



Dare County Planning Board Meeting

**Dare County Board of Commissioners Meeting Room
954 Marshall C. Collins Drive
Manteo, NC 27954**

July 11, 2022

Agenda

- I. Call to order **6:00 PM**
- II. Roll call
John Finelli, Chairman
Beth Midgett
David Overton
Terry Gore II
Buddy Shelton
David Hines
John DeBoy
- III. Approval of minutes for the June 13, 2022 meeting
- IV. Public Comment
- V. Old Business
 - a. None
- VI. New Business
 - a. Proposed Amendment to Special Use Permit No. 3-2009, Addition of a Building in an Existing Group Development, Liberty Christian Fellowship, Inc., 244 Williams Dr., Colington, NC
- VII. Other Business
 - a. None
- VIII. Adjournment

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, June 13, 2022. 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
Beth Midgett David Hines
Terry Gore II

MEMBERS ABSENT Buddy Shelton John DeBoy
David Overton

APPROVAL OF MINUTES

There being no corrections or additions to the minutes of the May 9, 2022 meeting of the Dare County Planning Board, Terry Gore made a motion to approve the minutes as submitted. Beth Midgett seconded this motion.

Vote: Ayes – Unanimous

PUBLIC COMMENT

Maynard Miller, a Brakewood Dr. resident, addressed the Board regarding Old North End subdivision. Mr. Miller remarked that housing was needed for those who live and work here but stated that doesn't happen because of the money. He additionally commented that more than fifty percent of those houses will end up as weekly rentals. He is also concerned the walking path has not been upgraded and asked why there is not a road from the Airport to the County Jail. He stated how can you put that many people in jeopardy with only one way in and out.

Barbara Sibunka, a Gareth Cir. resident, addressed the Board regarding Old North End subdivision. Ms. Sibunka asked where all of the impact studies are and stated they should be made public. She is also concerned about roof damage occurring from the removal of trees that act as wind buffers, the loss of the cooling effect provided by the trees, the devaluation of her property, stormwater and erosion, and the diminished charm of Roanoke Island due to major housing developments.

Joyce Hoppe, a Roanoke Trail resident, addressed the Board regarding Old North End subdivision. Ms. Hoppe commented that she just learned about the 56 houses going in

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LAND OF BEGINNINGS

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and is upset about it. She is also concerned about the quality of Airport Road, how long construction will take, impact studies, traffic, eagle nests, flooding, increased insurance, lack of notice of the subdivision, and the size of the lots. Ms. Hoppe also commented that the lack of sidewalks on Airport Road is dangerous.

Kathy Mitchell, a Gareth Cir. resident, agreed with the issues brought up by the previous speakers. Ms. Mitchell is also concerned about the negative impacts the Old North End development project could have on the existing North End community. Ms. Mitchell spoke about traffic and Airport Road being an older road that lacks capacity to handle the increase. She commented Airport Road will likely require major repairs and more frequently. She is also concerned there had been no involvement with NCDOT with a planning process of this size. She additionally noted the vegetative buffer is insufficient.

Elizabeth Granitzki, an Airport Rd. resident, addressed the Board regarding Evansville Tract. She told the Board she had videos of extensive flooding that occurred on Airport Road with the four new houses that were built this past year. She cited cars are throwing up to twelve foot of water. She noted there is only one entrance at Airport Road and voiced concern that fire trucks had blocked residents from accessing their homes for hours when there was a house fire at Kathryn Fagan's home. She also asked the board if these would be family homes, rentals, Airbnb's or will they cost over \$300,000, so a teacher may not be able to afford these homes. She is also concerned about flooding, traffic, destruction of trees from clear-cutting, and who will maintain the drains and culverts.

Katherine Fagan, an Airport Rd. resident, addressed the Board regarding Old North End subdivision. She stated this is not a done deal and there are grounds to revoke this approval. She said there are violations regarding notification and cited State Ordinance G.S.160D-602. She commented she was told there are eagles nesting and there is a federal mandate to do an environmental impact statement when eagles are nesting. Ms. Fagan recommended a special meeting be setup with the Board of Commissioners, Planning Board, and citizens directly impacted.

Patty Callum, a Roanoke Trail resident, is concerned about traffic on Airport Road, and the clear-cutting of trees. She stated clear-cutting has taken away the wind buffer the trees provided. She compared Staten Island to Martha's Vineyard, and remarked Roanoke Island is starting to feel like Staten Island. She told the board she did not understand why more had not been done to preserve the trees. She also asked the

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board to hold a special meeting, as Ms. Fagan had suggested, as the 56 new homes will highly impact Airport Road.

