

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, May 13, 2013. This meeting was held in Room 168 of the Dare County Administrative Building, 954 Marshall C. Collins Drive, Manteo, NC.

CALL TO ORDER 7:00 pm

MEMBERS PRESENT	Elmer R. Midgett, Jr. – Chairman	John Finelli
	Richard “Ricky” Scarborough, Jr.	Michael Barr
	David Overton	
	Beth Midgett	

MEMBERS ABSENT Dan Oden

APPROVAL OF MINUTES

There being no corrections or additions to the minutes of the February 11, 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

Public comments were rendered by the following about the proposed Final Plat Approval for the Storage Spot Travel Trailer Park (Lazy Days Campground) on the agenda.

Judy Burnette, Steve Benkusky, Lucille Lamberto, Robert Giroux, and Daniel Lee Green all spoke in opposition to the Final Plat Approval for Lazy Days Campground. They asked that the Board not approve the Final Plat.

The speakers communicated their belief that the requirement in the Travel Trailer Park Ordinance, VI.F.2.b. which states “All travel trailer parks shall contain at least two acres excluding roads, common areas, and the like.” has not been met because the wetlands located on the property should be considered “common area” and not be included in the two acre requirement. The speakers also communicated their concern that all requirements of the Travel Trailer Park Ordinance be met and all regulations complied with at this site.

Judy Burnette owns property on Wimble Shores Drive and said it appears to her that the property owner, Mary Temple Mullis, has been forgiven for violations a number of times during this process. She further requested the board delay final approval until all stipulations have been met and an on-site visit from each of the Planning Board members as well as the county, state and federal officials has occurred.

- Ricky Scarborough arrived. -

Steve Benkusky owns property on Wimble Shoals Drive and resides in Edenton, NC. He said each travel trailer site requires stakes at each corner and this has not been done. He further said the sloping around the ditches to control drainage does not meet the pitch requirements.

Lucille Lamberto read portions of letter prepared by herself and her husband, Michael Eagan. Their current address is 22627 Rampart Street in Salvo. They are concerned with the unintended consequences the travel trailer park will have on the surrounding residential neighborhood as well as the issues of compliance and enforcement for all regulations and ordinances governing this site. Ms. Lamberto provided a copy of the letter to Donna Creef, Planning Director.

Robert Giroux owns property on Wimble Shoals Drive. In addition to the concern that the two acre minimum requirement has not been met, Mr. Giroux believed that the property values for the property owners in Wimble Shores will be reduced by \$50,000 per house if this business is approved.

Daniel Lee Green lives at 26229 Rampart Street and said this address has had a "backyard full of water for two years now." He also stated the Travel Trailer Park site owner, Mary Temple Mullis, has shown disregard for the regulations during this process so he believes we should expect more problems of that type in the future.

Public comment portion closed at approximately 7:20 p.m.

OLD BUSINESS

Chip Walton (representing Salvo homeowners) was granted an extended Public Comment period of ten minutes to address the Planning Board regarding Lazy Days Campground.

Mr. Walton submitted a packet of information to the Planning Board Members as well as to Donna Creef, Planning Director.

Mr. Walton owns a home in Salvo. Mr. Walton believes the flooding problem surrounding the travel trailer park site would not exist if compliance with ordinance and permits had been followed. Mr. Walton asked any board member who has not visited the site to please do so.

He asked the Planning Board to withhold final or conditional plat approval until the property is in compliance with Dare County ordinances. Mr. Walton said the Lazy Days Campground does not, may not, or has not complied with federal, state, and county requirements. He also said the property owner has obtained forgiveness in lieu of permission for permit and violation satisfaction due to the availability of federal and state after-the-fact nationwide and 404 permitting. He said the state did issue modification to the storm water permit even though there are conditions that still have not been satisfied.

Mr. Walton found it incredibly irresponsible that the Army Corps of Engineers sent an email to the property owner, who then forwarded it to Ms. Creef, stating that based on pictures, in lieu of a site visit, the site appears to be in compliance. Mr. Walton said the homeowners' concerns have not been addressed by the Army Corps of Engineers and that Mr. Josh Pelletier of the Corps sent an email on April 19th in which he states, "I have discussed the situation with a senior project manager as well as my field office chief. One will accompany me to the site and confirm that the Corps rules and regulations have been abided by and work with me to resolve any discrepancies." Mr. Walton said the homeowners believe that the lack of a Corps site visit and the lack of a written satisfaction of violation should be reason to postpone the vote tonight.

