

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, October 12, 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
John Finelli
Ricky Scarborough, Jr.
Dan Oden

Beth Midgett
Henry Haywood
David Overton

APPROVAL OF MINUTES

There being no additions or deletions to be made to the minutes of the September 14, 2009 Planning Board meeting, a motion to dispense with reading them and to approve them as submitted was made by Henry Haywood, seconded by David Overton.

Vote: Ayes – Unanimous

OLD BUSINESS

Liberty Christian Fellowship Church – “Camp Immanuel” – Colington – Conditional use Permit Application

Mr. Rick House from House Engineering was present to represent this application. Also present were members of the Liberty Christian Fellowship Church.

A sketch plan submitted by Liberty Christian Fellowship Church for a proposed youth camp was reviewed by the Planning Board on June 8, 2009. Mrs. Creef told the Board that the applicants have submitted a more detailed site plan depicting the measurements of the cabins and distances between them based on items discussed at the June meeting.

Mrs. Creef noted, as discussed during the sketch plan review, there is an existing 60' wide right-of-way depicted on the site plan. She stated that this right-of-way will be improved to the sub-base standards of NCDOT.

Mrs. Creef told the Board that she discussed the site plan with Dare County Fire Marshal Doug Remaley, who indicated that the locations of the hydrants are satisfactory.

Mrs. Creef noted that the site is heavily wooded in the areas of the proposed cabins, and that vegetative buffers will be maintained around the perimeter of the property. She further noted that notice of this application was sent to all of the adjoining property owners and no issues or concerns have been expressed by anyone.

Mrs. Creef told the Board that the all of the cabins and amenities will be constructed according to the North Carolina State commercial building code, which is necessary because the structures are not single-family or duplex structures. She informed the Board that the kitchen facilities at the existing church will be used for the proposed camp. She also pointed out that the site plan depicts a “future” family life center. She told the Board that she suggested the site plan depict this proposed building to demonstrate the overall plans for the property. She also stated that it is understood by the applicants and engineer that additional review and amendment of the Conditional Use Permit will be necessary prior to the construction of the family life center.

Mrs. Creef provided the Board with a copy of the draft Conditional Use Permit and suggested that the Board discuss an appropriate time-table for the completion of the proposed camp project.

Members of the Liberty Christian Fellowship Church requested five years to complete project, with the option to request additional time if needed. The Board concurred that five years was reasonable to allow for the completion of the project.

A motion to recommend approval was made by Henry Haywood, seconded by Beth Midgett.

Vote: Ayes – Unanimous

OTHER BUSINESS

Discussion of State response/comments on Draft Land Use Plan

Senior Planner Donna Creef presented comments received from the Division of Coastal Management staff on the draft Dare County Land Use Plan update and staff response to these comments.

Mrs. Creef told the Board that many of the comments made by the Division of Coastal Management staff focus on the future land use maps and will require revisions to be made by the County’s GIS department. She explained that some of the future land use categories will be re-titled and the narratives expanded as required for compliance with the Land Use Plan guidelines. She noted that these maps will be presented at a later meeting.

Mrs. Creef stated that some of the items requested by the Division of Coastal Management represent a shift to a more regulatory oriented document versus a guidance-oriented document. Mrs. Creef told the Board that she has attempted to address all of the comments submitted by the Division of Coastal Management. She noted that there are some items that she does not think should be revised and will remain as items of discussion with the Division of Coastal Management staff as the update process proceeds. She stated that the comments have been helpful and feels that the revisions made in response to the State’s comments have resulted in a better document.

The Planning Board reviewed and discussed the comments and responses submitted by Mrs. Creef. Mrs. Creef invited the Planning Board to feel free to submit any comments or recommendations on the comments rendered by the Division of Coastal Management and responses prepared by staff.

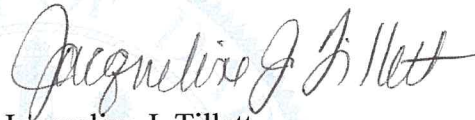
No action was taken on this agenda item.

ADJOURNMENT

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

Vote: Ayes – Unanimous

Respectfully Submitted,



Jacqueline J. Tillett
Senior Administrative Support Specialist

APPROVED: November 9, 2009



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