

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Tuesday, February 6, 2024. 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 DeBoy, Chairman
Terry Gore II
David Hines
David Overton

MEMBERS ABSENT Beth Midgett
Buddy Shelton
Eddie Twyne

APPROVAL OF MINUTES

There being no corrections, additions or deletions to the minutes of the February 6, 2024 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

At 6:03 p.m., Chairman DeBoy outlined the procedure for making Public Comments. There were no public comments made at this meeting.

Public Comment Closed at 6:03.

OLD BUSINESS

-None-

NEW BUSINESS

Amendment to SUP 6-2020 Outer Banks Dare Challenge - Residential Dormitory; Wanchese Parcel #016520005

Ervin Bateman was present as a representative for Dare Challenge, in the absence of the engineers and builders.

Mr. Gillam, Planning Director, began by informing us that this is an Amendment to SUP 6-2020. This is due to an error in the original plans, which cited the two dormitories as single-story structures, instead of the intended two-story structures that were originally approved in the SUP and the Dare County Zoning Ordinance. Mr. Gillam stated that any increase in the square footage of a building would generate the need for another review with the Planning Board, as

well as the Board of Commissioners, to reflect the changes to the site plan. Mr. Gillam further detailed that the multi-purpose building has had a reduction in the footprint from 9,920 sq. ft., down to 8,400 sq. ft., however, the staff housing building has an increase in square footage from 1,768 sq. ft. to 1,904 sq. ft. This increase in lot coverage is still compliant with the requirements of the Highway 345 Zoning District. An amended draft document to SUP 6-2020 was provided for review. All changes to the site plan have been addressed and all other conditions of the original SUP will remain in effect.

Terry Gore made a motion to advance this to the Board of Commissioners with a finding that the conditions are reasonable and appropriate for the use and the site plan. Seconded by David Hines.

Vote: Ayes – Unanimous

Preliminary Plat Review - Burnside Estates - Phase 3; 7 Lot Major Subdivision, Parcel #024655000

Michael Morway, Engineer with Albemarle & Associates was present as a representative of the applicant.

Mr. Gillam detailed that Burnside Estates Phase 3 has a total site area of 2.96 acres and is a proposed seven-(7) lot subdivision, whereby the smallest lot size is 15,056 sq. ft., which meets the dimensional requirement of the R-2 District. He further detailed that a new road would be constructed to access these lots off of Burnside Road. Mr. Gillam also mentioned an existing barn on the site will be demolished as part of the subdivision development and detailed the size and development of the parcel will require stormwater management and sedimentation erosion control permits, which are currently in the process of being obtained. Additionally, Mr. Gillam advised us the Dare County Fire Marshal has reviewed the preliminary plat, has provided comments and has since worked with the engineer to address those comments, which are included in the meeting packet.

Mr. Morway, Engineer, reiterated that there is 325' of roadway to access seven-(7) lots designed to NCDOT standards and the required permit applications pertaining to stormwater and erosion have been submitted and are in the review process. Mr. Morway also ensured the Board that he is coordinating with the Fire Marshal on the outlined comments.

Terry Gore made a motion to approve the preliminary plat for the Burnside Estates Subdivision, Phase 3, subject to the aforementioned conditions. Mr. Gillam interjected suggesting an amendment to this motion to include the engineered construction plan as part of the approval of the preliminary plat, as well as the condition of the 10.5' setback being addressed through covenants instead of on the plat. Terry Gore continued with the motion accordingly. Seconded by David Overton.

Vote: Ayes – Unanimous

Preliminary Plat Review - Edgecamp Estates Subdivision, Lots 1-9, Salvo

John Robbins, applicant, was present as a representative of Edgecamp.

Mr. Gillam began by referencing that this subdivision was previously reviewed by the Planning Board in fall of 2018 and was granted preliminary plat approval, however, it expired prior to any improvements being installed and is now subject to another review. Mr. Gilliam detailed the total site area is 15 acres and the number of proposed lots is nine-(9), with the smallest lot being 22,782 sq. ft.

Mr. Gillam further advised that one of the lots (Lot 9) would be accessed from the existing road of Phase 3, Wind Over Waves Subdivision and the other eight lots would be accessed from NC Hwy 12 through shared driveways, of which the Dare County Subdivision Ordinance allows for access, but is subject to approval from Dare County Board of Commissioners. These shared drives must be installed to NCDOT standards and capable of supporting 75,000 lbs. Mr. Gillam stated eight of the lots will have individual on-site septic systems, while the other, smallest lot will be granted access to a central wastewater system that is owned by the developer of Edgecamp Estates. Mr. Gillam directed that one of the conditions of approval before sending this before the Board of Commissioners for review, is that an updated preliminary plat will be required, with an up to date observed water level verification to ensure that Lot 9 is a buildable lot due to the CAMA 30' buffer and the applicable setbacks.

Mr. Robbins, the representative of Edgecamp, confirmed this subdivision matches what was submitted in 2018, with the exception of the change to the property lines to Lots 2 and 3, which allows for better separation from the wetlands. Mr. Robbins also stated the maintenance of the shared driveways will be addressed in the HOA documents, noted on the plat and will be the responsibility of the HOA.

Terry Gore made a motion to recommend approval based on the conditions mentioned and forward to the Board of Commissioners for approval of the use of shared drives. Seconded by David Hines.

Vote: Ayes – Unanimous

OTHER BUSINESS

The Oath of Office was administered to Planning Board member, David Hines and to the newly appointed Planning Board Chairman, John DeBoy, as required by NC General Statutes Chapter 160D.

The Planning Board's Chairman, John DeBoy took a moment to publicly thank his predecessor, former Chairman John Finelli, for his hard work and dedicated years of service. Additionally, he humbly extended his gratitude to the Commissioners for their faith in him on his appointment as the Planning Board Chairman.

Minutes of the Dare County Planning Board
February 6, 2024 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 Buddy Shelton.

Vote: Ayes – Unanimous

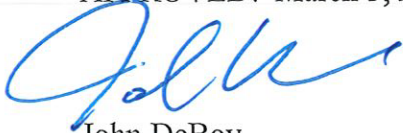
The meeting adjourned at 6:33 p.m.

Respectfully Submitted,



Gerri Ellington
Planning Board Clerk

APPROVED: March 5, 2024



John DeBoy
Chairman, Dare County Planning Board