He said the list of Dare County Ordinance and plat requirements that need to be addressed for the Travel Trailer Park are too numerous to speak of here and asked that the Planning Board please read the written information packet provided to them. Mr. Walton quoted page 7 of the Travel Trailer Park Ordinance as follows: "Prior to approval of the final plat, the applicant shall have installed the improvements specified in this ordinance."

Mr. Walton summarized the following:

First, the requirement of the Travel Trailer Park Ordinance, VI.F.2.a., which states "The design and development of Travel Trailer Park shall preserve the natural terrain, natural drainage, existing topsoil, trees and natural vegetation to the maximum extent possible." He said the project failed to do so and still does not comply. Mr. Walton said it is the homeowners' position that the travel trailer park developer added unnecessary fill that upset the drainage and resulted in flooding along the streets. He said the drainage issue has not been addressed adequately to comply with the Travel Trailer Park ordinance or with the Dare County Land Use Plan and is not the result of a high rain event.

Second, Mr. Walton addressed the regulation mentioned previously, the Travel Trailer Park Ordinance, VI.F.2.b., regarding the two acre minimum requirement. He quoted Donna Creef's statement in October 2012 that "The wetland area is included in the area of the park." Mr. Walton also said the homeowners have asked Bobby Outten numerous times for information on the Dare County two acre requirement and Mr. Outten has not responded. Mr. Walton said they do not know if Mr. Outten believes he has a possible conflict of interest because his firm has worked with Ms. Mullis on this specific property in the past or if he agrees with the homeowners' position. It is the homeowners' position that the wetlands area of the plat should be excluded from the two acre calculation as areas similar to "common areas and the like" language of this section. There is no restriction preventing a person from entering the wetlands. Mr. Walton quoted the minutes of the Planning Board from January 9, 2006: "Mr. Simons noted that during previous discussion the issue of what constitutes 'roads, common areas and the like' was raised. He stated that he consulted with the county attorney and was told that these common areas are any area in which all lease holders have a vested interest and right to use." The homeowners believe, based on the ordinance, this project should not have been approved and should now be halted. Mr. Walton continued by stating that, in the "Suitability of Land" paragraph, it discusses land not suited for the use proposed should not be platted unless provisions are met. He believes wetlands are clearly not suited as campgrounds and therefore should not be used in the two acre calculation.

Mr. Walton continued by telling the Planning Board that he asked the neighbors he is representing if they received a letter before construction notifying them that a campground was about to be built. Only one said they received a letter concerning a zoning change but not about a campground. Mr. Walton said the homeowners would have been in attendance prior to the preliminary plat to oppose the gross amount of fill proposed for the site and if the Dare County Planning Board and the Health Department knew the amount of fill that was going to be

added, they would have easily predicted the flooding effects on the surrounding properties. Economically that has had a negative impact on Mr. Walton's neighbors who rent their properties because renters last year who were affected by the flooding are not returning. Mr. Walton said he provided a list of recommendations (in the packet of information provided to the planning board) to remedy or prevent future flooding.

He ended by saying, "An unintentional mistake has been made. The bottom line is, we, the neighbors here in Salvo are being harmed. Our streets were flooded, our yards and septic fields were flooded, and it's just a matter of time before real damage is done to our home structures. We have been immensely frustrated that all government agencies seem to have pointed fingers at each other and no one has shown any real interest in resolving the flooding problem. The issuance of permits and non-compliance of ordinances created a litigious situation." Mr. Walton brought up the issue of government immunity at this point and quoted Bobby Outten as stating immunity "does not preclude suits, for example, to compel the county to follow the law, or for violations of ones' civil rights. Governmental immunity does not mean a government can do whatever it feels like, violate the law, then avoid suit by claiming governmental immunity." Mr. Walton stated the group he is representing is asking for accountability, transparency, and that the Dare County Ordinances be followed. It is their belief that the ordinances have not been followed and the site is not in compliance. He asked that the board vote "No" on the final plat, deny any conditional use, and require that a solution to the flooding be implemented.

