

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, September 24, 2018. 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
 Michael Barr David Overton
 Terry Gore II Charles Read, Jr.
 Beth Midgett

MEMBERS ABSENT

APPROVAL OF MINUTES

There being no corrections or additions to the minutes of the August 13, 2018 meeting of the Dare County Planning Board, Charles Read made a motion to approve the minutes as submitted. Terry Gore seconded this motion.

Vote: Ayes – Unanimous

PUBLIC COMMENT

-None-

OLD BUSINESS

Conditional Use Permit Application, Installation of Radio Station Tower and Transmitter Building, 2865 NC 345, Wanchese, East Carolina Radio Inc.

Rick Loesch of East Carolina Radio Inc. was present.

Donna Creef said this item was tabled at the July meeting to allow Mr. Loesch to get more information. The proposed tower height is 75' with the mounting base as shown on the original site plan. Mr. Loesch contacted the owners of other towers within a 3 mile radius and received one response denying his request to locate on their tower. This is new technology for an AM radio station and other towers in the area cannot accommodate it. There is a survey showing the proposed improvements on the site. Seaboard Surveying will need to indicate what improvements exist within 1000' of this site. Mr. Loesch submitted copies of the following: FCC license, FAA approval stating no lights are required on the tower, the National Environmental Policy Act (NEPA) compliance report, a letter from Carlos Gomez P.E. who is reviewing the plans and

specifications, and the use guidelines and dimensional requirements. Everything is in order.

Mr. Loesch provided photos of the vegetation along NC 345. The vegetation is 9'-10' high and blocks the view of the site from the road. A portion of this will be cleared to allow for a driveway and also to install the ground system. East Carolina Radio maintains liability insurance on several towers and when the property is owned or leased, the owner's name is added to the policy as well. Donna Creef said she will check with the County Attorney regarding insurance and add language to the conditional use permit if needed.

Chairman Finelli said he believes there may not be a requirement for a fence if the equipment building has a height of 8' or more. Mr. Loesch said he plans to install a fence but would prefer it be 6.5' tall but will do 8' if required. Ms. Creef said the language of condition number 5 can be revised to reflect the building and fence height. Chairman Finelli asked about lights. Ms. Creef said there will be a condition included stating the tower shall not be lit per FAA standards. Mr. Loesch said there will be one light on the power pole for security purposes and access to the site at night.

Donna Creef suggested allowing 12 months to secure construction permits. Mr. Loesch said they are planning to have the tower built by mid-August 2019.

Michael Barr made a motion to recommend approval of the conditional use permit with the following conditions: improvements within 1000' of the site will be identified on the survey, condition number 5 will be revised to reflect building and fence height as appropriate, 12 months will be allowed to secure construction permits, and insurance will be addressed as recommended by the county attorney.

Terry Gore seconded the motion.

Vote: Ayes – Unanimous

This will be considered by the Board of Commissioners at their meeting on October 15, 2018.

Consideration of Zoning Amendments to Accessory Dwelling Units, Duplex Lot Size, and Multi-family Structures to Better Facilitate Year-Round Housing, Outer Banks Chamber of Commerce

Karen Brown, Dare County Chamber of Commerce President, was present.

Donna Creef provided a revised draft of the proposed amendments based on the discussion at the Planning Board meeting on August 13, 2018. Any recommendation will need to include a finding of consistency or inconsistency with the 2009 Land Use Plan Update. Ms. Creef investigated other local government regulations regarding lot coverage for accessory dwelling units. There were a number of governments researched and they did not allow additional lot coverage. There was a size limit of 1,200 sf discussed at the last meeting because it is the size limit in our cluster lot standards. Ms. Creef recommends lot coverage be allowed to reflect a square foot amount addition up to 38% lot coverage. Parking for accessory dwelling units is drafted at 2 parking spaces of permeable surfaces provided on the property. At a previous meeting, Duke Geraghty suggested accessory dwelling units be included in R-1 and other single family zoning districts. Staff recommends accessory dwelling units be allowed only in areas where multi-family and duplexes are currently allowed. If this is successful, revising the single family zoning could happen at a later date.

Michael Barr asked that the last statement in the accessory dwelling unit draft, item number 7, be revised to read that the accessory dwelling unit be constructed to comply with the building height of the applicable zoning district.

Beth Midgett made a motion to recommend approval of the proposed zoning amendments to accessory dwelling units (as revised), duplex lot size, multi-family structures, cluster homes, and associated definitions along with a finding of consistency with the 2009 Dare County Land Use Plan Update, Policy 4 which addresses the housing needs of the year-round population.

Charles Read seconded the motion.

Vote: Ayes – Unanimous

This will be considered by the Board of Commissioners at their meeting on Monday, October 1, 2018.

NEW BUSINESS

Preliminary Plat Review, George Mann Tract 4-Lot Subdivision, NC Highway 345, Wanchese, Jonathan Johnson Realty and Construction

Jonathan Johnson, property owner, was present.

Donna Creef said the Planning Board approved a subdivision for Mr. Johnson about a year ago for his property at the George Mann Tract. The engineer was not aware that Dare County changed the zoning to allow a minimum lot size of 15,000 sf associated

with central water. The plat presented tonight reconfigures the properties with the 15,000 sf lot size.

Terry Gore made a motion to approve the plat as presented.

David Overton seconded the motion.

Vote: Ayes – Unanimous

OTHER BUSINESS

None

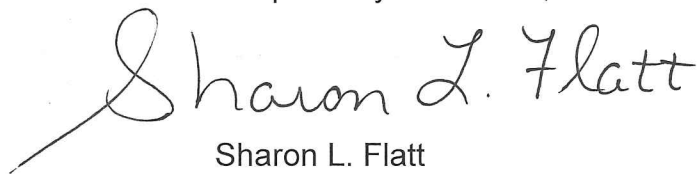
ADJOURNMENT

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

Vote: Ayes – Unanimous

The meeting adjourned at 6:45 p.m.

Respectfully Submitted,



Sharon L. Flatt
Planning Board Clerk

APPROVED: October 8, 2018



John Finelli
Chairman, Dare County Planning Board