

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, December 14, 2020. 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.

The meeting was streamed live at: www.youtube.com/darecounty

CALL TO ORDER 6:00 pm

MEMBERS PRESENT John Finelli, Chairman
 Michael Barr Beth Midgett
 Terry Gore II David Hines

MEMBERS ABSENT David Overton Buddy Shelton

APPROVAL OF MINUTES

There being no corrections or additions to the minutes of the November 9, 2020 meeting of the Dare County Planning Board, Terry Gore made a motion to approve the minutes as submitted. Michael Barr seconded this motion.

Vote: Ayes – Unanimous

PUBLIC COMMENT

-None-

OLD BUSINESS

-None-

NEW BUSINESS

Conditional Use Permit Application Request to Expand Existing Wanchese Facility, Outer Banks Dare Challenge, Inc., 2263 NC Hwy 345, Wanchese, NC
Andy Deel, of Deel Engineering, PLLC and Douglas Henriott, of Outer Banks Dare Challenge were present at the meeting.

Donna Creef told the Board a site plan and conditional use permit application has been submitted by Outer Banks Dare Challenge. In 2017, the Dare County Zoning Ordinance was amended to allow recovery and treatment centers as a permitted use in the Highway 345 zoning district. Ms. Creef noted that the conditional use permit process

was triggered under the group development standards of Section 22-31 because the proposal features more than one building.

Ms. Creef said the existing Dare Challenge building will be incorporated into the overall site with parking improvements for the existing building and entranceway serving as one of the access points to the site. Four new structures will be constructed – one 9,920 square foot multipurpose building, two 1,768 square foot dormitories that will house sixteen people each and one 1,768 square foot building for Dare Challenge Staff.

A state stormwater management permit will need to be secured before construction activities can commence. A large wet retention pond is proposed for the rear of the site. Ms. Creef suggested that a barrier will not be needed around the retention pond because activities on the site will be limited to residents and employees of Dare Challenge.

The Board discussed the timetable of the project. Terry Gore asked Andy Deel if 24 months will be enough time to obtain the permits. Andy Deel said timing is not just dependent on getting the permits it's also dependent on getting the funding. Mr. Deel said a longer time period would be helpful. David Hines asked if the Board can recommend a five-year time limit.

The Planning Board indicated consensus with the five-year timetable.

The Board discussed outside lighting requirements. Mr. Deel said at this time they prefer not to have parking lot lighting. He said this is not a facility where people will be coming and going at night. Building mounted security lighting is what they feel is appropriate on this site.

David Hines made a motion to recommend approval of the conditional use permit application subject to the following:

1. A note shall be included if parking light fixtures are needed in the parking lot at a future date such fixtures can be approved administratively by Staff without triggering the need for a revised site plan.

Terry Gore seconded the motion.

Vote: Ayes – Unanimous

OTHER BUSINESS

Continued Discussion of Camping Cabin Regulations Referred by Board of Commissioners

Donna Creef identified four options for the Planning Board's consideration and discussion with emphasis on lot coverage and density as requested by the Board of Commissioners:

1. Allow camping cabins in campgrounds at 100% camping cabins with a density of fourteen units per acre. A fourteen unit per acre density equates to roughly 3,000 square feet of camping site. Lot coverage would remain at 60% based on the overall parcel size excluding wetland areas.
2. Allow camping cabins in campgrounds at 100% camping cabins with a density of ten units per acre applied to the overall parcel area with lot coverage limited to 60% of the parcel excluding wetlands.
3. Increase the ratio of camping cabins to traditional travel trailer sites to 70% cabins to 30% travel trailer sites. The current Travel Trailer Park and Campground Ordinance (TTPCO) includes a 50/50 ratio. A density of twenty camping sites per acre is suggested for the 70/30 ratio. Lot coverage would remain at 60% based on the overall parcel size excluding wetland areas.
4. Recommend no changes to the travel trailer/cabin ratio of 50/50 as originally recommended by the Planning Board.

Michael Barr likes option one. He said it substantially reduces the density in the camping environment by 50%.

Terry Gore likes option four. Mr. Gore said the Board has spent months discussing the campground ordinance. He stands behind what the Planning Board sent forward. Mr. Gore said what was originally submitted is the highest and best form of a campground ordinance we can come up with.

David Hines agrees with Terry Gore. Mr. Hines likes option four but doesn't disagree with what Mr. Barr said.

Chairman Finelli is in favor of allowing camping cabins to be greater than 50% but if they are over 50% then they would be limited to fourteen units per acre.

Chairman Finelli recommended the Board vote in January with only two options to consider. The first option is to recommend no changes to the TTCPO. The second

option is a combination of option one and three. Mr. Finelli explained if the split is greater than 50/50 then fourteen cabins would be allowed per acre.

The Board discussed safety of camping cabins during mandatory evacuation orders. Beth Midgett thinks people may feel more secure in a camping cabin than a travel trailer and will be less likely to leave during a mandatory evacuation. Donna Creef said the Board decided the TTPCO is not the appropriate mechanism for the evacuation issue. Ms. Creef said there is language in the ordinance that Park Owners will have a plan in place for mandatory evacuations and Staff can ask that a copy of the plan be placed in the lease but using a land use ordinance for public safety and storm evacuation notice is not the proper approach.

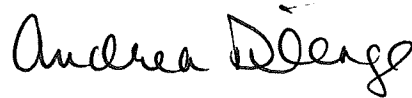
ADJOURNMENT

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

Vote: Ayes – Unanimous

The meeting adjourned at 6:38 p.m.

Respectfully Submitted,



Andrea DiLenge
Planning Board Clerk

APPROVED: January 11, 2021



John Finelli
Chairman, Dare County Planning Board