Nina Green, an Airport Road resident, voiced concern about speeding on Airport Road and commented one road in is not enough. She added there should have been long-range planning, and this was pushed through too quickly. She is also concerned about kids and pets on Airport Road, and stated she has trouble getting out of her driveway. She also noted she does not support clear-cutting trees.

Jennifer Brickhouse, a Brakewood Dr. resident, spoke about the wildlife in the Airport Rd. area, including eagles and the possible presence of the endangered spadefoot toad. She is concerned about traffic and asked if a second road would be built. Ms. Brickhouse commented that she tried to buy the lots behind her, and was told they would only be sold as a land/house combo for \$356,000.00. If she bought the land she would be required to build. She wanted to know why that was. She is also concerned about flooding, lack of doctors, and the condition and safety of Airport Road. She commented the County should have bought the property and preserved it.

Cathy Spencer, a Brakewood Dr. resident, addressed the Board regarding Old North End subdivision. She is concerned about new ponding they are having that they never had before. She said the wind is stronger than it used to be since the trees are gone. She is also concerned about how small the new lots are, how narrow the road is, and the ability to get fire trucks down the road.

Sheena Jones, a Brakewood Dr. resident, spoke to the board about the beauty of Roanoke Island. She is concerned about the dramatic change to the Airport Rd. area in the last six years. She commented rats have become a problem. She is also concerned about no other access to Airport Road being a safety issue, the lack of notification, and not being able to voice an opinion about the development.

George Harkness, a Brakewood Dr. resident, addressed the Board regarding the Old North End subdivision. Mr. Harkness said the board may have been presented with flawed data in which the Board had based their decision. He is concerned about the lack of notification, flooding, winds, and making all records public. He commented the County should look at buying the land for a conservancy.

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Kris Fair, a Dare County resident, emailed the Planning Board and the Board of Commissioners comments regarding the high density on Airport Rd. A copy is on file with the Planning Board Clerk.

Public comment section closed at 6:51 pm.

Members of the Planning Board provided summary comments to address public comment.

Chairman Finelli commented that he moved here in 1981, and the Outer Banks he fell in love with had changed. He said he understood the emotional arguments of the speakers who provided public comment and noted we have all witnessed change. Chairman Finelli added that as a Board they cannot make emotional decisions, and the Planning Board bases its decisions strictly from a legal standpoint.

Chairman Finelli read a letter out loud that was written by County Manager / Attorney, Robert Outten, that was written in response to public comment received by Kris Fair. A copy of the County Attorney's letter is on file with the Planning Board Clerk.

David Hines said he appreciated how much the speakers who provided public comment cared about the area and remarked that he understood the Outer Banks had changed. He commented that every home on this beach and Roanoke Island had trees on it at some point. He added that it may have been awhile since the speakers had relocated here but future people had the right to move here as well, which required a home being built. Mr. Hines added that the property had been for sale for some time and it met all the requirements of the Subdivision Ordinance. He said the Planning Board approved the subdivision based on those facts.

Terry Gore said the Planning Board meets on the second Monday of every month at six o'clock in the Commissioners meeting room. He noted that anything that happens during the meeting is done in the public eye and is on public record. Mr. Gore commented he is a resident of Roanoke Island, and his children live part-time on Airport Road with his children's mother's family. He said he understands their concerns and encourages them to stay involved and to keep looking for alternatives to what they are looking for but the Planning Board is not where they will find those answers. Mr. Gore thanked the speakers for their involvement and opinions.

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Beth Midgett thanked the speakers for coming in to tell the Board how they felt about the subdivision. She commented that she lives on Hatteras Island and they have seen a lot of change as well, and she understood the concern for single in and out roads, and seasonal pressures. Ms. Midgett said they are also noticing more flooding in Hatteras, and she encouraged everyone to get flood insurance even if they are in an X flood zone as preferred policies may apply.

OLD BUSINESS

-None-

NEW BUSINESS

Preliminary Plat Review, 2 Lot Subdivision, Joseph Kierkowski, 27415 NC 12 Hwy, Salvo, NC

Michael W. Strader, Jr., P.E., of Quible & Associates, P.C. was present on behalf of the property owner.

Noah Gillam, Planning Director, addressed the Board. He said the parcel is zoned S-1 Special District. The total site area is 3.89 acres and the smallest lot is 62,616 square feet. Mr. Gillam further explained that no new road improvements are needed to access the proposed lots. Lot A1 and Lot A2 will be accessed off NC 12 Highway. Mr. Gillam noted the size of tract exceeds the threshold for administrative approval.