Storage Spot Travel Trailer Park (Lazy Days Campground) – Salvo – Final Plat Approval

Ms. Mary Temple Mullis was present for the review as well as Victor White of Landmark Engineering and Crouse Gray, attorney.

Mr. White is the Project Engineer for the Storage Spot Travel Trailer Park. Ricky Scarborough asked Mr. White to address the storm water issues previously discussed by Chip Walton. Mr. White pointed out this is a low area without much drainage infrastructure in the adjacent neighborhoods and septic requirements from the health department require adding fill but he thinks part of the problem is that the location has had much more rain than is indicated on reports from NOAA. Amy Adams from the Division of Water Quality has stated as much. With the high water table there was nowhere for the water to go. Mr. White continued, saying the site has gone above and beyond what is required for low-density drainage. The site uses swales to try to help with drainage.

Donna Creef asked Mr. White the following questions:

1. Are the swales designed to meet the standard as put forth in the Travel Trailer Park Ordinance as far as the vertical to horizontal slope? Mr. White said that is correct – a 3:1 minimum is required and he put on the plan a 4:1 slope for better stabilization.
2. Have the swales been stabilized? Mr. White responded that stabilization is an ongoing job but there is a stabilizing blanket. This is the time to seed with Bermuda grass so they can begin to establish permanent vegetation but it will take time to get that established. Ms. Mullis will need to be vigilant in maintaining stabilization until the permanent cover is well established.
3. Is it traditional for the Division of Water Quality to issue a permit with the understanding that it will take a period of time for the stabilization to occur? Mr. White said yes and that he had a discussion with Mr. Vinson of the Division of Water Quality regarding this during his site visit. Ms. Creef asked the Planning Board members to note she provided a copy of the DWQ Permit that was issued.
4. Are utility and drainage easements not shown on the final site plan? Mr. White's response was that easements typically follow lot lines and that there is not a utility easement for a water service line. An easement required for a wastewater treatment system is done typically for going onto someone else's property or into the right of way.

Ms. Creef finished by telling the Planning Board that they also have a copy of letter submitted by Victor White indicating that the roads have been installed as shown on the preliminary plat. Receipt of this letter was one of the conditions of approval.

Beth Midgett asked the following questions:

1. Understanding that it is weather dependent, is there a typical time we can expect for stabilizing the vertical slope? Mr. White said it does depend on weather and soil quality so there really isn't a specified amount of time and the Division of Water Quality recognizes that it will take time.
2. There have been conversations with the Dept. of Transportation regarding working on some of the drainage issues in this area. Has that been pursued further? Mr. White said it was discussed but that, as of now, if the wetlands were to fill up, so much could infiltrate into the back-side berm and go up the side swale to go into the DOT ditch. There was talk of making the swale deeper to allow that but the big concern was de-watering the wetlands. Ms. Creef asked who expressed that concern? Mr. White responded that Scott Vinson and Amy Adams of the Division of Water Quality were

discussing this. They discussed if the DOT ditch needed to be cleaned out more but the ditch is actually deeper than it looks. Ms. Creef asked if there is usually standing water in the ditch and Mr. White said yes.

Crouse Gray asked the following questions:

1. Is the site plan that you constructed in compliance with the preliminary site plan as amended? Mr. White said yes. What he has shown reflects as built information that the surveyor has provided and the intent of the plan has been met although there may be a shift in a bit of gravel here and there.
2. Parcel 2 – the Travel Trailer Park parcel – is the lot coverage 22.6? Mr. White said that is correct.
3. Does the lot coverage include the gravel roadway? Mr. White said that is correct.

Donna Creef addressed the following:

Regarding the two acre minimum rule and whether this campground should ever have been approved, Ms. Creef provided a copy of a memorandum from Ryan Simons regarding the Cedar Hammock Campground when the same two acre issue was addressed. Mr. Simons was on staff at that time and had a conversation with the County Attorney similar to one Ms. Creef has had about the two acre minimum. All of this is regarding the language of the Travel Trailer Park Ordinance, VI.F.2.b., “All travel trailer parks shall contain at least two acres excluding roads, common areas, and the like.” The focus is on the phrase “and the like” and whether or not wetlands should have been included in that. Ms. Creef stated the interpretation has been “any areas in which all leaseholders have interest or the right to use as granted by the owner and included in the lease. This includes all portions of the property in which access or use by the tenants is not explicitly denied by the owner.” Ms. Creef said there is nothing on the plat which grants access to the wetlands. Earlier a Salvo resident spoke of possible nature walks in the wetlands and this is something that can be controlled by Ms. Mullis by putting in the lease that the wetlands area is not for use as a common area. Ms. Creef said she is confident that the two acre issue has been addressed.

