

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

The Dare County Planning Board held their regularly scheduled meeting on Monday, May 9, 2011. This meeting was held in the meeting room of the Dare County Board of Commissioners, 954 Marshall C. Collins, Drive, Manteo, NC.

***CALL TO ORDER*** 7 PM

***MEMBERS PRESENT*** Elmer R. Midgett, Jr., - Chairman Ricky Scarborough, Jr.  
David Overton John Finelli  
Henry Haywood

***MEMBERS ABSENT*** Beth Midgett Dan Oden

### ***PUBLIC COMMENT***

There were no speakers to render public comments.

### ***APPROVAL OF MINUTES***

There being no additions, deletions or corrections to be made to the minutes of the April 11, 2011 meeting of the Dare County Planning Board, a motion to dispense with reading them and to approve them as submitted was made by John Finelli, seconded by Henry Haywood.

### ***OLD BUSINESS***

None

### ***NEW BUSINESS***

#### **Angela Runge Minor Subdivision – Wanchese – Preliminary Plat**

Doug Styron of Styron Surveying Services was present to represent the Angela Runge Minor Subdivision preliminary plat.

Planning Director Donna Creef presented staff comments. She told the Board that the proposed site consists of 7.8 acres and is proposed for division into two lots with the smallest lot being 20,141 square feet. No road improvements are required and the lots are served by onsite septic tank/drain field systems and private wells. She also noted that no land disturbance is proposed.

Mrs. Creef further noted that this is the first subdivision review since the adoption of the revised subdivision review procedures. She stated that a copy of the plat was sent to the Dare County Board of Commissioners and that she has not received a request for submission to them for review.

Mrs. Creef noted that the zoning district is not indicated on the plat and with the overlay of the division we want to make sure that we have the setbacks appropriately depicted. She stated the setbacks need to be depicted on the final plat.

A motion to approve the preliminary plat for the Angela Runge minor subdivision was made by John Finelli, seconded by Henry Haywood.

Vote: Ayes - Unanimous

#### **OTHER BUSINESS**

Mary Temple-Mullis was present to represent a proposal for a campground.

Planning Director Donna Creef told the Board that Ms. Temple-Mullis contacted her regarding the addition of a campground to her existing 7 acre property in Salvo (The Storage Spot). In trying to advise her on this proposal, Mrs. Creef stated she wasn't sure whether or not this was an appropriate addition to the property with everything else going on out there. Mrs. Creef stated that she suggested that Ms. Temple-Mullis get a sketch plan to be reviewed by the Board prior to going through the expense of having an engineered site plan done.

Mrs. Creef explained that the site is zoned S-1 and a conditional use permit was approved originally in 1996 for the three storage buildings currently on the property. In 2006 there was amendment to the conditional use permit for the houses that are located on the front portion of the property.

Mrs. Creef noted that the travel trailer park ordinance standards state that travel trailer parks shall contain at least two acres excluding roads, common areas and the like. She further stated that Ms. Temple-Mullis was also informed that she would need a 20' separation between the campground and the storage building.

Ms. Temple Mullis told the Board that the storage buildings have not been successful and she is trying to find a way to bring in more income so that she can hang on to her property. She further stated that she thinks a campground would a moneymaker for her since some of the existing campgrounds are having so much business that they are having to turn people away.

The Planning Board discussed the Ms. Temple-Mullis' proposal and concurred that the standard requirement of 2 acres for the campsites is need, and that the existing group development project and the campsite will need to be designated as two separate developments. The Board also noted that an up-to-date wetlands verification would be a good idea as well.

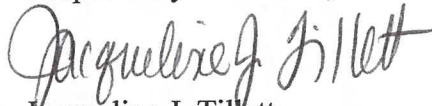
No action taken on this item; as it was considered a sketch plan review.

***ADJOURNMENT***

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

Vote: Ayes – Unanimous


Respectfully Submitted,



Jacqueline J. Tillett

Senior Administrative Support Specialist

APPROVED: June 13, 2011



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