

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, July 11, 2011. This meeting was held in the Dare County Board of Commissioners meeting room of located at 954 Marshall C. Collins, Drive, Manteo, NC.

CALL TO ORDER 7 PM

MEMBERS PRESENT Elmer R. Midgett, Jr., - Chairman Ricky Scarborough, Jr.
John Finelli Henry Haywood
Beth Midgett
Dan Oden

MEMBERS ABSENT David Overton

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 June 13, 2011 meeting of the Dare County Planning Board, a motion to dispense with reading them and to approve them as submitted was made by Henry Haywood, seconded by Beth Midgett.

OLD BUSINESS

None

NEW BUSINESS

Glenn Hanbury, Jr. (Beach Air Heating and Cooling) – Zoning Text Amendment (SNC-Skyco Neighborhood Commercial District)

The petitioner Mr. Glenn Hanbury, Jr. along with Mr. Glenn Hanbury, Sr., were present for the review of the proposed text amendment to the SNC- Skyco Neighborhood Commercial District.

Planning Director Donna Creef presented staff comments. She told the Board that Mr. Glenn Hanbury, Jr. has submitted an application to amend the text of the Skyco Neighborhood Commercial (SNC) district to add “commercial storage yard” to the list of permitted uses for this district. Mrs. Creef told the board that the SNC district regulations were adopted in June 2007 for the Skyco area.

Mrs. Creef stated that the SNC district states “the following uses shall be permitted by right and any use not permitted herein shall be deemed prohibited”. She further stated that the use proposed by Mr. Hanbury cannot be authorized unless the text of the SNC district is amended.

Mrs. Creef pointed out that Mr. Hanbury included a cover letter with his application and in that letter he states that he is seeking the commercial storage area to allow the storage of boats, boat trailers, utility trailers and RV’s.

Mrs. Creef provided for the board’s review and consideration a draft definition of commercial storage yard, language to address fencing, buffering and the type of vehicles permitted to be stored on the site.

Mrs. Creef reminded the board that any recommendation should contain a finding of consistency with the applicable policies of the Dare County Land Use Plan on commercial development.

After a discussion regarding fencing, buffering for the site and the types of vehicles to be stored, a motion was made by Ricky Scarborough, seconded by Henry Haywood to recommend approval of the draft revisions to the SNC district with the definition of commercial storage yard as submitted by staff and the draft changes to the SNC to add this to the list of permitted uses with the conditions as revised during discussion. This motion also includes a finding of consistency with the policies of the 2009 Land Use Plan and other applicable policies of Dare County.

Vote: Ayes - Unanimous

Gary S. Charrette – Frisco – Preliminary plat

Mr. Don Rankin of Ranking Surveying was present to represent this preliminary plat.

Planning Director Donna Creef presented staff comments. She told the Board that this is a preliminary plat for a subdivision of property located in Frisco in the SED-1 zoning district and the Buxton Woods CAMA AEC for the wellfield. She noted that the layout of the division is being driven by the fact that the property is located in the SED and the AEC. The AEC has specific prohibitions on the installation of new wastewater systems and that is the reason the plat has been shown with the non-contiguous portion of lot 2B.

Mrs. Creef noted that there is an existing garage located on lot 2B. She stated that Mr. Charrette has plans to remodel this garage into a residence which will require the installation of a new septic system. She further noted that the existing house on lot 2A has a septic system, but the

garage does not. Mrs. Creef stated that Mr. Charrette applied for a wastewater evaluation to determine whether or not this area is suitable for a wastewater system; copies of those results are on file.

The Board discussed the configuration of the proposed lots, the 20' access easement for lot 2B, and the SED-1 regulations that apply to the division.

A motion to recommend approval of the preliminary plat of the Gary Charrette Subdivision with the following conditions was made by John Finelli, seconded by Dan Oden.

1. The plot lines for the northern portion of lot 2B will be deleted and this area included as part of lot 2A. An easement for the wastewater system for lot 2B shall be depicted on lot 2A. The easement shall be recorded in the Register of Deeds at the time the final plat for the Division is recorded.
2. The 20' access easement for lot 2B may be located within the wastewater easement area on lot 2A as depicted on the preliminary plat submitted for review on July 11, 2011.
3. A note should be added to the final plat stating that the SED-1 regulations including the 50' wetland buffer shall apply to any new construction or remodeling construction that occurs on the lots after the subdivision plat is recorded.
4. An access and utility easement of at least 20' in width will be provided through lot 2A which will connect lot 2B to Piney Ridge Road. Such easement may pass through the previously mentioned wastewater easement.
5. The CAMA AEC notice shall be included on the final plat.
6. A note should be added to the final plat acknowledging that individual solid waste service and school bus pick-up service may not be available due to the lack of improved street improvements. The minor subdivision certificate should also be added to the final plat.

Vote: Ayes – Unanimous

OTHER BUSINESS

VC-2 Landscaping Business Standards – Discussion – Referred by the Dare County Board of Commissioners

Planning Director Donna Creef reminded the board of the conditional use permit reviewed last month for Eric Morrison to operate a landscaping business at a site in Colington that is located in the VC-2 zoning district. She noted that the discussion of Mr. Morrison's application focused on the equipment to be stored on site, specifically backhoes and heavy equipment. She noted that the Board of Commissioners also discussed the same topic during their review of the Morrison conditional use permit with several members expressing the opinion that the backhoe and fencing language needed to be reconsidered.

Mrs. Creef provided the board with revised language to address the equipment that may be stored on-site at a landscaping business, and asked that the board review the language and provide feedback and suggestions on how best to address these issues. She further stated that she further research backhoes and attempt to come up with some language to address more specific fencing and some alternative language for vegetation.

Board took no action.

ADJOURNMENT

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

Respectfully Submitted,



Jacqueline J. Tillett
Senior Administrative Support Specialist
Clerk to the Planning Board

APPROVED: August 8, 2011



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