Ms. Creef said a copy of the Division of Water Quality Permit has been provided.

Ms. Creef said there is a copy of the email from Josh Pelletier of the Army Corps of Engineers in which he states the issues have been resolved. Ms. Creef pointed out that it is Mr. Pelletier’s

decision whether he does a site visit or relies on pictures and conversations with the developer and her wetlands consultant. Elmer Midgett said that while it is true Mr. Pelletier did not visit the site, the email clearly states the wetland issues have been resolved. Ms. Creef said there is nothing that precludes the Corps from issuing a violation in the future if one occurs. Michael Barr said that it is typical, in a situation like this, for the Corps to rely on a private wetland consultant. If the Corps is confident and trusts that the consultant has done a good job, then they will rely on his decision.

Ms. Creef mentioned the issue of standing water and the question of enforcing the Nuisance Ordinance regarding this. She said there is a lot of standing water in Dare County, including in the DOT ditches on this site.

Regarding construction debris, Ms. Creef said anything buried illegally is regulated by state ordinance. Ms. Mullis previously indicated to Ms. Creef that she had some of the material hauled away and that some of the concrete is buried where the actual foundation was. None of the campsites are impacted by that and there is no structural foundations that are impacted by that. If, years from now, Ms. Mullis would choose to build a foundation of some building that is there, she would have to deal with the ramifications at that time.

Ms. Creef said the Health Department has issued their final approval of the site.

Ms. Creef said we have copies of the lease and rental agreement and the rules of operation from Ms. Mullis. It does include language which precludes direct access to the ocean.

Ms. Creef said she and her staff have visited the site and are there on a regular basis.

Regarding the visual buffer, Ms. Creef said this has been installed and the Travel Trailer Park Ordinance has very specific buffer standards. Ms. Creef spoke with the landscaper and provided this information to him before he ordered and installed the plants. The plants have been installed. Elmer Midgett stated that if the plants do not survive, they must be replaced. Donna Creef said Ms. Mullis is aware of that.

Ms. Creef noticed an area where sand had blown over some of the gravel and Ms. Mullis provided more gravel in that area.

Ms. Creef said the first lease agreement provided by Ms. Mullis did not include language about the entrance landings particular to the Travel Trailer Park Ordinance but it has now been included in the current lease agreement.

Ms. Creef said she and Ms. Mullis discussed the issue that these are not permanent dwellings but may be left on the site as long as they are in a high ready-use status (FEMA Regulation). Ms. Creef said these were the revisions that were made to the Travel Trailer Park Ordinance – not a complete overhaul of the regulations. Also included in the revisions is the requirement that Travel Trailer Park Operators inform their leaseholders that if their travel trailer gets damaged in a storm, it is the owner's responsibility to clean it up, not Dare County's. Mr. Walton previously asked what will happen if the travel trailers get moved to the wetlands area during a storm. Ms. Creef said this would be against the Corps rules and that if a travel trailer would be left there by an irresponsible owner, Ms. Mullis will have to work with the Corps of Engineers to remedy it. Elmer Midgett questioned who has the responsibility of moving the travel trailers out of the wetlands. Crouse Gray said it is ultimately the responsibility of the property owner to make sure that anything in the wetlands is removed. After that, it is up to the property owner to decide what arrangements they need to make with the travel trailer owner. She is the land owner and is responsible.

Crouse Gray spoke next. He said Donna Creef covered much of what needed to be discussed. He pointed out that Ms. Mullis has built pursuant to the preliminary plans that were approved. He requested approval of the final plat.

Donna Creef added that she has asked Ms. Mullis to provide directional signs indicating how to enter and exit the campground. The Fire Marshal has visited the site and he is satisfied with the road access.

