

## MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, August 8, 2011. 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

<b>ROLL CALL</b>	Elmer R. Midgett, Jr. – Chairman	John Finelli
	Henry Haywood	Dan Oden
	Beth Midgett	

**MEMBERS ABSENT**    Richard “Ricky” Scarborough, Jr.      David Overton

### APPROVAL OF MINUTES

There being no additions or deletions to be made to the minutes of the July 11, 2011 meeting, a motion was made by Henry Haywood, seconded by Beth Midgett to dispense with reading them and to approve them as submitted.

Vote: Ayes – Unanimous

### PUBLIC COMMENT

None.

Mary Helen Goodloe-Murphy, Chairperson of the Outer Banks Community Scenic Byway updated the Board on the proposed pathway on Hatteras Island. She told them about the grants and the Tourism Board match. She stated that they are currently waiting on the contract with NCDOT.

### NEW BUSINESS

#### ***Hatteras Community Homes, LLC – Frisco – Preliminary***

Mrs. Tami Gray, representing the Hatteras Community Homes, LLC Subdivision was present. Planning Director Donna Creef presented staff comments. Mrs. Creef told the Board that access to the proposed two lot division is currently provided along Rouges Retreat to Piney

Ridge Road. She stated that Mrs. Tami Gray proposed to purchase Parcel 1 for the relocation of a house onto the site. Mrs. Creef told the Board that the relocation of the house does not cause problems with any of the SED-1 regulations.

Mrs. Creef noted that the CAMA AEC regulations preclude the installation of a new wastewater system in the AEC. She stated that Mrs. Gray is currently working with the health department on the location of a septic system for the proposed house. She stated that a wastewater agreement will not be required because it is located on one property.

Mrs. Tami Gray addressed the Board and requested a reconfiguration of Parcel 1 for bank purposes. She stated that a reconfiguration would help her secure financing.

A motion to table the preliminary plat for Hatteras Community Homes, LLC Subdivision to allow a resubmission of a revised plat that depicts the existing mobile home on a separate lot was made by Beth Midgett, seconded by Henry Haywood.

Vote: Ayes – Unanimous

***Dare County Schools Cape Hatteras Secondary School Wind Energy Project – Conditional Use Permit***

Jim Winebarger representing Dare County Schools was present to represent this proposed conditional use permit.

Planning Director Donna Creef told the Board that last month the Board of Commissioners adopted amendments to the Zoning Ordinance to establish regulations for the installation of wind energy demonstration projects on Dare County School property.

Mrs. Creef told the Board that Mr. Winbarger, on behalf of the Dare County school system, has submitted a site plan to install two wind energy structures at the Cape Hatteras Secondary School in Buxton. She stated that the proposal is for a 67' horizontal-axis turbine a vertical-axis turbine with a maximum height of 30'.

Mrs. Creef stated that the Section 22-29.4 of the Zoning Ordinance establishes a setback of 1.1 times the turbine height from any structure on the site and any public utility lines. She noted

that once the turbines are installed, documentation verifying compliance with the required setback will be submitted to the Planning Department.

Mrs. Creef provided a draft Conditional Use permit for the Board's review and consideration.

A motion to recommend approval of the draft conditional use permit was made by Dan Oden, seconded by Henry Haywood.

Vote: Ayes – Unanimous

## **OTHER BUSINESS**

### ***VC-2 Landscaping Business Standards – Discussion***

Planning Director Donna Creef presented staff comments. She told the Board that last month the Planning Board discussed revisions to the VC-2 landscaping business conditions concerning the storage of backhoes and the buffering of mulch and storage areas. At the conclusion of the discussion, the Board did not reach a consensus on any revised language and tabled the discussion until the next meeting.

Mrs. Creef provided the Board with draft language for the Board's consideration. The draft language revises condition #3 and offers a rewording of condition #4. As follows:

Current wording of condition #3

3. Associated equipment used by the landscape business such as trailers, lawn mowers, single-axle trucks and tractors may be stored on the site. This shall not include draglines, bulldozers, backhoes, or other heavy industrial equipment.

Revised condition #3

3. Associated equipment used by the landscape business such as trailers, lawn mowers, single-axle trucks and tractors may be stored on the site. This shall not include draglines, bulldozers, ~~backhoes~~ or heavy industrial equipment. This shall not be interpreted to prohibit the storage of one (1) backhoe on the site.

Current wording of condition #4

Storage areas of mulch and equipment shall be buffered with fencing.

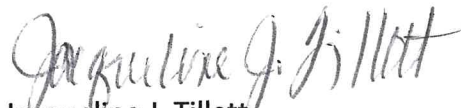
Revised condition #4

4. Storage areas of mulch and equipment shall be buffered by either fencing (wood, masonry or vinyl) or dense vegetation when such storage areas abut a residential use or zone to the side or rear of the landscaping business site. Buffers shall be at least six feet in height but shall not exceed ten feet in height. The buffers shall be maintained to ensure adequate screening. If vegetation is used, a plan detailing the type, size and species to be used shall be provided to the Zoning Administrator for review and approval. Existing on-site vegetation may be used if approved by the Zoning Administrator.

The Planning Board concurred that the language submitted by staff is suitable. A motion to recommend approval of the text amendment was made by John Finelli, seconded by Henry Haywood.

Vote: Ayes - Unanimous

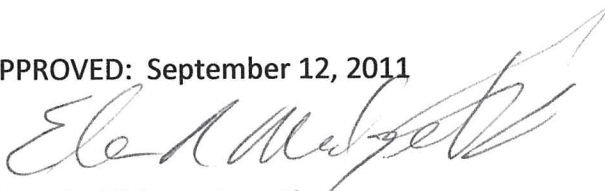
Respectfully Submitted,



Jacqueline J. Tillett

Senior Administrative Support Specialist

APPROVED: September 12, 2011



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