



Dare County Planning Board Meeting

**Dare County Board of Commissioners Meeting Room
954 Marshall C. Collins Drive
Manteo, NC 27954**

November 8, 2021

Agenda

- I. Call to order **6:00 PM**
- II. Roll call
John Finelli, Chairman
Beth Midgett
David Overton
Terry Gore II
Buddy Shelton
David Hines
- III. Approval of minutes for the October 11, 2021 meeting
- IV. Public Comment
- V. Old Business
 - a. None
- VI. New Business
 - a. Preliminary Plat Review, Hatteras Island Reserve, 7 Lot Subdivision, Hatteras Ventures, LLC, 56883 NC 12 Hwy, Hatteras, NC
 - b. Special Use Permit Application, Proposed Operations Center Building, Cape Hatteras EMC, 47159 Light Plant Road, Buxton, NC
- VII. Other Business
 - a. Approval of the 2022 Planning Board Meeting Dates and Submission Dates Calendar
- VIII. Adjournment

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, October 11, 2021. 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
 Terry Gore II Beth Midgett (remotely)
 David Hines

MEMBERS ABSENT David Overton Buddy Shelton

APPROVAL OF MINUTES

There was a correction made to the fifth sentence on page two of the minutes for the September 13, 2021 meeting of the Dare County Planning Board. The words recommend approval were replaced with the word approve as the Board of Commissioner's did not request to see the Roger Hosfelt plat. Terry Gore made a motion to approve the minutes as corrected. David Hines seconded this motion.

Vote: Ayes – Unanimous

PUBLIC COMMENT

-None-

OLD BUSINESS

-None-

NEW BUSINESS

Text Amendment, Hotel & Motel Definitions, Richard Fertig

Joseph J Anlauf, PE., Anlauf Engineering, PLLC was present on behalf of the property owner.

Planning Director, Donna Creef, addressed the Board. She said Joseph Anlauf has submitted a text amendment on behalf of Richard Fertig to amend the current definition of hotel/motel to reflect the use of virtual services by the hotel and motel industry.

The proposed revisions for both hotel and motel definitions include adding the words virtual and off-site as follows:

Draft

A commercial establishment that contains multiple guest rooms for the purpose of providing overnight lodging facilities to the general public for compensation, with or without meals and/or other services, and which has common or virtual facilities for reservations, on or off-site cleaning services, combined utilities and on-site or virtual management and reception.

Ms. Creef also recommended adding the following sentence to both definitions as follows:

Any structure constructed according to the North Carolina Residential Building code is not considered a hotel/motel.

Ms. Creef noted that the proposed amendment does not broaden the scope of services offered by hotels/motels and it was staff opinion that this is a reasonable request to update definitions to reflect changing market conditions.

Joe Anlauf addressed the Board. He said industry trends show a preference for this type of interaction and a post-pandemic desire to minimize face-to-face interactions for health and safety are some of the reasons for submitting the text amendment. Mr. Anlauf also noted that operation maintenance is more efficient as cleaning crews or maintenance can be brought in to clean one room and will not be on-site waiting for something to do. He asked the Board for a positive recommendation with regards to this language change.

Chairman Finelli asked if the suggested revisions proposed by Staff were acceptable and Mr. Anlauf said they were.

Terry Gore made a motion to recommend approval of the of the text amendment to the hotel and motel definitions and a finding of consistency with the polices of the 2009 Dare County Land Use Plan. David Hines seconded the motion.

Vote: Ayes – Unanimous

This item will be forwarded to the Dare County Board of Commissioners for their consideration.

Draft

Zoning Text Amendment, Section 22-25 C-2, Hatteras Island Plaza, O.T. Enterprises, LLC

David Ryan, P.E., Creative Engineering Solutions, PLLC was present on behalf of the property owners.

Donna Creef said David Ryan on behalf of O.T. Enterprises, LLC, has submitted a zoning text amendment request for the R-3 and C-2 zoning districts in support of their plans to redevelop a portion of the Hatteras Island Plaza in Avon, NC. The developers plan to redevelop the old theater site that has been vacant for several years with a multifamily structure. Ms. Creef noted that the C-2 district permits multifamily structures according to the R-3 dimensional standards.

