



Dare County Planning Board Meeting

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

June 13, 2022

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
John DeBoy
- III. Approval of minutes for the May 9, 2022 meeting
- IV. Public Comment
- V. Old Business
 - a. None
- VI. New Business
 - a. Preliminary Plat Review, 2 Lot Subdivision, Joseph Kierkowski, 27415 NC 12 Hwy, Salvo
 - b. Preliminary Plat Review, 2 Lot Subdivision, Sarah E. & Richard V. Scarborough, 370 Harbor Road, Wanchese
- VII. Other Business
 - a. None
- VIII. Adjournment

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, May 9, 2022. 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

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

MEMBERS ABSENT

APPROVAL OF MINUTES

There being no corrections or additions to the minutes of the April 11, 2022 meeting of the Dare County Planning Board, Terry Gore made a motion to approve the minutes as submitted. Buddy Shelton seconded this motion.

Vote: Ayes – Unanimous

PUBLIC COMMENT

Megan Elder, a Dare County resident, emailed the Planning Board and the Board of Commissioners comments regarding Key West Airbnb Regulations. A copy is on file with the Planning Board Clerk.

OLD BUSINESS

-None-

NEW BUSINESS

Special Use Permit Application No. 4-2022, Request for Group Housing Development, Red Shed, LLC, 27221 A Sand Street, Salvo

Michael Morway, P.E. of Albemarle & Associates, LTD., was present on behalf of the property owner.

Noah Gillam, Planning Director, addressed the Board. He said a Special Use Permit (SUP) application has been submitted by Red Shed, LLC, for a proposed group housing project. The property is zoned S-1 and group developments are allowed subject to review as a special use. The parcel is 20,100 square feet and meets the minimum lot size requirement for a group development.

DRAFT

LAND OF BEGINNINGS

PRINTED ON RECYCLED PAPER

Mr. Gillam explained there are two existing dwellings on the parcel the applicant is proposing to remove. The applicant plans to construct three duplex structures that will serve as employee housing. Two of the structures will contain two units each with two-bedrooms. The third structure will contain two units with three-bedrooms in each unit.

Mr. Gillam said the proposed site plan shows the dwellings being separated by 20.5 feet as required in the Group Development Ordinance and each structure in the group development will be accessed directly off Sand Street (S.R. 1532). Driveway permits or approval will need to be obtained from NCDOT and provided to the Dare County Planning department before construction activities can occur.

The site plan has been reviewed by the fire marshal and conditions have been added to the draft SUP to address his concerns.

A copy of the draft SUP, site plan, and fire marshal comments were provided to the Board for their review.

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

This item will be forwarded to the Dare County Board of Commissioners for their consideration and will be subject to quasi-judicial review at the Board of Commissioners level, which requires sworn testimony and other rules of procedure specific to quasi-judicial items.

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 Buddy Shelton and David Overton.

Vote: Ayes – Unanimous

The meeting adjourned at 6:14 p.m.

Respectfully Submitted,

Andrea DiLenge
Planning Board Clerk

APPROVED: June 13, 2022

John Finelli
Chairman, Dare County Planning Board



SUBDIVISION FACTSHEET

Planning Board – June 13, 2022 Preliminary Plat Review

NAME: Kierkowski Subdivision
LOCATION: Salvo, NC
SITE SPECIFICS: Total site area: 3.89 acres
Number of proposed lots: 2
Smallest lot area: 62,616 square feet
Site Zoning: S-1 Special District

STREETS:

No new road improvements are needed to access the proposed lots. Lot A1 and Lot A2 will be accessed off NC 12 HWY.

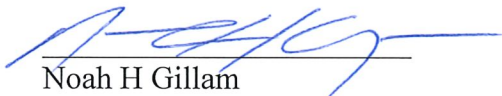
UTILITIES:

1. Water: Dare County central water system
2. Sewer: Individual on-site septic tank/drainfield systems.
3. Stormwater: No state permit required for stormwater.

STAFF COMMENTS

The size of the tract exceeds the threshold for administrative approval. The proposed lots meet the minimum lot size requirements for the S-1 zoning district. There is an existing dwelling on the proposed lot A1. Lot A2 is currently vacant. An existing cemetery easement will be relocated from lot A2 onto the existing gravel driveway on lot A1; this relocation will reflect the access point that has been actually used by the visitor of the cemetery. A document will need to be recorded at the time of recordation of the plat that reflects this relocation. Note #10 on the plat needs to be revised to state that "All lots shall be accessed from NC HWY 12, No Proposed Streets." All minimum building setback lines need to be shown on the final plat.

