

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board conducted their regularly scheduled meeting on Monday, December 10, 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

MEMBERS PRESENT	Elmer R. Midgett, Jr. , Chairman	David Overton
	Richard "Ricky" Scarborough, Jr.	John Finelli
	Michael Barr	

MEMBERS ABSENT Dan Oden
Beth Midgett

APPROVAL OF MINUTES

There being no additions, deletions or corrections to be made to the minutes of the November 13, 2012 meeting of the Dare County Planning Board, a motion to dispense with reading them and to approve them as presented was made by Michael Barr. This motion was seconded by John Finelli.

Vote: Ayes – Unanimous

PUBLIC HEARING

East Lake Zoning – Map and associated text

Planning Director Donna Creef told the Board that notice of this hearing along with a copy of the district map and associated language was sent to all East Lake property owners.

Public comments were as follows:

1. Ted Hemilright –East Lake resident, next to the pit. Spoke in favor of the proposed zoning map and associated text.
2. Clarence Skinner – Resident of Manteo Outside. Mr. Skinner told the Board that he owns a 111 acre tract in East Lake located along the Alligator River that he uses for tree farming. Mr. Skinner requested that his property be zoned East Lake Commercial Services so that he may continue his tree farming.

3. Steve Doshier – Asked for a clarification on the differences in the two type of commercial districts proposed.
4. Carolyn Beck formerly Vandenberg – Resident at 19210 Highway 64 requested that her property be zoned East Lake Commercial Services so that she can continue her fishing/campground business. Ms. Beck also requested that the property owned by she and her brother located at 192260 be zoned East Lake Village Commercial.
5. Courtney Gallop - Owner of Capital Crematory in East Lake spoke in favor of the ordinance as a whole. She that existing businesses be allowed to increase their footprint to 50% before the vegetative buffer requirement is triggered. She also expressed support for the other business owners who are seeking to have their existing businesses converted to commercial.
6. Tom Mackel – Owner of property at 18870 Lake Neighborhood Road that is approximately 10.5 acres. Mr. Makel wanted to make sure that he could use his property sometime in the future for a Christian based summer camp.
7. Heidi Leo – Asked if the existing zoning would carry forward to properties that are subdivided after adoption of the ordinance.

Mrs. Creef informed the Board of a letter received from Mr. Franz Holscher, Attorney, representing First South Bank, owners of the site of the borrow pit in East Lake. She stated that First South Bank are requesting that all of the proposed districts contain the same non-conforming use language so that their existing borrow pit would be recognized as a non-conforming use.

The public input portion of the public hearing closed at 7:17 PM.

Mrs. Creef briefly addressed the comments rendered and indicated that she will further research the requests and concerns raised to be discussed at the next meeting.

Michael Barr made a motion to table the East Lake Zoning proposal. John Finelli seconded this motion.

Vote: Ayes - Unanimous

OLD BUSINESS

Storage Spot Travel Trailer Park (Lazy Day Campground) – Salvo – Staff response to presentation by Waves/Salvo Landowners at October meeting

Mr. Chip Walton, representing the Waves/Salvo Land owners was present.

Planning Director Donna Creef told the board that a couple of months ago Mr. Walton addressed the board with the concerns from the Rampart Street and Wimble Shores Drive neighborhood about the proposed Lazy Day Campground. The Lazy Days Campground is not on the agenda for review because Ms. Temple-Mullis has not submitted her final site plan. She is working on a response to a couple of the State agencies (DWQ and Sedimentation and Erosion Control) and the Corps. She stated that the property owners had submitted a list of questions back in October.

Mrs. Creef provided for the Board a copy of the question submitted with the staff response indicated in red type. A copy of the staff responses is on file in the planning department.

Mr. Walton addressed the Board and stated he was representing his neighbors on Rampart Street and Wimble Shores Drive in Salvo concerning the flooding issue resulting from the construction of the Lazy Days Campground. He recognized the help the staff and board has given the neighborhood thus far and requested their continued support in an effort to alleviate the flood issue and continue review for compliance.

Chairman Midgett stated that the Board will continue to do what is possible to help with the situation and ensure compliance.

PUBLIC COMMENT

None

NEW BUSINESS

City Beverage Company – Roanoke Island – Conditional Use Permit

Mr. Jay Dixon, property owner of City Beverage and Victor White of Landmark Engineering were present.

Planning Director Donna Creef told the Board Mr. Jay Dixon has submitted a site plan and a conditional use permit application for City Beverage for a commercial group development. She stated the site is located at 1099 Driftwood Drive and is currently zoned I-1. There is an existing storage warehouse facility on the site and Mr. Dixon is seeking approval to construct a second storage building on the site which triggers a conditional use permit review as a group development.

Mrs. Creef noted that lot coverage is restricted to 35% of the lot area in the I-1 district, and no portion of any building, open storage, or processing area shall be located within 75 feet of any residential district boundary.

Mrs. Creef pointed some of the existing infiltration basins depicted on the site plan will have to be reconfigured as part of the construction of the second building. She also noted that modifications to the state stormwater management permit will be required, along with a soil and water sedimentation control.

Mrs. Creef noted that the site plan depicts five parking spaces near the entrance to the site. She suggested that parking areas be noted on the site plan for short-term parking for each of the individual units since loading and unloading is traditionally done directly outside of the storage units.

Mrs. Creef noted that storage of recreational vehicles and boats currently exists on site and suggested that an alternative area for the storage these items be designated since the current location is the site for the construction of the new building.

Although there is an existing chain link fence along the property lines of the site, Mrs. Creef suggested that the Board discuss additional buffering for the site since it does abutt a residential use. She also suggested that the Board discuss the hours of operation for the storage facility, and the type of lighting for the site.

Mr. Dixon addressed the board and told them that the existing units do not have water or electricity. He stated that Dominion Power did the lighting for the facility and he has a contract with them for the maintenance of the lights.

Regarding the hours of operation, Mr. Dixon told the Board that he advertises access to the storage facility 24/7 which is a selling point. He stated that commercial activity and the storage of heavy equipment are prohibited.

Mr. Dixon told the Board that the existing fence is eight feet in height and the installation of a wooden fence would add a lot of cost to the project. He stated that he has received many comments from tenants that store their boats and RV's on site that they like the openness of the facility because they can be seen from the road and feel safe. He further stated that he has never received any complaints from the adjacent residential property.

A motion was made by John Finelli, seconded by Michael Barr to recommend approval the site plan and condition use permit subject to the following:

1. Revise site plan to indicate correct parcel identification number.
2. Hours of operation to be 6 AM – 10 PM.
3. Dominion power to continue with lighting plan and maintenance.
4. Fencing with slatting along residential uses
5. Notation on site plan identifying the area for the storage of RV's and boat.
6. Short-term parking shall be in front of storage units.

Vote: Ayes – Unanimous

OTHER BUSINESS - None

ADJOURNMENT

There being no further business before the Dare County Planning Board a motion to adjourn was made by Michael Barr. Ricky Scarborough, Jr. seconded this motion.

Respectfully Submitted

Jacqueline J. Tillett
Senior Administrative Support Specialist

Approved: January 14, 2013

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

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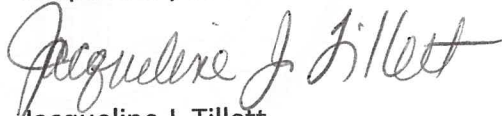
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