Mr. Gillam explained there is an existing dwelling on proposed lot A1. Lot A2 is currently vacant. Mr. Gillam noted that an existing cemetery easement will be relocated from lot A2 onto the existing gravel driveway on lot A1 and this relocation will reflect the access point that has been actually used by the visitor of the cemetery. Mr. Gillam said a document will need to be recorded at the time of recordation of the plat that reflects this relocation.

Mr. Gillam commented that Note #10 on the plat needs to be revised to state "All lots shall be accessed from NC Hwy 12, no proposed streets." Mr. Gillam additionally stated that all minimum building setback lines need to be shown on the final plat.

Chairman Finelli asked Mr. Strader if moving access to Hwy 12 was acceptable. Mr. Strader responded they had struck Note# 10 from the preliminary plat. He explained their opinion was not to have the preliminary or final plat keep someone from Hattie Creek if they had the right to do so later on. Mr. Strader commented if the Board felt

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strongly he would make the change. Mr. Gillam added that access would be from Hwy 12 unless Hattie Creek Landing Court was adopted as a State Rd.

Chairman also asked Mr. Strader if the cemetery easement would be abandoned. Mr. Strader said it would be relocated in order to realign the access easement along the existing drive.

Terry Gore made a motion to approve the preliminary plat subject to the following conditions:

1. A new cemetery access easement will need to be recorded.
2. Note #10 shall be changed to reflect that all lots shall be accessed by NC Hwy 12 or Hattie Creek provided Hattie Creek Landing Court is brought in to the state highway system.

David Hines seconded the motion.

Vote: Ayes – Unanimous

Preliminary Plat Review, 2 Lot Subdivision, Sarah E. & Richard V. Scarborough, 370 Harbor Road, Wanchese, NC

Jay Baughman, of Coastal Engineering & Surveying, Inc., was present on behalf of the property owner.

Mr. Gillam addressed the Board. He said the parcel is zoned MC-2 district. The total site area is 4.689 acres and the smallest lot is 18,005 square feet. Mr. Gillam further explained that no new road improvements are needed to access the proposed lots. Lot 2R will be accessed off Harbor Rd and Lot 3 will be accessed by an easement off Mill Landing Rd. Mr. Gillam noted the size of tract exceeds the threshold for administrative approval.

Mr. Gillam explained there is an existing dwelling on proposed lot 2R that functions as a boat building shop. Lot 3 will be accessed by a 20 ft wide easement across the undeveloped Deanna D. Briggs property as shown on the preliminary plat. Mr. Gillam noted at time of final recordation of the plat, a deed document will need to be recorded granting the owner of lot 3 access to the property/easement.

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Mr. Gillam commented that both lots are located the in the Coastal Area Management Act (CAMA) area and have the required 30 ft buffer shown on the plat. Mr. Gillam noted that minimum building setback lines will need to be shown on the final plat.

David Hines made a motion to approve the preliminary plat. Terry Gore 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 Beth Midgett.

Vote: Ayes – Unanimous

The meeting adjourned at 7:15 p.m.

Respectfully Submitted,

Andrea DiLenge
Planning Board Clerk

APPROVED: July 11, 2022

John Finelli
Chairman, Dare County Planning Board

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County of Dare

P.O. Box 1000 | Manteo, North Carolina 27954 | 252.475.5000

June 30, 2022

MEMORANDUM

TO: Dare County Planning Board

FROM: Noah H Gillam, Planning Director 

RE: Camp Emmanuel—Amendment to SUP 3-2009 to add family life center to existing group development.

Liberty Christian Fellowship Inc. has submitted a Special Use Permit application to amend their existing special use permit #3-2009 to allow for the addition of a new building to the existing group development. The original special use permit was for the construction of 8 cabins, two bathhouses, and associated recreational amenities used by the church for the purpose of a summer camp. The applicant is seeking the amendment to build a new 15,000 square foot family life center that will be used by the church and the summer camp attendees. The building will be two stories and include a gymnasium, dining hall/kitchen, office space, classrooms, and restrooms.

The parcel is 632,645 square feet, and with existing improvements and the new proposed building the group development is still well below the 30% lot coverage limitations for the R-2B zoning district. There is an existing gravel parking lot on the parcel that is used by the camp, and as overflow for the church located across Williams Dr. The new building will be adjacent to this existing parking lot, and will be used as parking for the new family life center. The parking lot has 47 spaces shown on the site plan and is an adequate amount for the proposed use. The building will be accessed from the existing gravel drive used to service the camp, and will have one driveway cut on Williams Dr. that will be used as a loading and unloading area.