Ms. Creef explained that the applicant is requesting a density bonus of 10 units per acre and lot coverage adjustments. Ms. Creef noted that the proposed language ties the density increase to group developments that are served by a central wastewater treatment facility in an effort to limit the scope of the density bonus.

David Ryan addressed the Board. Mr. Ryan made one point of clarification in regards to Section 22-25 C-2 (d) Dimensional Requirements (10.) (b.). Mr. Ryan stated that for this proposal he is not sure they can achieve a 10% reduction and they have requested a 7% reduction for lot coverage.

The Board discussed lot coverage. Chairman Finelli asked Mr. Ryan what the current lot coverage is. Mr. Ryan replied about 71%. Mr. Ryan expects to reduce lot coverage to 63.5%. They plan to create a reduction of 4000 square feet of built upon area or impervious coverage. Mr. Ryan said they are keeping the parking and access in place and the reduction in the building footprint does not total the required 10% reduction. Ms. Creef recommended the Planning Board approve a 7% lot coverage reduction. Mr. Ryan said that is what they need for this proposal.

The Board indicated approval of the 7% lot coverage reduction. Chairman Finelli noted the current 71% lot coverage predates current lot coverage in the ordinance.

Beth Midgett asked if there will be dedicated parking for these units. Mr. Ryan replied there will be 1 parking space for each bedroom or 48 parking spaces.

David Hines made a motion to recommend approval of the amendments to the R-3 and C-2 zoning districts and a finding of consistency with the policies of the 2009 Dare County Land Use Plan. Terry Gore seconded the motion.

Draft

Vote: Ayes – Unanimous

This item will be forwarded to the Dare County Board of Commissioners for their consideration.

Preliminary Plat Review, Campground X, Lower Skyco, LLC, Hwy 345 Business District, Wanchese, NC

John Robbins, Applicant and Member of Lower Skyco, LLC, was present at the meeting.

Ms. Creef said Lower Skyco LLC has submitted a site plan for the development of a 120-unit campground on property located off Skyco Road. The property is zoned Highway 345 and contains 415 acres. Ms. Creef noted that campgrounds are a permitted use under the Highway 345 zoning regulations subject to the standards of the Travel Trailer Park and Campground Ordinance (TTPCO). Ms. Creef explained that the vast majority of the site is wetlands. The upland areas will be developed with a mixture of travel trailer sites, camping cabins and alternative camping units called decked tent sites on the site plan.

Ms. Creef said the site plan has been submitted to NCDOT for review. Entrance to the site is a separate one-way access with a separate egress from the campground. The existing vegetation along Highway 345 will be retained for compliance with the buffer requirements of the TTPCO. Five restroom facilities, two employee housing units, a clubhouse, a multi-purpose facility and pool amenities are proposed. Sixty travel trailer sites, fifty camping cabins and ten decked tent sites are scattered throughout the site with wooden walkways connecting many areas. Ms. Creef additionally stated that according to the restroom formula in Section 160.35 a minimum of twelve showers, toilets and lavatories must be provided.

A copy of the site plan has been forwarded to the fire marshal for comment.

Ms. Creef noted that the developer has not submitted the application for State permits pending review of the site plan by Dare County. Ms. Creef suggested the twelve-month approval period not be initiated until copies of all State permits are received by Dare County. This includes NCDOT approval of the ingress/egress improvements. The final site plan submitted to the Planning Department should include the name for the park unless the developers choose to keep Campground X.

Draft

A revised copy of Attachment A was provided to the Board at their seats. Ms. Creef noted that Attachment A should be included as part of the approved site plan.

Chairman Finelli asked Mr. Robbins if he had time to review revised Attachment A. Mr. Robbins replied that he had reviewed Attachment A and has no issue with the conditions.

The Board discussed the site plan. Their discussion focused on parking, dumpsters, facilities and fixtures. Planning Board member, David Overton, had expressed concern ahead of the meeting about the location and number of dumpsters proposed. Mr. Robbins said he has a design solution to accommodate Mr. Overton's concern. The dumpsters are now placed at the front of the site where trash trucks can loop around the entrance building. Mr. Robbins plans to add an additional dumpster and the dumpsters will all be front-loaded. Mr. Robbins agreed that they can accommodate three dumpsters in that space and will consider adding a fourth dumpster in the future.

