

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, September 11, 2017. 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 Michael Barr Jeff Landreth
 Terry Gore II Charles Read, Jr.

MEMBERS ABSENT John Finelli David Overton
 Beth Midgett

APPROVAL OF MINUTES

There being no corrections or additions to the minutes of the August 14, 2017 meeting of the Dare County Planning Board, Terry Gore made a motion to approve the minutes as submitted. Charles Read seconded this motion.

Vote: Ayes – Unanimous

PUBLIC COMMENT

-None-

OLD BUSINESS

Reconfiguration of Kerry Lennon Dowd Subdivision, Mother Vineyard Road, Roanoke Island

Ray Meekins, Surveyor, and John Robbins Sr. were present on behalf of the property owners.

Donna Creef said the Kerry Dowd subdivision is in the R-1 zoning district and has an existing structure on lot 4A. There are lots that are severed by the road. Property owners can use the portion of the lot across the road to access the sound. There should be a note added that habitable structures will not be located on the portion of the lot that is adjacent to the sound. Note 10 should be revised to include language stating the lot coverage limitations shall apply to lots 3A and 4A in their entirety. There is a cemetery at the back of lot 3A and adjacent to lot 3B with a proposed access. It is not clear if the cemetery access is pedestrian or vehicular. North Carolina law requires an access be provided to the cemetery but does not specify the width or type of access.

John Robbins read a letter from Kerry Dowd explaining her goals in dividing this property. The Baum Cemetery Trust requested access to the cemetery. The property has been reconfigured into lots 3A and 4B to provide access to the cemetery as well as access to the sound. The Baum Cemetery Trust signed a deed of easement. Mr. Robbins provided copies of the easement and settlement agreement to Donna Creef.

Michael Barr questioned the 10' setback from the easement on lot 3B. Donna Creef said there is a 15' easement but only a 10' side-yard setback. We want to be sure there are no structural improvements in the 15' easement area. That can be added as a note.

Michael Barr asked if the 15' easement is pedestrian or vehicular. Ray Meekins said both. Michael Barr asked that a note to that effect be included on the plat.

Charles Read made a motion to approve the Kerry Lennon Dowd plat subject to the following: Note 10 will state that lot coverage limitations shall apply to lots 3A and 4A in its entirety; a note will be added that there shall be no structural improvements on lot 3B that encroach on the 15' easement; and a note will be added stating the easement is for pedestrian and vehicular access.

Terry Gore seconded the motion.

Vote: Ayes – Unanimous

NEW BUSINESS

Subdivision Review, John Stuart Wescott, E. R. Daniels Road, Wanchese

Ray Meekins, Surveyor, was present on behalf of the property owners.

Noah Gillam said the proposed subdivision is just over 2 acres and is located in the WR-1 zoning district. There are no improvements on the property. Lots 3 and 4 are flag-shaped and it is recommended to add a note to the plat indicating that a 12' wide gravel drive shall be required on lots 3 and 4 when improvements are authorized for the lots.

Charles Read made a motion to approve the John Stuart Wescott plat with the addition of a note requiring a 12' wide gravel drive when improvements are authorized on the lots.

Terry Gore seconded the motion.

Vote: Ayes – Unanimous

Text Amendment Request, Section 22-27.16 Highway 345 Business District, Outer Banks Dare Challenge, Inc.

Dustin Daniels and Ervan Bateman of Dare Challenge were present at the meeting.

Donna Creef said Dare Challenge has the opportunity to purchase property in close proximity to their current location, 2263 Highway 345. Dare Challenge bought the building to operate a recovery/rehabilitation facility. That was prior to adoption of the Wanchese zoning regulations in 2006. The Highway 345 district does not permit multi-family structures or apartments. Dare Challenge is requesting a text amendment to the zoning regulations because they plan to expand their facilities. There have been no complaints received about the existing Dare Challenge facilities. Allowing multi-family and recovery facilities seems compatible with the district. The Planning Board has the option to hold a public hearing before making a recommendation to the Board of Commissioners.

Ervin Bateman said Dare Challenge would like to expand to help more people. They currently serve 14 residents and would like to expand to accommodate 25. The Dare Challenge program operates with no money from the state, county, or social services. They change lives.

Dustin Daniels said Dare Challenge started in 1997 and he has been CEO for 9 years. Participants have classes three days each week and serve the needy of the community three days each week. They aren't trying to build a business or develop property. They want to help people get back on their feet and have a life for themselves.

Jeff Landreth asked if Mr. Daniels has contacted the community about expanding Dare Challenge. Mr. Daniels said they have discussed it and he does not know of anyone opposed to the expansion. Pirates Cove has a boat storage area adjacent to the Dare Challenge property and they are happy having Dare Challenge as a neighbor.

Terry Gore made a motion to conduct a public hearing on the text amendment request for Highway 345 Business District zoning at the Planning Board meeting October 9, 2017.

Charles Read seconded the motion.

Vote: Ayes – Unanimous

Text Amendment Request, Section 22-24.2 Skyco Neighborhood Commercial District, Dare Storage, LLC

Dr. William J. Adams, applicant, was present at the meeting.

Noah Gillam said Dr. Adams submitted a request to amend the Skyco Neighborhood Commercial (SNC) district to allow commercial group developments as a conditional use. If approved, chapter 22-31 would also need to be amended to add SNC to the list of zoning districts where group developments are allowed. Dr. Adams owns 3 parcels with 7 mini-storage buildings. Current zoning language is not clear about allowing more than one building on a parcel. The buildings were constructed prior to zoning in the area. The amendment would clarify existing language and allow the applicant's property to be conforming. The proposed amendment appears to be compatible with land use policies LUC 5, 6, and 7. Staff recommends conducting a public hearing at the Planning Board meeting October 9, 2017.

Dr. Adams said building at the properties began in 1984 and the last building was added in 2004. Dare County zoning references *storage buildings* but was not clear if multiple buildings were allowed. Dr. Adams would like to be able to rebuild if the structures were damaged and would also like to add another building.

Terry Gore made a motion to conduct a public hearing on the text amendment request for the Skyco Neighborhood Commercial district zoning at the Planning Board meeting October 9, 2017.

Charles Read 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 Charles Read.

Vote: Ayes – Unanimous

The meeting adjourned at 6:42 p.m.

Respectfully Submitted,



Sharon L. Flatt
Planning Board Clerk

APPROVED: October 9, 2017



John Finelli
Chairman, Dare County Planning Board