

## MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, August 14, 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** John Finelli, Chairman  
Michael Barr Beth Midgett  
Terry Gore II David Overton  
Jeff Landreth Charles Read, Jr.

**MEMBERS ABSENT** Michael Barr David Overton

### APPROVAL OF MINUTES

There being no corrections or additions to the minutes of the July 10, 2017 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

Cynthia Holda, President of the Manns Harbor Civic Association, spoke on their behalf. She is opposed to the requested amendment to MH-A Zoning. Her concerns are maintaining a residential community; traffic safety; the seasonal/transient nature of travel trailer parks; and fill contributing to flooding. The Manns Harbor Civic Association would like to see this request denied.

Paul Mann, resident of Manns Harbor, agrees with Ms. Holda and is opposed to the requested amendment. He believes there is concern that travel trailers will be used as residences rather than as vacation rentals.

James Harris, Manns Harbor resident, said Cindy Holda basically covered the concerns of the Manns Harbor residents. He reminded the board that a lot of time and effort went into the development of the Manns Harbor zoning and we should be careful.

The public comment portion of the meeting closed at 6:15 p.m.

## **OLD BUSINESS**

-None-

## **NEW BUSINESS**

### ***Request to Amend Manns Harbor MH-A Zoning to allow Travel Trailer Parks/Campgrounds, Hatchell & Hatchell, LLC***

Derek Hatchell, applicant, was present at the meeting.

Donna Creef said Manns Harbor has MH-A and MH-B zoning regulations. This is a request to amend MH-A zoning to allow Travel Trailer Parks/Campgrounds. MH-B zoning regulations allow all of the uses in MH-A zoning with additional uses. If the MH-A district is amended, the use would be available in the MH-B areas also. It is a very liberal district and is not primarily residential. Light industrial uses and travel trailer parks are not inconsistent with what is allowed in that district.

The Travel Trailer Park Ordinance will allow the travel trailer to remain year-round but it must be highway-ready and cannot be a permanent residence. The issues Dare County experiences with people living in RVs are with RVs located on private property, not in travel trailer parks. The operators of the parks are aware they are not to have year-round residents. Their lease is provided to Dare County staff and must include language stating this will not be used as a year-round residence.

Derek Hatchell said the site has over 5 acres and there is a minimum property requirement of two acres. His company built most of the more recent travel trailer parks in Dare County. They are not trying to do anything to hurt the community. This would not be an eyesore or have transient residents but would be a place for families to enjoy the Outer Banks. This is a resort area. The park would be clean and neat with a stone road, parking pads, bathrooms, a bath house, and a small office.

Terry Gore made a motion to schedule a Public Hearing on the proposed amendment to Manns Harbor MH-A Zoning at the Planning Board meeting on September 11, 2017.

Jeff Landreth seconded the motion.

Vote: Ayes – Unanimous

### ***Conditional Use Permit Request, Cape Hatteras Oyster Inc., 47382 Rocky Rollinson Road, Buxton, William Belter***

Applicant William Belter and his son, Ryan Belter, were present at the meeting.

Noah Gillam said Mr. Belter applied for a conditional use permit to operate a fish house at 47382 Rocky Rollinson Road in Buxton. The site is zoned R-2A and fish houses are permitted as a conditional use. Cape Hatteras Oyster currently employs three people with plans to add a fourth. The site will be used to bring the oysters from the harvest site in the Pamlico Sound to their proposed storage and processing building where the oysters will be processed and prepared for delivery. Mr. Belter has provided copies of all required licenses and permits. No comments have been made by adjoining property owners.

William Belter said they are very motivated and believe this will have a positive impact. Mr. Belter and his son each have a lease to farm oysters. It took three years to get approved for a ten year lease. All of their oysters are farmed and they have been farming oysters since 2015. Mr. Belter is also a resident on Rocky Rollinson Road and is in good standing with his neighbors.

The Planning Board and Mr. Belter discussed the size of boats, size of trucks, lighting, and signage. Mr. Belter asked that the conditions provide for three boats not to exceed 35' in length, small to mid-size box trucks, cut-off light fixtures on the building with low-level wattage fixtures on the dock, and a small sign similar to a real estate sign.

Charles Read made a motion to recommend approval of the conditional use permit for Cape Hatteras Oyster Inc. subject to changing condition #5 to allow a small sign and condition #8 to read *...boats shall not exceed 35' in length.*

Beth Midgett seconded the motion.

Vote: Ayes – Unanimous

This will move forward for consideration by the Dare County Board of Commissioners.

## **OTHER BUSINESS**

None

## **ADJOURNMENT**

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

Vote: Ayes – Unanimous



The meeting adjourned at 6:45 p.m.

Respectfully Submitted,



Sharon L. Flatt  
Planning Board Clerk

APPROVED: September 11, 2017



John Finelli  
Chairman, Dare County Planning Board