

## MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board met on Monday, June 11, 2012. 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>MEMBERS PRESENT</b>	Elmer R. Midgett, Jr., Chairman	Ricky Scarborough, Jr.
	Beth Midgett	John Finelli
	Dan Oden	

**MEMBERS ABSENT** David Overton

### APPROVAL OF MINUTES

There being no additions or deletions to the minutes of the May 14, 2012 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 Beth Midgett.

Vote: Ayes – Unanimous

### PUBLIC COMMENTS

None

### PUBLIC HEARING

Attorney Starkey Sharp, representing the applicants Commercial Ready Mix Products, Inc. was present.

Mr. Sharp stated that the proposed use is a temporary and portable concrete plant to supply the concrete for the construction of the new Bonner Bridge. Mr. Sharp stated that the applicant had other properties to consider and admittedly got into this particular site accidentally. He stated that they were looking at another site at the airport and for various reasons the airport site didn't seem suitable.

Mr. Sharp told the board that a real estate consultant advised the applicant that the proposed site was zoned for the proposed concrete plant. He stated that after acquiring the property, the applicants learned from the planning staff that a text amendment would be necessary.

Mr. Sharp told the board that the site in question seems to be the most suitable site to meet the time constraints required for the delivery of the concrete to the bridge site and to meet the specifications as required by the North Carolina Department of Transportation.

Mr. Sharp told the Board that the applicants have looked at the best possible location on the property for the location of the concrete plant as far away from the adjoining residential properties as possible. He also noted that a sprinkler set up and vacuum system will be used as a means to alleviate the dust generated.

The following citizens rendered public comments in opposition to the zoning amendment submitted by Commercial Ready Mix Products, Inc.:

1. Lee Johnson – Lifelong resident of Wanchese
2. Lorraine Tillett – Resident of Wanchese
3. Lish Meekins - Resident
4. Mark Vrablic – Resident of 274 Jovers Lane, Wanchese, NC

Public comments included concerns regarding noise, dust, and factors that go with the operation of a concrete plant. Some stated that the proposed use would be detrimental to the fishing village of Wanchese.

Public comments portion closed at approximately 7:20 pm.

The Planning Board members commented that they are all in favor of the construction of a new bridge, but they feel that there are more suitable places for the proposed concrete plant. The Board concurred that a zoning amendment should benefit the community and be in the communities best interest.

John Finelli made a motion to recommend denial of the requested zoning amendment for the MC-2 district based on the public input and because the requested amendment does not meet the scope and intent of the MC-2 district, but is consistent with the Land Use policies on the Bonner Bridge. Ricky Scarborough, Jr. seconded this motion.

Vote: Ayes – Unanimous

## **OLD BUSINESS**

### ***Outer Banks Marshy Ridge RV Park (Marshy Ridge Retreat) – Travel Trailer Park***

Derek Hatchell, Hatchell Concrete and Ray Meekins, Seaboard Surveying and Planning, Inc. were present.

Planning Director Donna Creef stated that the Board of Commissioners approved the conditional use permit/preliminary plat for the Marshy Ridge Campground in September 2011. She stated that the campground is located in Colington in the R-2B zoning district.

Mrs. Creef noted that the installation of the road improvements, storm water retention basins, office/bathhouse facility, and individual campsite parking pads are complete.

Mrs. Creef noted that the original preliminary plat approval included a mobile home approved for use as the office. She told the board that the developers have combined the office/check-in area into the bathhouse facility. Mrs. Creef stated that this building is complete and the developer is awaiting final approval from the Health Department on the wastewater system for that. She stated that once that occurs, occupancy for the bathhouse and the master electrical service will be released and the individual meters for the campsites can be installed.

Mrs. Creef noted that the developer's attorney and Mr. Meekins are working on an easement for access to the cemetery. She noted that the final plat will be revised to depict the layout of the 20' easement to the cemetery and will be recorded in the Dare County Register of Deeds Office.

Mrs. Creef told the board that she has reviewed a draft of the lease agreement and it does include a prohibition on the use of any of the travel trailers as a permanent dwelling and addresses the "highway ready" status of the travel trailers. She further stated that the travel trailer sites will be restricted to a 100 square foot entrance landing.

Ricky Scarborough, Jr., seconded by Dan Oden, made a motion to grant final approval subject to the following conditions:

1. Recordation of the cemetery access easement prior to the Planning Director certifying the campground for operations. A revised final plat should be submitted to the Planning Director for approval and signature.
2. Revisions to the campground documents to address the inconsistency about awning/decks. A final copy of all campground documents should be submitted to the Planning Department prior the commencement of operation.
3. All necessary approvals for the wastewater system, the certificate of occupancy for the bathhouse, the electrical service, and water service being approved by the appropriate agencies subject to staff verification prior to operation of the campground.

Vote: Ayes – Unanimous



## **NEW BUSINESS**

### **Murray O. Clark – Buxton – Subdivision Review**

Mr. Clark was present.

Chairman Midgett informed Mr. Clark that based on a letter from Lynn Mathis the Board doesn't need to go any further on this until that matter is resolved.

Mrs. Creef stated that she had sent Ms. Mathis an inquiry when we received the subdivision plat about the status of where you were with the violations that she cited. She has indicated that is still unresolved.

Mr. Clark stated he is supposed to meet with them this week.

Chairman Midgett stated that once the matters have been resolved the plat can be resubmitted.

## **OTHER BUSINESS**

None

## **ADJOURNMENT**

There being no other business before the Dare County Planning Board a motion to adjourn was made by John Finelli, seconded by Beth Midgett.

Vote: Ayes – Unanimous

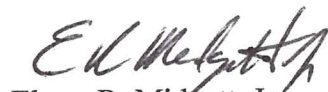
Respectfully Submitted,



Jacqueline J. Tillett

Senior Administrative Support Specialist

APPROVED: July 9, 2012



Elmer R. Midgett, Jr.

Chairman, Dare County Planning Board