

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, February 11, 2013. This meeting was held in the Dare County Board of Commissioners meeting room, 954 Marshall C. Collins Drive, Manteo, NC.

CALL TO ORDER 7:00 pm

MEMBERS PRESENT	Elmer R. Midgett, Jr. – Chairman	John Finelli
	Michael Barr	Dan Oden
	Beth Midgett	David Overton

MEMBERS ABSENT Richard “Ricky” Scarborough, Jr.

APPROVAL OF MINUTES

There being no corrections or additions to the minutes of the January 14, 2013 meeting of the Dare County Planning Board, Michael Barr made a motion to dispense with reading them and to approve them as submitted. Beth Midgett and David Overton seconded this motion.

Vote: Ayes – Unanimous

PUBLIC COMMENT

Seth Johnson and Kathy Gaskill, Wimble Shores property owners, rendered comments regarding the flooding problems the residents of Wimble Shores have been experiencing since the construction of the Lazy Days Campground.

Mr. Johnson read a letter written by Mr. Tom Faison, resident on Rampart Street, expressing concern about the flooding and standing water on Rampart Street. Mr. Faison also expressed in his letter a concern regarding the standing water creating a health issue with the infestation of mosquitos, and an economic impact on rentals. Mr. Faison’s letter also requested that Dare County make the necessary drainage provisions or require the developer to establish means to control the wetland high water level.

Mr. Johnson stated that he agrees with statements by Mr. Faison and on behalf of the property owners respectively requested that the extension be denied, and that owner/developer of the Lazy Days Campground be required to return the wetlands and drainage swales back to their original state.

Public comment portion closed at approximately 7:10 PM.

OLD BUSINESS

Storage Spot Travel Trailer Park (Lazy Days Campground) – Salvo – Request for extension of preliminary plat approval

Ms. Mary Temple Mullis was present for the review a request for an extension of the preliminary plat approval for the Lazy Days Campground.

Planning Director Donna Creef presented staff comments. She told the Board that the site plan for the campground was granted preliminary approval in February 2012, and since that time Ms. Mullis has been working to install the necessary improvements. Mrs. Creef noted the Travel Trailer Park Ordinance provides that a 12-month extension of the preliminary plat may be granted by the Planning Board if the applicant has installed over 60% of the improvements.

Mrs. Creef provided photographs of the site that were taken on Friday, and stated that Ms. Mullis is working to correct the NC Division of Water Quality violations. She stated that Ms. Mullis has made substantial progress, and has met the requirements of the ordinance and in her opinion should be granted the extension as requested.

Motion to grant the 12- month extension as requested was made by Dan Oden. Michael Barr seconded this motion.

Vote: Ayes – Unanimous

NEW BUSINESS

Jar-Don Properties (Jarvis Williams) – Buxton – Conditional Use Permit

Jarvis and Donna Williams were present for the review of the conditional Use Permit.

Mrs. Creef told the Board that last month the Dare County Board of Commissioners rezoned a piece of property on the Buxton Back Road owned by Jar-Don Properties to a C-3 commercial district and amended the text of the C-3 district to add vehicle storage impoundment facilities to the list of conditional uses in this district.

Mrs. Creef stated that Mr. Jarvis Williams of Jar-Don Properties has submitted a site plan and Conditional Use Permit application for the operation of a vehicle impoundment storage facility at his Buxton Back Road property.

Mrs. Creef told the Board that the site is heavily vegetated and Mr. Williams intends to keep a substantial vegetative buffer around the outside of the property. She also noted that there is a chain link fence surrounding the property that serves as the property boundary and is not intended to serve as the buffer for the impoundment storage area. Mrs. Creef stated that Mr. Williams has elected to install a 8' solid wooden fencing around the actual impoundment area.

The Board discussed the storage building existing on site, fencing, buffering, signage, and lighting for the site.

Michael Barr, seconded by Dan Oden, made a motion to recommend approval of the CUP and the site plan submitted by Jar-Don Properties subject to the following items being included on a revised site plan:

1. The appropriate location and size of the proposed sign. Any signage used shall conform to the Dare County Sign Ordinance and approved by Dare County under separate review.
2. The driveway depicted with its actual dimensions.
3. The buffers around the inside of the fence are shown in dimension.
4. That the proposed storage building be located on the site plan in accordance with the regulations for the County. All applicable permits for this building should be secured as required.
5. The remaining area outside of the impoundment area that is fence also be depicted on the site and labeled as personal storage area. The Conditional Use Permit will include language to identify this area.
6. The entire impound area 50' X 30' must be fenced with solid wooden fencing that is 8' in height and labeled as such. Chain link fencing will be used along the boundaries of the property for security. This security fencing shall be located inside the vegetated areas serving as buffers along the property boundaries.
7. The location of the lighting fixture located in the right-of-way of Buxton Back Road should be noted. A condition will be included in the Conditional Use Permit stating that any future lighting improvements installed on the site will require additional review and approval by Dare County to demonstrate compliance with the C-3 regulations for vehicle storage impoundment facilities.

8. Any future buildings proposed for the site shall require additional review and the Conditional Use Permit amended accordingly.
9. The location and width of existing vegetation to be used for buffers around the site should be noted on the site plan.

Vote: Ayes – Unanimous

OTHER BUSINESS

Revisions to Chapter 151 – Flood Ordinance (NCDEM requested amendments)

Planning Director Donna Creef told the Board that this is a proposed amendment to Chapter 151 of the Flood Damage Prevention Ordinance. She stated that the amendment has come about at the direction of the State Department of Emergency Management. Mrs. Creef provided the Board with a copy of the proposed amendment depicting the old language in strikethrough text and the new language as underlined text.

John Finelli made a motion to recommend approval of the draft amendment to Chapter 151 Flood Damage Prevention Ordinance as drafted by staff. Dan Oden seconded this motion.

Vote: Ayes – Unanimous

ADJOURNMENT

There being no further business before the Dare County Planning Board a motion to adjourn was made by Dan Oden, seconded by David Overton.

Vote: Ayes – Unanimous

This meeting closed at approximately 8:10 PM.

Respectfully Submitted,



Jacqueline J. Tillett

Senior Administrative Support Specialist

APPROVED: May 13, 2013

A handwritten signature in black ink, consisting of a stylized 'E' followed by a long, sweeping horizontal line that curves slightly upwards at the end.

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