deletions to be made to the minutes of the April 13, 2009 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

None

NEW BUSINESS

Camp Immanuel of Liberty Christian Fellowship Church – Colington – Group Development – Sketch Plan Review

Mr. Clifton Perry and Scott Williams were present along with Rick House of House Engineering for the review of this sketch plan.

Senior Planner Donna Creef told the Board this sketch plan submitted by Liberty Christian Church is a proposal for a youth camp to be located on Williams Drive. She noted that the site is zoned R-2B and permits church facilities as a conditional use. Mrs. Creef stated that Liberty Christian Church existed prior to the adoption of the Colington use-specific zoning map in 1997. She stated that the church now wish to expand their camp facilities to include the construction of a counselor's camp, eight cabins to accommodate eight children and two adults so that weekly and overnight camps may be offered to youth in the summer months.

Mrs. Creef noted that applicants are seeking guidance from the Planning Board on the level of road improvements necessary for the proposed camp facility. Mrs. Creef included pictures of the site in the Board's packet. She pointed out that as you go down William Drive, the existing church is on the right-hand side of Williams Drive and the area proposed for the construction of the cabins and pool is on the left-hand side of the road. She stated that the existing 60' easement is in very good shape with the first part of the existing road being gravel and the portion of the road that accesses the existing improvements on the site is sand. Mrs. Creef suggested the installation of a more traditional turn-around at the end of the existing right-of-way.

Mrs. Creef told the Board that the cabins and pool will be constructed in accordance with the commercial building codes since the structures are not single-family or duplex structures. She noted that the existing church has a kitchen facility that will be used for the campers, therefore no additional kitchen facility is proposed.

Mrs. Creef further suggested that the church consider relocating the cabin closest to the Williams property and maintaining a vegetative buffer along the William property line since the site is heavily wooded. She stated this is only a suggestion and is not mandatory. She stated that the most important issue is that the cabins be constructed twenty feet apart as required by the group development standards.

Rick House of House Engineering told the Board that his plan is to submit a more complete package in August for a conditional use permit review.

The Planning Board discussed the following issues:

1. Disposal of trash on the site – applicants indicated that a dumpster facility would be appropriate.
2. Supplementing the existing vegetation to control access to the adjacent properties.
3. Lighting and fencing of the proposed pool.
4. Timeframe for the completion of the youth camp facility – applicants indicated that they plan to begin construction of the proposed project in September or October with a goal to being able to operate a camp in June 2010.

Mrs. Creef suggested a time frame of three years. She stated that language can be included in the conditional use permit that will allow for an extension is necessary.

The Board took no action on this item.

OTHER BUSINESS

None

ADJOURNMENT

There being no further business before the Dare County Planning Board, a motion to adjourn was made by David Overton, seconded by Dan Oden.

Vote: Ayes – Unanimous

Respectfully Submitted,



Jacqueline J. Tillett
Senior Administrative Support Specialist

APPROVED: July 13, 2009



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

