

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, September 9, 2019. This meeting was held in the Dare County Board of Commissioners meeting room located at the Dare County Administrative Building, 954 Marshall C. Collins Drive, Manteo, NC.

CALL TO ORDER 6:00 pm

MEMBERS PRESENT John Finelli, Chairman
 Michael Barr
 Terry Gore II Buddy Shelton
 David Hines

MEMBERS ABSENT David Overton, Beth Midgett

APPROVAL OF MINUTES

There was one correction to the last sentence on the last page of the minutes requested by Chairman Finelli. Michael Barr made a motion to approve the minutes as revised. Buddy Shelton seconded this motion.

Vote: Ayes – Unanimous

PUBLIC COMMENT

-None-

OLD BUSINESS

-None-

NEW BUSINESS

Zoning Amendment Request to Amend C-3 Commercial to Add Commercial Storage Yards as a Permitted Use – Brent Johnson

Brent Johnson, the applicant, was present.

Donna Creef said Mr. Johnson has submitted a zoning amendment request to add commercial storage yards as a permitted use to the C-3 district. If the amendment is adopted, then the use would be allowed in any area zoned C-3. There is C-3 zoning in Avon, Buxton and on Roanoke Island. The C-3 district allows all uses of the C-2 district and other more intensive uses that are consistent with the commercial storage yard specifically a vehicle impoundment yard. A copy of the applicable land use plan policies are included with the staff comments. The Planning Board does have the option to conduct a public hearing but based on the other uses already allowed in the C-3 district, staff does not think a public hearing will provided any additional insight.

Mr. Johnson stated he felt the addition of commercial storage yards to the C-3 would allow small businesses in unincorporated Dare County to have the ability to provide citizens with a safe place to store boats and recreational vehicles.

Chairman Finelli asked the Planning Board members if a public hearing was needed. It was the consensus of the Board to not conduct a public hearing.

Terry Gore made a motion to recommend approval of the C-3 zoning amendment application to add commercial storage yards as a permitted use in the C-3 district. The proposed use is consistent with the commercial development policies of the Dare County Land Use Plan.

Michael Barr seconded the motion.

Vote: Ayes – Unanimous

Georgia Rhodes Subdivision – Sketch Plan Review Hatteras, NC

Donna Creef indicated the representative for this division was unable to attend the meeting and requested this item be carried over to the October 14, 2019 agenda.

Cape Woods Resort Subdivision – Mike Harrell – Preliminary Plat Review – Buxton, NC

Mike Harrell was present to represent this item.

Donna Creef indicated the proposed division was 5.21 acres in size which is greater than the threshold for administrative approval. Mr. Harrell proposes to create one lot from the parcel developed as the Cape Woods Resort Campground. The division will not create any non-conforming issues with the campground.

Mr. Harrell said he plans to retrofit the existing metal storage building on the site as his residence. The office depicted on the plat will be relocated within the confines of the campground.

Michael Barr said the certificates for recording the plat should be corrected on the final plat that is recorded.

Buddy Shelton made a motion to grant preliminary plat approval subject to the final plat certificates being corrected by the surveyor.

Michael Barr seconded the motion.

Vote: Unanimous

OTHER BUSINESS

There was no other business scheduled on the agenda.

Donna Creef informed the Planning Board that Sharon Flatt had transferred to another County department and the job was being advertised and would be filled as soon as possible.

ADJOURNMENT

A motion to adjourn was made by Terry Gore seconded by Buddy Shelton.

Vote: Unanimous

The meeting adjourned at 6:25 p.m.

Respectfully Submitted,



Donna Creef
Planning Director

APPROVED: October 14, 2019



John Finelli
Chairman, Dare County Planning Board