Beth Midgett mentioned an email dated April 2, 2013 from Josh Pelletier of the Army Corps of Engineers to Chip Walton which says Ms. Mullis has satisfied all requirements pursuant to this permit process.

Elmer Midgett summarized as follows: The final plat has been submitted and is correct. We have approval from both the Division of Water Quality and the Army Corps of Engineers.

A motion was made by John Finelli that the final plat for the Storage Spot Travel Trailer Park (Lazy Days Campground) be approved contingent on adding language to the lease agreement denying leaseholders access to wetlands. This motion was seconded by Michael Barr.

Vote: Ayes – Unanimous

NEW BUSINESS

Mary Fearing Subdivision – Roanoke Island Preliminary Plat Review

Malcolm Fearing was present at the meeting.

Donna Creef addressed the Planning Board. This is a division of 3.85 acres, both lots will have road frontage, the existing structure on one of the parcels meets all the setback requirements now and will continue to do so once the property is subdivided. This is occurring for estate planning purposes and is zoned R-1. The house is connected to the Dare County Water System.

Michael Barr noted that the surveyor had the wrong state indicated at one place on the plat and that the surveyor does not have an appropriate certification (one that complies with GS 47-30) on the plat which requires that the surveyor clearly state what type of plat this is.

Michael Barr made a motion to approve the Mary Fearing Subdivision with the condition that the surveyor's certificates be corrected.

Beth Midgett seconded the motion.

Vote: Ayes – Unanimous

Georgia Rhodes Subdivision – Hatteras Village Preliminary Plat Review

Removed from Agenda at Applicant's Request

Fred Willard, East Lake Rezoning – East Lake Residential (ELR) to East Lake Village Commercial (ELVC)

Dwight H. Wheless represented Fred Willard, who was also in attendance.

Mr. Wheless explained to the Planning Board that Mr. Willard is requesting a zoning change for 2 lots in East Lake from East Lake Residential to East Lake Village Commercial. Mr. Willard is an officer of the corporation that owns one of the lots and Kathryn Sugg has an interest in the second lot. Ms. Sugg was ill and left the meeting before this matter was discussed.

Mr. Wheless explained that the two lots adjoin each other, one lot is approximately 1.5 acres and the other is just over 2 acres, and one of the lots adjoins the current commercial zone. He continued by saying the lot adjacent to the commercial zone has been used for years as a boat repair facility. Charitable organizations own the boats.

Mr. Wheless said Mr. Willard was unable to attend prior Planning Board meetings regarding the zoning in East Lake due to illness and hospitalizations.

Elmer Midgett asked what language is used regarding boats in the East Lake Village Commercial zoning. Donna Creef answered "Boat and vehicle repair services including outdoor storage of boats and vehicles being repaired." This is included in conditional uses. It does not allow boat building. Mr. Wheless assured the Planning Board that Mr. Willard understands this.

John Finelli asked if Mr. Willard owned the land. Mr. Wheless replied that Mr. Willard established and is president of the Lost Colony Center for Science and Research, Inc. This corporation owns one of the lots. Kathryn Suggs is the beneficiary of the trust owning the other lot. The intent is to convey both of these properties into a new charitable trust which will combine both.

John Finelli asked about the applicant information form which mentions the construction of a 50' barge. Mr. Willard said there are two 25' floating platforms for working on boats and they are kept at other properties to work on boats away from East Lake. The accoutrements involved in those boats are on the East Lake property, the diesel engines, cradles, and equipment taken off while refurbishing the boats.

John Finelli brought up the fact that a resident can do boat repair in the East Lake Residential zone. He pointed out that, at some time in the future when Mr. Willard is not associated with this, the entity that owns the property may not be able to do boat repairs in the Residential zone because they are not a resident. Donna Creef responded that yes, this is why Mr. Willard is requesting the zoning change to East Lake Village Commercial.

Donna Creef provided Mr. Wheless copies of comments from adjoining property owners that she has received.

Beth Midgett asked if there should be a public hearing. Donna Creef replied that at the second public hearing on April 15, 2013, the Board of Commissioners instructed Mr. Willard to pursue this zoning issue with the planning board. Beth Midgett asked for clarification regarding if the public hearing should be heard by the Planning Board first or go directly to the Board of Commissioners. Donna Creef recommended having the public hearing before the Planning Board first.