A State low density stormwater permit will be required for the project. The site will utilize an existing pond and wooded area on the parcel for stormwater containment and infiltration. Disturbance on site is less than an acre so a State erosion control permit will not be required. The proposed area for the building was previously cleared when the camp improvements were installed.

The building will be constructed as a slab on grade structure, with a first elevation of 9'ft meeting the requirements of the Dare County Flood Damage prevention ordinance. The developer intends to fire sprinkle the entire structure. A copy of the site plan has been provided to the fire marshal for his review and his comments are attached with this memo.

A copy of the original SUP, new site plan, fire marshal comments, and draft SUP are attached to his memo for the board's review.

SPECIAL USE PERMIT APPLICATION

Date: June 20, 2022 Application No. _____
Property Owner/Petitioner: Liberty Christian Fellowship Inc
Address: 244 Williams Dr, Kill Devil Hills, NC 27948
Telephone: 252-441-6592 Email: johnd@albemarleassociates.com (agent)
Review Fee Paid: \$ 4,400.00 (17,600 sf footprint)
Project Description: The Construction of a Family Life Center consisting of a 2-story building to include a gymnasium, a dining hall, a kitchen, class rooms, restrooms, an office and storage areas.

Property Description:

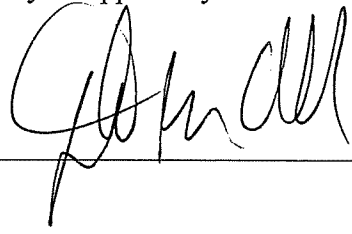
Lot	Phase/Section	Block	Subdivision
Parcel: <u>018787000</u>			PIN: <u>987310368489</u>

APPLICATION IS HEREBY made to the Dare County Planning Department for consideration of a Special Use Permit in accordance with the provisions of the Dare County Zoning Ordinance

Section: Various Special Use: Churches

A site plan and other documents as required for review of the special use permit application shall be submitted to the Planning Department with the application. A special use permit application shall not be processed by the Planning Department until such time that all review fees have been paid and all necessary documents have been submitted. Once the application is determined to be complete, the Planning Department shall schedule review of the application as established in Section 22-65 and Section 22-70 of the Zoning Ordinance.

Special use permits are subject to quasi-judicial procedures and an evidentiary hearing before the Dare County Board of Commissioners. The notice procedures of Section 22-72 of the Zoning Ordinance shall be implemented by the Planning Department. Reasonable and appropriate conditions may be applied by the Board of Commissioners as part of the evidentiary hearing process.

Applicant:  Date: 6/20/22



June 20, 2022

Mr. Noah Gillam
Planning Director
Dare County
PO Box 1000
Manteo, NC 27954

RE: Liberty Christian Fellowship – Family Life Building Planning Board Submittal

Dear Mr. Gillam:

Find attached ten copies of the site plan, application and supporting documents for the addition of a Family Life Building on property owned by Liberty Christian Fellowship Inc and commonly referred to as Camp Emanuel. The original CUP issued for this project included a future Family Life Center whose size and location was shown west of the existing gravel parking lot located on along the property's frontage on Williams Drive. The current plan further defines the size and location of this new building. The camp currently has a number of cabins with restroom and showers, a screened pavilion, a fire circle and other camp amenities as shown on the site plan. The summer camps have been very successful and well attended. The camp has also been used for adult retreats and to support various groups throughout the year. This building will enhance those experiences and will provide needed recreational, educational and social spaces for the Church. The addition of a full size basketball court will also provide space for recreational fellowship and interdenominational gatherings.

The new building will be a two-story, sprinkler protected structure to include lobbies, a gymnasium, a dining hall / kitchen, office space, five classrooms, storage and several rest rooms. The building will have an elevator and a wrap around covered porch on the front and side. The building will be used for a variety of church functions throughout the year and to support the current summer camp programs. The new kitchen and dining hall will allow all camp dining activities to remain near the existing cabins and will be much better than using the kitchen and social hall in the main church building across Williams Drive.

There are currently 124 paved parking spaces at the church and another 47 shown within the existing gravel areas east of the new building. There are ample areas for additional parking on site along the gravel roadway and in the fields located in the vicinity of the

existing pavilion. There is adequate paved, gravel and unpaved areas to support operations associated with this new structure. The new building will have paved ADA compliant parking spaces as well as utilizing the current gravel lot.