David Hines made a motion to approve the preliminary plat for Lower Skyco, LLC, Campground X subject to the following conditions:

1. Dumpster location near the entrance to the park will be revised to accommodate front-loading service vehicles and a minimum of three dumpsters will be required.
2. Attachment A included with the staff memorandum shall be considered part of the approved site plan and any conditions in Attachment A shall be met.
3. Attachment A shall be executed by the Planning Director upon receipt of all applicable State approval for stormwater management, erosion and sedimentation control, a CAMA major permit and NCDOT driveway access.

Terry Gore seconded the motion.

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 Terry Gore and seconded by John Finelli.

Vote: Ayes – Unanimous

Draft

The meeting adjourned at 6:52 p.m.

Respectfully Submitted,

Andrea DiLenge
Planning Board Clerk

APPROVED: November 8, 2021

John Finelli
Chairman, Dare County Planning Board



Draft

SUBDIVISION FACTSHEET

Preliminary Plat Review – November 8, 2021

NAME: Hatteras Island Reserve Phase 2

LOCATION: Hatteras, NC

SITE SPECIFICS: Total site area: 3.36 acres

Number of proposed lots: 7 lots

Smallest lot area: 17,671 square feet

Site Zoning: C-2H Commercial

STREETS:

Common driveways are proposed for use in Phase 2 following the same design used in Phase 1. Lots 5-8 will be accessed from a 40' easement with 24' of paved common drive area. Lots 9-11 will be accessed from a 24' easement with 24' of paved common drive area. Individual driveways will be constructed for lots 6, 7, and 10 starting at the end of the paved area of the common drives. The Subdivision Ordinance requires the Planning Board to issue a determination that the common drives will not endanger or diminish public safety. The Subdivision Ordinance does grant the County the ability to require an access easement (frontage road area) for four or more lots. The design of the common drives accomplishes the same objective of a frontage access easement – the decrease in the number of driveway cuts on NC 12. It seems reasonable to continue with the common drive scenario since Phase 1 uses them. The Subdivision Ordinance requires the common drive to be constructed according to the NCDOT pavement requirements. A note on sheet one of the plat indicates none of the lots will have direct access from NC 12. The covenants for the subdivision will need to include appropriate language about the use and maintenance of the common drives. I recommend “No Parking” signs be installed along the common drive areas. This was a requirement for Phase 1 also. The project engineer will need to certify the installation of the common drives to NCDOT materials standards at the time of final plat submission.

UTILITIES:

1. Water: Dare County central water system
2. Sewer: Individual on-site septic tank/drainfield systems.
3. Stormwater: no State permit required but additional information on stormwater will be needed as part of preliminary review. A stormwater plan has been submitted with the preliminary plat.

STAFF COMMENTS:

A copy of the plat has been provided to the Fire Marshal.

Pages 1-3 depict a first line of stable vegetation as delineated in January 2021. A second sentence indicating the FLSNV is to be re-verified at time of construction permits should be added to all three pages unless this delineation will not be included on the final plat. Compliance with the parking regulations and lot coverage will be determined at the time individual permits for each lot are sought.

Since the use of the common drives has to be reviewed by the Board of Commissioners, the appropriate action is a motion to recommend approval of the preliminary plat.

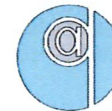
Motion: " I recommend approval of the preliminary plat for Hatteras Island Reserve Phase 2 based on the determination that the use of common drives for the proposed lots does not endanger or diminish public health, safety, and welfare."

Any conditions identified during the Planning Board's discussion of the plat can be added to the motion as needed.

Cc: Michael Strader


Donna Creef

10-29-2021
Date



Preliminary Plat Narrative

Hatteras Island Reserve Subdivision Phase 2
October 15, 2021

OVERVIEW

Hatteras Ventures, LLC is proposing a subdivision of Parcel Numbers 016064000, 01606001, 016064001 and 016060002 located at 56883 NC 12 Hwy in Hatteras, Dare County. The project consists of seven (7) parcels on 3.36 acres of land in Hatteras Township, Dare County and is an expansion of the recently approved Phase 1 preliminary plat. Please refer to the enclosed Preliminary Plat for a depiction of the proposed 7 SFD lot subdivision.

