

## MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, March 8, 2010. This meeting was held in the Dare County Board of Commissioners meeting room located at 954 Marshall C. Collins Drive, Manteo, NC.

**CALL TO ORDER** 7:00 pm

**MEMBERS PRESENT** Elmer R. Midgett, Jr. – Chairman Richard Scarborough, Jr.  
Henry Haywood Dan Oden  
John Finelli Beth Midgett

**MEMBERS ABSENT** David Overton

### APPROVAL OF MINUTES

There being no additions or deletions to be made to the minutes of the February 8, 2010 meeting of the Dare County Planning Board, a motion to dispense with reading them and to approve them as submitted was made by Beth Midgett. This motion was seconded by Henry Haywood.

Vote: Ayes - Unanimous

### OLD BUSINESS – NONE

### NEW BUSINESS

#### *Joseph K. Kiely/Kellie P. Kiely – Waves – Preliminary Plat Review*

Jason Buckner was present to represent this preliminary plat.

Senior Planner, Donna Creef presented staff comments. She stated that the site is located in Waves, NC adjacent to the Real Kiteboarding site. She stated that Mr. Rankin's office originally submitted the plat to the planning department for approval as an exempt subdivision, but the size of the property excluded it from being considered as an exemption plat and being approved administratively.

Mrs. Creef rendered the following comments for consideration and discussion by the Board:

1. Both of the proposed lots have frontage on Highway 12. Lot 1 has access via an existing driveway. She noted that access to lot 2 will require a NCDOT driveway encroachment permit.
2. A current wetland survey should be submitted to the planning staff.
3. Mrs. Creef noted that lot 1 contains an existing cemetery, and language guaranteeing access to this cemetery will need to be prepared and recorded. She noted that the language should be submitted to the planning staff for review prior to this division being forwarded to the Board of Commissioners for approval. She further noted that the easement will need to be depicted on the plat that is submitted to the Board of Commissioners for review.

Mrs. Creef identified the following items to be included on a revised plat:

1. total acreage of the site
2. lot coverage table listing the maximum amount of lot coverage allowed on each lot
3. CAMA statement for the areas of environmental concern.

The Board discussed the possible use of a shared driveway.

A motion was made by Dan Oden, seconded by Beth Midgett to recommend approval of the preliminary plat submitted by Joseph K. Kiely and Kellie P. Kiely subject to a revised plat being submitted that includes the following:

1. 10' wide access easement shall be provided to the existing cemetery. An access easement agreement shall be recorded in the office of the Dare County Register of Deeds and depicted on the final plat that is recorded. The draft access easement should be provided to the Planning staff for review prior to submission of the division to the Board of Commissioners.
2. A lot coverage table, CAMA acknowledgement statement, and the total acreage of the property should be included on the preliminary plat.

Vote: Ayes – Unanimous

#### **Waves Village – Rodanthe – Amendment to Conditional Use Permit #4-2008**

Victor White, Landmark Engineering on behalf of Waves Village, LLC was present to represent this amendment.

Senior Planner Donna Creef told the Board that the Dare County Commissioners approved buildings A, B, C, and D in October of 2008. She stated the amendment submitted by Waves Village, LLC seeks authorization to increase the number of authorized restaurant seats from 34 to 120. She told the Board that the proposed restaurant will be located on the second floor of Bldg. B an existing commercial structure. Mrs. Creef stated that the proposed Building D (nine multi-family units), authorized in October 2008 has been eliminated to accommodate the increased seating requested for the restaurant.

Mrs. Creef stated she visited the site on February 2, 2010, and found all of the parking improvements in place except for the gravel space shown in front of existing building B (spaces 119-145). She noted those space will be constructed as part of the restaurant improvements.

Mrs. Creef pointed out that the amended site plan depicts a total of four dumpsters. She noted that screening around the dumpsters will need to be installed as part of the improvements.

Mrs. Creef provided the Board with a copy of the original conditional use permit and a copy of the draft amendment with conditions.

John Finelli made a motion to recommend approval of the amendment to Conditional Use Permit #4-2008 as requested and subject to the conditions stated by staff in the draft Conditional Use Permit along with all of the conditions included in the original conditional use permit approval in October 2008. This motion was seconded by Henry Haywood.

Vote: Ayes – Unanimous

***Coastal Studies Institute – Roanoke Island – Conditional Use Permit #1-2010***

John Delucia of Albemarle and Associates was present to represent the Coastal Studies Institute. Mr. Delucia presented a power-point presentation of the proposed project. He told the board that the UNC Coastal Institute is an Inner University Coastal and Marine Science Institute focusing on applied research and educational programming to serve Northeastern North Carolina and beyond.

Mr. Delucia told the Board that the partners designing the campus are Elizabeth City State, East Carolina, NC State, UNC-Chapel Hill, and UNC-Wilmington. .

Mr. Delucia told the Board that UNC's mission is to undertake research, offer educational opportunities, to provide community outreach programs and enhance communications among those concerned with the unique history, cultural and environment of maritime counties in North Carolina. He stated that the research programs include the estuary ecology and human health, estuarine coastal processes, coastal engineering, coastal sustainability and maritime history.

Mr. Delucia stated that the proposed site of the Coastal Studies Institute campus is located on the west side of Roanoke Island south of Skyco Road. He stated that the project includes a 56,800 square foot research building, 9,700 square foot marine services building, 3,500 square foot boat storage building and two 6,591 square foot residential dormitory/bunkhouse buildings, and 6 boat slips. He stated there are 98 parking spaces proposed. He stated the roadways will be installed in asphalt or concrete or some pervious concrete. He stated parking surfaces are being looked at to be put in with some recycled alternative materials to promote stormwater infiltration and management. Boat launch facilities are proposed to be installed near the proposed marina.

Mr. Delucia stated that the proposal is to move the driveway entrance closer to the Dare County well site which gives better views both to the south and the north. He stated that they have made two requests for NCDOT to review this but they have indicated that they feel that the Coastal Institute will not generate enough traffic on the site to warrant a deceleration lane. Mr. Delucia confirmed that NCDOT has indicated that they are willing to monitor the traffic situation in and out of the site as warranted by the construction and the occupancy of the site.

Chairman Midgett asked staff to convey the Planning Board's concern regarding traffic safety of ingress and egress from the site.

After presentation by Mr. Delucia, and brief discussion board member John Finelli made a motion to recommend approval of the draft Conditional Use Permit subject to conditions outlined in the draft prepared by staff and as amended by the Board which would be the deletion of the NCDOT access as a condition and the hours of operation. This motion was seconded by Dan Oden.

Vote: 5 – Ayes (E.R. Midgett, Oden, B. Midgett, Finelli, Haywood)  
1 – Nay (Scarborough)

#### **OTHER BUSINESS**

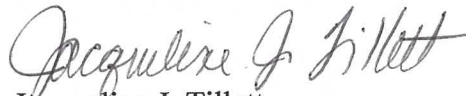
Senior Planner Donna Creef reminded the Board of the Dare County Land Use Plan scheduled with the Board of Commissioners on March 15, 2010 at 2:30 PM. She told them that the workshop will be held in Room 168 of the Dare County Administrative Offices.

#### **ADJOURNMENT**

There being no further business before the Dare County Planning Board, a motion to adjourn was made by Beth Midgett, seconded by Henry Haywood.

Vote: Ayes – Unanimous

Respectfully Submitted,



Jacqueline J. Tillett

Senior Administrative Support Specialist

APPROVED: May 10, 2010



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