

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:

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.

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 polices of the 2009 Dare County Land Use Plan. Terry Gore seconded the motion.

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.

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

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