The property is currently zoned general commercial (C-2H) and the lots have been configured in accordance with the Dare County Ordinance's requirements, with all lots including a minimum of 15,000 square feet of soil areas not classified as coastal wetlands. Single-family dwellings are permitted uses within the C-2H District while adhering to the dimensional requirements set forth within the R-2H residential district. The smallest lot is +/-17,671 square feet in area and the largest SFD lot is +/-23,975 square feet. A typical lot setbacks and easements diagram has been shown on the enclosed preliminary plat to demonstrate constructability of each of the proposed lots within the Ordinance's dimensional standards.

ACCESS

The subdivision is accessed from the existing NC 12 Highway (100 ft. right-of-way). There are currently four existing driveway accesses onto the subject parcels. As part of the project development, all improvements interior to the site will be removed, including but not limited to, the existing structure, gravel, asphalt, and concrete associated with the existing hotel operations. All existing accesses are proposed to be removed and replaced with three new common drives; one of which has already been approved.

Under the previously approved phase one preliminary plat, Lots 1 to 4 and the first common drive were approved. The second 24' width common drive will service Lots 5, 6, 7 and 8 within a proposed 40' width access easement. A proposed 24' width access easement will be added to service Lots 9, 10 and 11 containing a 24' width common driveway. All single family lots shall have access from the proposed common access easements and not have any other direct access from NC 12. The proposed common drives would be designed and constructed to adequately support fire apparatus and not exceed 100' of total length to the existing edge of NC 12. In addition to this, proposed "No parking on either side" signs will be added to the common drives proposed with phase two. As previously required, the use of common driveways is subject to County Board review and approval.

UTILITIES

Water: According to the Dare County Water System GIS data, an existing 8" diameter water main runs along the south side (development side) of NC 12 Hwy as well as an existing 12" diameter water main running along the north side of NC 12 Hwy. There is an existing hydrant located in front of the hotel property. A new fire hydrant was proposed adjacent to the previously approved common driveway servicing the four single family lots approved under phase one. The seven

currently proposed lots will be served by the existing water distribution lines and the existing fire hydrant adjacent to lot 9. Water services for each lot will be proposed during Site Plan applications for each individual lot. Dare County Water Department has expressed a willingness to serve the proposed subdivision and indicated that there is adequate water supply for distribution.

Wastewater: The proposed lots will be served by private on-site wastewater systems. There is an existing septic system associated with the existing Sea Gull Motel that has a Dare County Health Department Improvement Permit. A Licensed Soil Scientist (L.S.S.) has performed preliminary borings to determine that the proposed lots are suitable for on-site wastewater disposal. Individual site plans shall include proposed on-site septic systems and associated L.S.S. soil reports. Applications will be submitted to Dare County Health Department to obtain Improvement Permits for each lot at the time of Site Plan preparation and application.

Power: The proposed lots will be served by the existing overhead power along NC 12 Hwy that is provided by Cape Hatteras Electrical Cooperative. An application will be submitted to CHEC for service at the time of building permit application for each lot.

Communications: The communication services for the subdivision shall be provided by the existing services that are in the proximity of the project. Installation of the services shall be coordinated with the provider during the time of the Site Plan preparation and application.

CAMA

The First Line of Stable Vegetation (FLSV) has been staked, located, and approved by Dare County Local Permit Officer (LPO). The FLSV and the associated CAMA setback lines have been shown on the enclosed preliminary plat.

EASEMENTS

The proposed lots will have a 10 ft. drainage and utility easement along the front, sides and rear of each lot as shown on the accompanied Preliminary Plat. A proposed 5' width access easement is proposed along the rear of the proposed lots for accessing beach accesses. As stated above, access easements are proposed along the common driveways.

FLOOD

The enclosed preliminary plat shows the effective NFIP flood zones. The development area is within the Shaded X and AO(Depth 2') Zones. The minimum local design flood elevation standard for the proposed lots will be 8 feet. Elevation certificates will be required for each individual lot development prior to, during, and post construction to verify compliance with Dare County Flood Regulations.

