

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, September 12, 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

MEMBERS ABSENT David Overton Dan Oden
Beth Midgett

APPROVAL OF MINUTES

There being no additions, deletions or corrections to be made to the minutes of the August 8, 2011 meeting of the Dare County Planning Board, a motion to approve them as submitted and to dispense with reading them was made by John Finelli, seconded by Henry Haywood.

Vote: Ayes - Unanimous

PUBLIC COMMENT

There public comments rendered.

OLD BUSINESS

Hatteras Community Homes, LLC – Frisco – Preliminary Plat Review

Planning Director Donna Creef informed the Board that she excused Mrs. Gray from attending this meeting because this item was reviewed last month and also due to the travel conditions to and from Hatteras Island due to Hurricane Irene.

Mrs. Creef stated that the plat was tabled last month by the Board at the request of Mrs. Gray due to her financial institute requiring her to subdivide the site into three properties so that the existing mobile home was on its own lot.

Mrs. Creef told the Board that she was informed by Mrs. Gray after the August meeting that the bank was no longer requiring the mobile home to be located on a separate parcel and that no changes to the preliminary plat are needed.

Mrs. Creef stated that comments from the Environmental Health Department have been submitted and it doesn't appear that there will be any difficulty with getting a septic system for the house.

A motion to recommend preliminary plat approval subject to any development plans for parcel 2 will be subject to review by the Dare County Planning Board and or Board Commissioners depending on the level of development was made by Henry Haywood, seconded by Ricky Scarborough, Jr.

Vote: Ayes – Unanimous

Beasley Land Company, LLC – Colington – Conditional Use Permit

Victor White with Land Mark Engineering was present for the review of this Conditional Use Permit application. Also present was Rick House from House Engineering.

Planning Director Donna Creef presented staff comments. She told the Board that this is Conditional Use Permit Application and a detailed site plan for Marshy Ridge Retreat Campground/Travel Trailer Park consisting of 48 campsites. Mrs. Creef stated that the site is located in Colington and was reviewed as a sketch plan earlier this year. At that sketch plan review it was noted that the overall layout was satisfactory with the proposed 20' wide gravel road improvements.

Mrs. Creef made general comments regarding the overall layout of the proposed campground/travel trailer park. She told the Board that the site is zoned R-2B which permits campgrounds as conditional uses. She identified several revisions that need to be made to the plat and also provided a draft conditional use permit for the Board's review and consideration.

Mrs. Creef stated that applications for a state storm water management permit and sedimentation and erosion control permit have been submitted, and an up-to-date wetland verification plat is on file with the Planning Department.

Central water will be provided from the Dare County water system and on-site septic systems will be installed subject to approval by the Dare County Health Department.

Access to the existing cemetery shall be provided by an easement as depicted on the site plan. The recordation of that easement will need to occur at the time of an as-built survey and final approval.

Mrs. Creef noted that the preliminary plat approval is valid for 12 month which should be ample time for the installation of the improvements. If additional time is needed, there are provisions to provide for an extension in the Travel Trailer Park Ordinance.

Upon conclusion of discussion of comments submitted by Planning Director Donna Creef, a motion to recommend approval of the preliminary site plan and conditional use permit to Beasley Land Company LLC for Marshy Ridge Retreat Campground was made by John Finelli, seconded by Henry Haywood subject to the following conditions:

1. The site plan should be revised to reflect the correct zoning district of R-2B.
2. The campsites should be numbered sequentially
3. The street name should be included on the campground portion of the road
4. The road improvements shall be constructed to a minimum sub-base depth of 8" of gravel consistent with NCDOT regulations. The road construction and materials shall be certified by a professional engineer. Some additional improvements may be required for the existing section of Marshy Ridge Road.
5. A typical cross-section of the road shall be included on a revised plat.
6. The bath house shall be constructed to comply with the specifications for each fixture as established in the Travel Trailer Park Ordinance.
7. A sign for the campground shall be subject to review and approval by the Planning Department.
8. Revisions to the lease to clarify that the travel trailers cannot be used on as year round residences; cannot have additions or decks that exceed the 100 square feet entrance landing permitted by the Travel Trailer Ordinance; and that the units must be kept high-way ready as detailed in the conditional use permit. A copy of the lease should be available for review by the Planning Department at the time a final plat is submitted for review.

Vote: Ayes – Unanimous

Storage Spot Subdivision – Salvo – Subdivision Review

Ms. Mary Temple-Mullis was present to represent this plat.

Planning Director Donna Creef told the Board that earlier this year Mary Temple Mullis, owner/operator at the Storage Spot appeared before the Board with a sketch plan layout of a proposal to develop a small campground on the back portion of The Storage Spot site. There was no formal action taken on the sketch plan and the one issue of concern identified was with compliance of the language in the Travel Trailer Park Ordinance that requires each park to contain at least two acres excluding roads and other similar features.

Mrs. Creef stated that Ms. Mullis has stated that she has met with a representative of the Army Corps of Engineers on the site and the wetlands are accurately depicted.

Mrs. Creef told the Board that she requested that Ms. Mullis has submit two proposed subdivision plats to allow the Board an opportunity to review each proposal and grant approval to the subdivision layout that will best accommodate her plan to develop the proposed campground. She noted that any action taken at this review will be strictly for the division of the property and will not be approval of a site plan for the campground. She noted that additional review of a more detailed site plan will be required to approval of the proposed campground.

Mrs. Creef told the Board that the first proposal is for a two lot division that separates the existing residential structures located on lot 1 and provides a second larger lot with the existing warehouse facilities and the remainder of the tract. She noted that lot 2 is a flag lot with frontage on NC 12. Mrs. Creef further noted that Ms. Mullis has indicated her plan to convert one of the storage units into a bathhouse for the campground and to use the existing office. Mrs. Creef stated that that the two lot scenario would keep the campground on the same premises as the road and support facilities.

The three lot proposal is the same layout as the two lot division with the campground being located on the third lot and the existing road improvements being used to access the storage area and the rear of the tract is via a 30' wide as depicted on the subdivision plat.

After discussing the two layouts submitted, a motion to recommend approval of the preliminary plat for the two lot division as submitted was made by John Finelli, seconded by Henry Haywood.

Vote: Ayes – Unanimous

This approval is valid for 12 months from the date of approval.

OTHER BUSINESS

None

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.

Vote: Ayes – Unanimous


This meeting adjourned at approximately 8:06 PM

Respectfully Submitted,



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

APPROVED: 11/14/2011



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