Beth Midgett made a motion for a Public Hearing regarding Fred Willard's request for East Lake rezoning from East Lake Residential (ELR) to East Lake Village Commercial (ELVC). John Finelli seconded the motion.

Vote: Ayes – Unanimous

Giovanna Calvillo, Conditional Use Permit – Home Occupation

Ms. Giovanna Calvillo and Mr. Luis Calvillo were both present.

Donna Creef explained that the Calvillos own a house on the north end of Roanoke Island in an R-1 area. The Planning Department found that goods were being sold at the house. Ms. Creef is working with the Calvillos to resolve any issues so they are in compliance with the Home Occupation ordinance. Ms. Creef explained that no more than 25% of the house may be used to sell goods, the goods must be produced at the home, there can be no employees, and you must live in the home where the goods are being sold. Ms. Creef said all of this has been explained to the Calvillos.

Ms. Creef provided pictures to the Planning Board showing the parking area has room for four parking spaces and an adjacent area which allows for turn around so the requirement of not allowing vehicles to back out onto highway 64 has been met.

The Planning Board has a copy of Ms. Creef's draft of the conditional use permit. No signs are allowed in the yard. The Planning Board discussed signage on the house and decided one sign on the downstairs door identifying the entrance will be allowed. The Planning Board also designated the hours of operation as Monday through Saturday, 9 a.m. through 5 p.m. John Finelli asked if the furniture to be sold is stored inside or outside and Mr. Calvillo said it is

stored inside. Elmer Midgett reiterated that only items made on the premises may be sold there and Ms. Calvillo agreed.

Beth Midgett made the motion to recommend approval for the conditional use permit for a home occupation with signage limited to a sign on the downstairs door identifying the entrance and the hours of operation not to exceed Monday through Saturday from 9 a.m. through 5 p.m.

Michael Barr seconded the motion.

Vote: Ayes – Unanimous

Donne Creef instructed Mr. and Ms. Calvillo that this issue will be heard before the Board of Commissioners on Monday evening, May 20, 2013.

Bill Meyer/Bill's Marine –Village Commercial 2 (VC2) Text Amendment to add Boat Sales

Bill and Kaitlyn Meyer were present at the meeting.

Donna Creef explained that the Meyers would like to sell boats and trailers at their site in Colington which is zoned Village Commercial 2. The Village Commercial 2 zoning does allow boat repairs and boat storage but does not allow the sale of boats or trailers. Because this is a Text Amendment, it would affect all of the Village Commercial 2 zoning, which is only found in Colington. Ms. Creef provided maps showing the area. Ms. Creef said she believes this text amendment is consistent with the Village Commercial 2 zoning. Ms. Creef said she has been contacted by adjoining property owners expressing concerns with the site but they pertain to other issues and she is working with them in that regard. Ms. Creef also said the Meyers have been responsive to issues that have occurred regarding this property.

Elmer Midgett began discussing the hours of operation. Donna Creef explained that the fence being installed by Mr. Meyer should help regulate the hours of operation by preventing access to the business when it is closed. Elmer Midgett asked if boat rentals would be involved. Mr. Meyer said no because he is not adjacent to water. Elmer Midgett asked if we also need to add "motors" to the language and Donna Creef agreed that it should be added to read "sale of boats, boat motors and trailers". Ricky Scarborough questioned if Mr. Meyer would still be doing repairs and Mr. Meyer responded yes and said repairs are the main part of his business.

Ricky Scarborough moved to recommend approval to the Board of Commissioners for a Village Commercial 2 Text Amendment to allow the sale of boats, boat motors and trailers.

Beth Midgett seconded the motion.

Vote: Ayes – Unanimous

Donne Creef instructed Mr. and Ms. Meyer that this issue will be heard before the Board of Commissioners on Monday evening, May 20, 2013 at which time the Commissioners may schedule a public hearing.

OTHER BUSINESS

ADJOURNMENT

There being no further business before the Dare County Planning Board a motion to adjourn was made by Beth Midgett, seconded by Michael Barr.

Vote: Ayes – Unanimous

This meeting closed at approximately 9:45 PM.

Respectfully Submitted,



Sharon L. Flatt
Planning Board Clerk

APPROVED: June 10, 2013



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