COVERAGE

The proposed individual SFD lots must comply with the dimensional standards set forth within the R2-H residential District. The maximum allowable lot coverage by principal use and all accessory structures is 30%. Permeable pavement systems to the maximum area allowable per County code, wetted swimming pool areas no greater than 500 sf, open slotted decking over pervious surfaces, and wooden walkways to the ocean no greater than 6' in width shall be exempt from the lot coverage calculations.



County of Dare

P.O. Box 1000 | Manteo, North Carolina 27954 | 252.475.5000

October 26, 2021

MEMORANDUM

TO: DARE COUNTY PLANNING BOARD

FROM: Noah H Gillam *NHG*

RE: Special Use Permit #4-2021 for Cape Hatteras Electric Membership Corporation (CHEMC) for a New Operations Center.

A request for a Special Use Permit (SUP) for an operations center for the Cape Hatteras Electric Membership Corporation has been submitted for review by Quible and Associates on behalf of the power co-op. The proposed facility is located in Buxton, and is identified as parcel 017075000 with Dare County Tax Mapping. The parcel is zoned R-2A and Private and Public Utility Facilities are permitted as a special use.

The applicant is proposing to build 50' x 148' building that will serve as the operation facility and provide office space, conference rooms, a large kitchen, restrooms, and multiple truck bays. The parcel for the proposed operations center is currently vacant. The applicants currently operate a part of their electric utility facilities on the parcel directly adjacent to the east of the proposed site. The parcels to the north and west of the proposed site are residential. The parcel is bordered on the south by a canal. As part of the SUP application the applicant has submitted an appendix b (site plan) that shows the proposed improvements. Some portions of the proposed improvements will be constructed inside the Coastal Area Management Act jurisdiction and will have to adhere to their regulations as well as the Dare County Zoning Ordinance.

A draft SUP is attached to this memo for the Planning Boards review. The draft SUP addresses conditions including, hours of operation, lighting, fencing, and other requirements established in the Dare County Zoning Ordinance. The planning board may make recommendations on reasonable and appropriate conditions. The Dare County Fire Marshal has reviewed the site plan and has indicated that he approves the proposed site plan.



Special Use Permit No.4 --2021

Dare County Sections 22-22.1, 22-53, 22-65 & 22-70.

Application of: Cape Hatteras Electric Corporation

On December xx, 2021 the Dare County Board of Commissioners considered the application of the Petitioner above named which application is on file with the Dare County Planning Department, and the Board finds as follows:

1. That the written application of Petitioner with attachments has been duly submitted to the Dare County Planning Board as required by Section 22 of the Dare County Code (hereinafter referred to as "Code");
2. That the application substantially complies with the requirements of the Code in that it requests uses permitted by special use permit under the Code, Public and Private utilities;
3. The subject property is zoned R-2A. This property is identified on the Dare County tax records as parcel 017075000 and located in the Buxton tax district.
4. The Dare County Planning Board reviewed this Special Use Permit at their November 08, 2021 meeting and deemed the conditions reasonable and appropriate.
5. That the Dare County Board of Commissioners is empowered under sections of the Code set out above to grant uses such as allowed herein and insofar as the special use is hereinafter allowed it will not adversely affect the public interest;
6. That the hereinafter described special use is deemed to be reasonable and is not in degradation of the intent of the ordinance.
7. That upon the evidence received, the testimony presented, and the submitted written record, there are sufficient facts to support the issuance of this Special Use Permit according to the terms and conditions below:

NOW, THEREFORE, under the provisions of the Code, the following special use is granted to Cape Hatteras Electric Membership Corporation for a Private Utilities Operations Center subject to such conditions as are hereinafter set out:

SPECIAL USE: Private Utilities Operation Center. A site plan depicting the proposed improvements identified as Appendix B is included as part of this Permit.

