

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Tuesday, November 12, 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 Beth Midgett
 Terry Gore II David Overton
 David Hines Buddy Shelton

MEMBERS ABSENT

APPROVAL OF MINUTES

There being no corrections or additions to the minutes of the October 14, 2019 meeting of the Dare County Planning Board, Terry Gore made a motion to approve the minutes as submitted. Michael Barr seconded this motion.

Vote: Ayes – Unanimous

PUBLIC COMMENT

-None-

OLD BUSINESS

-None-

NEW BUSINESS

Zoning Amendment Request to Add Commercial Storage Yard as a Permitted Use in the H-345 District, Roanoke Island, Dare Pitts, LLC.

Larry Tysinger, property owner, and Chris Seawell of Aldridge and Seawell PLLC were present to represent this item.

Dare Pitts LLC is seeking the addition of Commercial Storage Yards to the list of uses offered in the areas zoned Hwy 345. Noah Gillam presented his staff comments and included a copy of the Hwy 345 regulations for the Boards review. Gillam noted that the current permitted uses in the Hwy 345 District already allow for such uses that are more intensive, such as boat yards, boat and motor displays, and travel trailer parks.

Staff recommends using language that is used in the nearby Skyco Neighborhood Commercial District and most recently adopted in the C-3 Commercial District to allow for Commercial Storage Yards.

Chairman Finelli suggested that the language on Permitted Uses, Commercial Storage Yards as defined in Section 22-2, paragraph (b), should include at the end:
Requirement for vegetative buffer may be waived if the security fence is solid material such as metal, wood or vinyl. If the fence is chain link then it would need a vegetative buffer.

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

Michael Barr made a motion to recommend the approval of the text amendment to the Hwy 345 District with the addition made by Chairman Finelli.

Terry Gore seconded the motion.

Vote: Ayes – Unanimous

Subdivision Review, Christopher & Cammie Daniels, Wanchese, NC

Ray Meekins of Seaboard Surveying was the representative for this division.

Donna Creef presented her staff comments and noted that comments from the Fire Marshal were received after the packets were mailed. A copy was provided at their seats. Mr. Meekins also provided a revised plat to include Note 13 to address the comments made by the Fire Marshal.

Creef said this is a proposed subdivision of four lots and the acreage amount of the property qualifies for review as an exception to the minor subdivision standards with an easement for access to rear lots. Two of the lots will be accessed from Old Wharf Rd, SR 1168 and the two rear lots will be accessed from the new 20' easement.

Michael Barr noted C1 needs correcting, and the corner lot setback requirements are 15' as opposed to 10'. Barr suggested access to not be allowed from Cudworth Cemetery Rd.

There was a discussion about the Fire Marshal's comments. Creef says the comments are listed on the plat and should also be added in the covenants. Mr. Meekins agrees and noted that the property owner is consulting an attorney in regards to restrictive covenants.

Michael Barr made a motion to approve the preliminary plat subject to the following conditions:

1. The C1 measurements need to be corrected.
2. A 15' corner lot setback shall be applied to lot 1 adjacent to Cudworth Cemetary Rd. Access to this lot is prohibited from Cudworth Cemetary Rd and should be noted on the plat.
3. The final plat and any covenants should note that the swales installed as part of the division shall not be filled.
4. The information from the Fire Marshal included as note 13 on the plat should be included in the covenants for the division.
5. The front yard setback for lot 1 shall be measured from the easement boundary and not the property line.
6. A name for the easement should be included on the final plat.

Buddy Shelton seconded the motion.

Vote: Ayes – Unanimous

OTHER BUSINESS

Donna Creef introduced and welcomed, Andrea DiLenge, the new Planning Board Clerk.

The Planning Board was given the Planning Board Meeting Dates and Submission Dates for 2020.

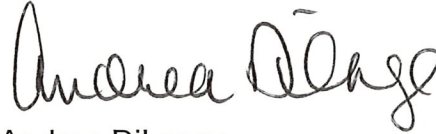
ADJOURNMENT

There being no further business before the Dare County Planning Board, a motion to adjourn was made by John Finelli and seconded by Buddy Shelton.

Vote: Ayes – Unanimous

The meeting adjourned at 6:30 p.m.

Respectfully Submitted,



Andrea DiLenge
Planning Board Clerk

APPROVED: December 9, 2019



John Finelli
Chairman, Dare County Planning Board

