

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, November 8, 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 6:02 pm

ADMINISTERED OATH OF OFFICE

The Oath of Office was administered to Planning Board member, David Overton, as required by Chapter 160D.

MEMBERS PRESENT John Finelli, Chairman
 David Overton Beth Midgett (remotely)
 Buddy Shelton David Hines
 Terry Gore

MEMBERS ABSENT

APPROVAL OF MINUTES

There being no corrections or additions to the minutes of the October 11, 2021 meeting of the Dare County Planning Board, Terry Gore made a motion to approve the minutes as submitted. David Overton seconded this motion.

Vote: Ayes – Unanimous

PUBLIC COMMENT

-None-

OLD BUSINESS

-None-

NEW BUSINESS

Preliminary Plat Review, Hatteras Island Reserve, Phase 2, Hatteras Ventures, LLC, 56883 NC 12, Hatteras, NC

Michael W. Strader, Jr., P.E. of Quible & Associates, P.C. was present on behalf of the property owners.

Planning Director, Donna Creef, addressed the Board. She explained this project is for a seven-lot subdivision on 3.36 acres of land. The property is zoned C-2H Commercial. The smallest lot is 17,671 square feet.

Ms. Creef noted that 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. Ms. Creef added that the Subdivision Ordinance requires the common drive to be constructed according to the NCDOT pavement requirements. A note on the plat indicates none of the lots will have direct access from NC12. The covenants for the subdivision will need to include appropriate language about the use and maintenance of the common drives. Ms. Creef recommended "No Parking" signs be installed along the common drive areas. This was a requirement for Phase 1 as well.

Ms. Creef said a stormwater plan from the State is not needed. A copy of the plat has been provided to the Fire Marshal and Ms. Creef stated he did not indicate any negative comments.

The Board discussed number of bedrooms in Phase 2 and beach access with Mr. Strader.

Terry Gore made a motion to recommend approval of the preliminary plat based on the determination that the use of common drives for the proposed lots does not endanger or diminish public health, safety and welfare and are subject to the following conditions:

1. No parking signs shall be installed along the common drives before the plat is recorded.
2. The CAMA vegetation lines do not need to be depicted on the final plat.
3. The project engineer shall certify the common drives have been installed to NCDOT standards after they are completed.

Buddy Shelton seconded the motion.

Vote: Ayes – Unanimous

This item will be forwarded to the Board of Commissioners for review at the December 6, 2021 meeting.

Special Use Permit Application, Proposed Operations Center Building, Cape Hatteras EMC, 47159 Light Plant Road, Buxton, NC

Dylan L. Tillett, P.E. of Quible & Associates, P.C. was present at the meeting.

Assistant Planning Director, Noah Gillam, addressed the Board. He explained the proposed facility is located in Buxton and is zoned R-2A. Mr. Gillam stated that Private and Public Utility Facilities are permitted as a special use.

The applicant is proposing to build a 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. Mr. Gillam noted that some portions of the proposed improvements will be constructed inside the Coastal Area Management Act (CAMA) jurisdiction and will have to adhere to their regulations as well as the Dare County Zoning Ordinance.

Mr. Gillam stated that a site plan and draft SUP was provided to the Board for their review. The Dare County Fire Marshall reviewed the site plan and has indicated that he approves of the proposed site plan.

Mr. Tillett addressed the Board. He stated that he had no objections to the conditions listed in the draft SUP.

The Board discussed hours of operation and fencing.

Chairman Finelli amended condition seven to allow for a chain link fence with opaque plastic slat inserts.

Terry Gore said item eight listing hours of operation should be removed from the draft conditions.

The Planning Board reviewed the draft SUP and deemed the conditions and site plan to be reasonable and appropriate subject to the following conditions:

1. Chain link fencing shall be installed and maintained along all property lines; those property lines directly adjacent to residential use shall have opaque chain link fence privacy slats installed.

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

OTHER BUSINESS

Approval of the 2022 Planning Board Meeting and Submission Dates Calendar

Terry Gore made a motion to accept the 2022 Planning Board Meeting and Submission Dates Calendar as presented by Staff.

Buddy Shelton seconded the motion.

Vote: Ayes – Unanimous

Planning Board Vacancy Update

Donna Creef told the Board that two applications have been received for the District 2 vacancy. The applications will be forwarded to the Dare County Board of Commissioners for their consideration at the November 15, 2021 meeting.

ADJOURNMENT

There being no further business before the Dare County Planning Board, a motion to adjourn was made by Terry Gore and seconded by Chairman Finelli.

Vote: Ayes – Unanimous

The meeting adjourned at 6:30 p.m.

Respectfully Submitted,



Andrea DiLenge
Planning Board Clerk

APPROVED: December 13, 2021



John Finelli
Chairman, Dare County Planning Board