

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, July 11, 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 6:00 pm

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

MEMBERS ABSENT Beth Midgett David Overton

APPROVAL OF MINUTES

There being no corrections or additions to the minutes of the June 13, 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

Elizabeth Bradley, a Nags Head resident, emailed the Planning Board and the Board of Commissioners comments regarding the Old North End LLC subdivision. A copy is on file with the Planning Board Clerk.

Ramona H. Currie, a Roanoke Island resident, emailed the Planning Board and the Board of Commissioners comments regarding the Old North End LLC subdivision. A copy is on file with the Planning Board Clerk.

OLD BUSINESS

-None-

NEW BUSINESS

Proposed Amendment to Special Use Permit No. 3-2009, Addition of a Building in an Existing Group Development, Liberty Christian Fellowship, Inc., 244 Williams Dr., Colington, NC

John M. DeLucia, P.E., of Albemarle and Associates, Ltd.; Scott Hobbs, Senior Pastor of Liberty Christian Fellowship; and Dave Stormont, Project Manager of Liberty Christian Fellowship were present at the meeting.

Noah Gillam, Planning Director, addressed the Board. He explained that the original Special Use Permit (SUP) was for the construction of eight cabins, two bathhouses, and associated recreational amenities used by the church for the purpose of a summer camp. The applicant is seeking to build a new 15,000 square foot family life center that will be used by the church and summer camp attendees. The building will be two stories and include a gymnasium, dining hall with kitchen, office space, classrooms, and restrooms.

Mr. Gillam noted that the parcel is 632,645 square feet and with existing improvements the new proposed building will be below the 30% lot coverage limitations for the R-2B zoning district.

Mr. Gillam stated that a low density stormwater permit will be required for the project. The site will utilize an existing pond and wooded area on the parcel for stormwater containment and infiltration. Disturbance onsite is less than an acre so a State Erosion Control Permit will not be required.

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

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

The Planning Board discussed the time frame for obtaining building permits. It was decided that a three year time frame would be added as Condition #5 to the draft SUP.

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, 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 John DeBoy.

Vote: Ayes – Unanimous

The meeting adjourned at 6:14 p.m.

Respectfully Submitted,



Andrea DiLenge
Planning Board Clerk

APPROVED: September 12, 2022



John Finelli
Chairman, Dare County Planning Board