The requested action is a motion to approve: "I move that the preliminary plat for the Kierzkowski subdivision be granted approval."


Noah H Gillam


6/8/2022



Preliminary Plat Narrative

Parcel # 013279001, PIN # 064720904677 – 2 Lot Subdivision
May 17, 2022

OVERVIEW

Joseph Kierzkowski is proposing a subdivision of Parcel Number 013279001 (PIN No. 064720904677) located at 27415 NC 12 Hwy in Salvo, Dare County. The proposed subdivision consists of two (2) lots within the 3.89 acres of land in Salvo, including his primary residence. Please refer to the enclosed Preliminary Plat for a depiction of the proposed 2 lot subdivision.

The property is currently zoned special district (S-1) 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. All uses are permitted within the S-1 District. The two proposed lots are 1.44 acres (+/-62,616 sf) and 2.45 acres (+/-106,721 sf), respectively.

ACCESS AND ROADWAY

The existing parcel is currently accessed via a gravel drive from NC 12 Highway (100 ft. right-of-way). Both proposed lots have NC 12 Highway roadside frontage, as well as frontage along the 45' right-of-way and Hattie Creef Landing Court. Proposed future driveway placement for each lot will require a review by NC Department of Transportation (NCDOT). Site Plans, illustrating proposed driveway locations, will be required and provided for each lot as they become developed. At the time of Site Plan application, a NCDOT Driveway Permit Application will be submitted as well.

There are also two existing cemetery access easements; one (Douglas family cemetery) that is proposed to be reconfigured along the existing gravel drive to reflect what has actually been utilized.

UTILITIES

Water: According to the Dare County Water System GIS data, an existing 12" diameter water main runs along the west side of NC 12 Hwy as well as existing 6" diameter water mains running along the northern Sand St (SR 1532) and southern Hattie Creef Landing Court. There is an existing hydrant located in the northeast quadrant of the intersection of NC Hwy 12 and Hattie Creef Landing Court. The proposed lots will be served by the existing water distribution lines. Lot A1 already has its existing water meter and service. Water service for proposed Lot A2 will be proposed during Site Plan application. Dare County Water Department indicates 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 residence located within proposed Lot A1 that has a Dare County Health Department Improvement Permit. An application will be submitted to Dare County Health Department to

obtain an Improvement Permit for proposed Lot A2 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. The existing residence within Lot A1 already has power service. An application will be submitted to CHEC for service at the time of building permit application for proposed Lot A2.

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 and US Army Corps

No jurisdictional wetlands exist within the property.

FLOOD

The enclosed preliminary plat shows the effective NFIP flood zones. The development area is within the Shaded X and X 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 lots must comply with the dimensional standards set forth within the S-1 District. The maximum allowable lot coverage by principal use and all accessory structures is 30% for residential development (including multifamily), 45% for mixed use projects featuring residential and commercial development if less than 50% commercial use, and 60% for mixed use with greater than 50% commercial development. Wetted swimming pool areas no greater than 500 sf shall be exempt from the lot coverage calculations.

SUBDIVISION FACTSHEET

Planning Board – June 13, 2022 Preliminary Plat Review

NAME: Scarborough Subdivision
LOCATION: Wanchese, NC
SITE SPECIFICS: Total site area: 4.689 acres
Number of proposed lots: 2
Smallest lot area: 18,005 square feet
Site Zoning: MC-2 District

STREETS:

No new road improvements are needed to access the proposed lots. Lot 2R will be accessed off Harbor Rd and Lot 3 will be accessed by an easement off Mill Landing Rd.

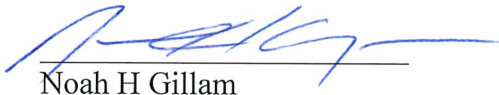
UTILITIES:

1. Water: Dare County central water system
2. Sewer: Individual on-site septic tank/drainfield systems.
3. Stormwater: No state permit required for stormwater.

STAFF COMMENTS

The size of the tract exceeds the threshold for administrative approval. The proposed lots meet the minimum lot size requirements for the MC-2 zoning district. There is an existing commercial structure on lot 2R that functions as a boat building shop. Lot 3 will be accessed by a 20'ft wide easement across the undeveloped Deanna D Briggs property as shown on the preliminary plat. At time of final recordation of the plat, a deed document will need to be recorded granting the owner of lot 3 access to the property/easement. Both lots are located in the CAMA area and have the required 30'ft buffer shown on the plat. Minimum building setback lines will need to be shown on the final plat.

The requested action is a motion to approve: "I move that the preliminary plat for the Scarborough subdivision be granted approval."


Noah H Gillam


6/8/2022