CONDITIONS:

1. There shall be one 7,400 square feet building constructed and used for an operations center for the Cape Hatteras Electric Membership Corporation.
2. All necessary Coastal Area Management Act Permits shall be obtained before any development occurs on the parcel.
3. Building Permits shall be obtained from the Dare County Planning and Building Department before any construction begins on the proposed structure.
4. All building permits shall be obtained within 36 months from the date of approval of this permit.
5. All gravel parking, driveways, and drive isles shall be placed on the parcel so that it meets NCDOT and emergency vehicle load requirements. All parking shall meet the requirements of Chapter 22-53 of the Dare County Zoning Ordinance.
6. All light fixtures shall be installed so that no light illuminates or reflects on any adjacent property or public right-of-way
7. Fencing shall be installed and maintained along property lines; those property lines directly adjacent to a residential use shall have a vegetative buffer installed or a solid opaque wood fence. Vegetation shall be indigenous and planted every five feet and shall be maintained year round. (to be discussed further with applicant).
8. Hours of operation shall be (to be discussed with applicant).
9. No parking or staging of trucks or equipment shall take place in the Right of Way along Light Plant Road.
10. The Planning Department staff shall monitor the site. The applicant shall be notified in writing if any violation of this SUP. Appropriate measures to correct any violation identified by the Dare County Planning Department shall be made upon receipt of notice. Failure to correct any violations may void this SUP and may result in the assessments of civil penalties

as provided for in Chapter 10 of the Dare County Code of Ordinance and/or any other legal remedy available to Dare County.

11. All other terms and provisions of the Dare County Zoning Ordinance shall remain in full force and effect except as herein specifically permitted otherwise;

This xxth day of December 2021

SEAL:

COUNTY OF DARE

By: _____
Robert L Woodard Sr.
Dare County Board of Commissioners

ATTEST:

By: _____
Cheryl Anby
Clerk to the Board

THIS PERMIT AND THE CONDITIONS HEREIN ARE ACCEPTED

By: _____
Cape Hatteras Electric Corporation

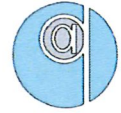
APPROVED AS TO LEGAL FORM

By: _____
Robert L. Outten
County Attorney

Special Use Permit Narrative

Cape Hatteras EMC, Dare County, NC

October 15, 2021



Overview

The Cape Hatteras Electric Membership Corporation (EMC) project is located at 47159 Light Plant Road in Buxton. The parcel is about 0.82 acres in size which includes a portion of the canal. The parcel area excluding the canal is 0.76 acres. The current use of the parcel is a vacant lot with a gravel storage area and the Zoning District it is located in is the R-2A District. The proposed use is a Private or Public Utility which is considered a Special Use in the Dare County Code of Ordinance (Section 22-22.1 (c)(5)).

The proposed project includes the construction of a 50'x148' operations center building, a 10'x15' generator building, concrete and gravel parking, and utilities to serve the building. The operation center building is anticipated to have offices, conference and meeting rooms, a large kitchen, restrooms, and multiple truck bays to assist the operations of Cape Hatteras EMC. The project also proposes a new dry fire hydrant that will be piped to the canal to the rear of the property and an individual septic wastewater system to serve the building. The proposed development will utilize an existing water meter on the property for the water service.

This project is proposing a lot coverage of 27.3% in accordance with the Dare County Code of Ordinance which is less than the maximum allowed of 30%. The total coverage in the 75' Area of Environmental Concern (AEC) is 28.8%, also below the maximum allowed of 30%. Due to proposing coverage inside of the 75' AEC and the dry fire hydrant line into the canal, a CAMA Minor and General (respectively) Permit will be required and are being applied for concurrently with this Special Use Permit.

Access and Parking

The existing parcel currently has a driveway access to Light Plant Road and this project will propose to utilize the same access connection. The parking requirements are based 2 spaces per each three employees during the largest shift. The owner is anticipating 12 employees on the largest shift, which equates to requiring 8 spaces. The proposed Site Plan provides 8 spaces, in which 2 are ADA van accessible.

Stormwater Management

The proposed stormwater management plan complies with NC DEQ DEMLR stormwater regulations. The parcel has existing coverage associated with it and all new coverage will remain under 10,000 sq.ft., thus not requiring a State Stormwater Permit. Stormwater will be directed from impervious services by roof drains and overland flow to the stormwater swale on the eastern side of the lot, which eventually discharges to the canal to the rear of the parcel. During this process, vegetation will provide the first level of treatment by filtration of small particulates and nutrients prior to being discharged. A secondary form of treatment will take place when the stormwater runoff undergoes infiltration into the subsurface while being conveyed by the swale and via overland flow.

Utilities

Water: An existing water service is available at the site. A new water service line will be provided to connect to the proposed operations building. A new dry fire hydrant is also proposed in order to meet the needed fire flow requirements. This dry fire hydrant design has been previously reviewed and approved by Fire Marshal Steven R. Kovacs. Email documentation of his approval can be provided upon request.

Wastewater: A new on-site septic system Improvement Permit Application has been submitted and is in the review process of the Dare County Health Department. The owner should be in receipt of this permit in the near future.

Power: The power for the proposed building shall be provided by Cape Hatteras EMC. Existing services are already available onsite.

Flood Protection

The project is located in the AE (6') and X (0.2%) NFIP flood zones according to community CID No. 375348; Panel 0537; Suffix K (Map Number 3730053700K) with an effective date of 6/19/2020. Dare County's Regulatory Flood Protection Ordinance requires 3' of freeboard above the flood zone elevation. The first floor elevations of the buildings are proposed to be 9.1' in elevation, meeting this requirement.

Wetlands

The edge of canal was delineated by Quible on 10/13/20. The appropriate CAMA permits will be acquired prior to construction commencement.



County of Dare

P.O. Box 1000 | Manteo, North Carolina 27954 | 252.475.5000

SPECIAL USE PERMIT APPLICATION

Date: 10/7/21 Application No. _____
 Property Owner/Petitioner: Cape Hatteras Electric Membership Corporation
 Address: PO Box 9, Buxton, NC 27920
 Telephone: 252-995-5616 Email: info@chec.coop
 Review Fee Paid: \$1,887.50

Project Description: A proposed operations center building to serve Cape Hatteras Electric Membership Corporation. Operation center will include offices, conference room, kitchen, restrooms, truck bay, detached generator building, associated parking, driveway, & utilities to serve the building.

Property Description:

1R	-	-	Eileen A Miller Division
Lot	Phase/Section	Block	Subdivision
Parcel: <u>017075000</u>			PIN: <u>0537-1830-9133</u>

APPLICATION IS HEREBY made to the Dare County Planning Department for consideration of a Special Use Permit in accordance with the provisions of the Dare County Zoning Ordinance

Section: 22-22.1 (c) (8) Special Use: Public and private utility facilities

A site plan and other documents as required for review of the special use permit application shall be submitted to the Planning Department with the application. A special use permit application shall not be processed by the Planning Department until such time that all review fees have been paid and all necessary documents have been submitted. Once the application is determined to be complete, the Planning Department shall schedule review of the application as established in Section 22-65 and Section 22-70 of the Zoning Ordinance.

Special use permits are subject to quasi-judicial procedures and an evidentiary hearing before the Dare County Board of Commissioners. The notice procedures of Section 22-72 of the Zoning Ordinance shall be implemented by the Planning Department. Reasonable and appropriate conditions may be applied by the Board of Commissioners as part of the evidentiary hearing process.

Applicant: *JV for Cape Hatteras Electric Cooperative* Date: 10-8-21



2022 Planning Board Meeting Dates & Submission Dates

Below are the 2022 meeting and corresponding submission dates for the Dare County Planning Board. All items should be submitted by the appropriate submission date. Items submitted after the deadline will be considered an early submission for the next month.

All meetings are scheduled for the second Monday of each month and start at 6:00 p.m. unless otherwise notified.

2022 MEETING DATES	2022 SUBMISSION DATES
January 10, 2022	December 15, 2021
February 14, 2022	January 24, 2022
March 14, 2022	February 21, 2022
April 11, 2022	March 21, 2022
May 9, 2022	April 18, 2022
June 13, 2022	May 23, 2022
July 11, 2022	June 20, 2022
August 8, 2022	July 18, 2022
September 12, 2022	August 22, 2022
October 10, 2022	September 19, 2022
November 14, 2022	October 24, 2022
December 12, 2022	November 21, 2022

Dare County Planning Department
 P.O. Box 1000
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 (252) 475-5870