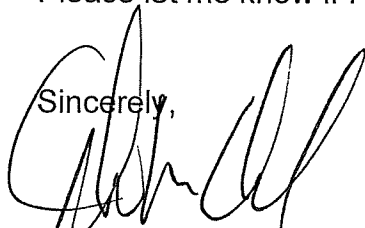
The Heath Department has evaluated the drainfield areas and design flow and has found them to be suitable as shown on the plans. Stormwater management will consist of gutters, down spouts and underground conveyance to the existing stormwater pond along Williams Drive or to lower wooded areas west of the new building. The pond and wooded areas have the capacity to contain and infiltrate far more than a 10 yr, 2 hr storm event. This site will be subject to a State Low Density Stormwater permit. We are applying for this permit now. Since the disturbance is under one acre, no State Erosion Control permit is required. We will be installing silt fencing and other erosion control measures during the construction phase of this project.

The building will be served from an existing 6" watermain located on-site. This water main was installed when the camp began construction of the cabins. I met with Pat Irwin Director of the DC Water System and confirmed the tap locations for both the sprinkler fire line and the domestic water meter and service locations.

The site for the new structure has been previously cleared and filled to an elevation of about 8.5'. There is no further clearing proposed, and the new building will be at grade with a proposed first floor elevation of 9.00'. We are proposing a rear service area to be accessed from Williams Drive as shown. This will necessitate a new dumpster pad for this building. Since the Baycliff dumpsters are in this vicinity, we propose to build a screened dumpster pad that will accommodate both the Baycliff dumpsters as well as the new dumpster for this building. I have discussed this with Shanna Fullmer and we are meeting with the Baycliff HOA to coordinate these efforts now.

I hope that this provides you with a clear overview of this project. I look forward to further discussions with you, the Planning Board, and the Board of Commissioners. Please let me know if I can provide any additional information.

Sincerely,



John M. DeLucia, PE
Principal

Enc

cc: File

**NORTH CAROLINA
COUNTY OF DARE**

RE: Application of:
Camp Immanuel/Liberty
Christian Church for
a group development
in Colington, NC

Conditional Use Permit No. 3-2009
Dare County Code Sections
22-22.2, Section 22-21 and 22-68

On November 2, 2009 the Dare County Board of Commissioners considered the application of the Petitioner above named which application is on file with the Dare County Planning Department, and the Board finds as follows:

1. That the written application of Petitioner with attachments has been duly submitted to the Dare County Planning Board as required by Section 22 of the Dare County Code (hereinafter referred to as "Code");
2. That the application substantially complies with the requirements of the Code in that it requests uses permitted by conditional use permit under the Code, including churches and group developments;
3. That the Petitioner owns property located in Colington, NC Parcel Identification Number 03-987310368401. The property is located on Williams Drive and is zoned R-2B, alternative medium residential;
4. That the Dare County Planning Board recommended for approval the granting of a Conditional Use Permit as requested. The Planning Board made this recommendation on October 12, 2009.
5. That the Dare County Board of Commissioners is empowered under sections of the Code set out above to grant uses such as allowed herein and insofar as the conditional use is hereinafter allowed it will not adversely affect the public interest;
6. That the hereinafter described conditional use is deemed to be reasonable and is not in degradation of the intent of the ordinance.

NOW, THEREFORE, under the provisions of the Code, the following conditional use is granted to Camp Immanuel (Liberty Christian Church) for a group development for the purposes of operating a youth camp, subject to such conditions as are hereinafter set out:

CONDITIONAL USE: A group development consisting of cabins and amenities for a youth camp. The youth camp will be located in on land adjacent to existing church facilities in Colington, NC. A site plan depicting the group development is identified as Appendix B, attached to this Permit.

CONDITIONS:

1. The group development shall consist of 8 cabins, a counselor's cabin, two bathhouses and associated recreational amenities. Each youth cabin and the counselor cabin may accommodate up to 10 persons. All facilities shall be constructed to be consistent with applicable building codes and handicap codes.
2. An existing 60' right-of-way shall be improved with a gravel sub-base consistent with NC Department of Transportation standard. A turnaround area shall be provided at the end of the road as depicted on the site plan. A letter from the project engineer shall be submitted upon completion of the road improvements that the sub-base gravel improvements have been installed as depicted on the approved site plan.
3. There are two existing residential structures on the site and one bath house that are depicted on the site plan.
4. Existing parking lots on the site shall serve as parking for the counselor and other camp volunteers. The kitchen facilities at Liberty Christian church will be used by the camp.
5. Future improvements will require additional review and approval by the Dare County Planning Board and Board of Commissioners through the CUP amendment process.
6. Existing vegetation shall be maintained to provide a buffer from adjoining properties. The vegetative buffers are depicted on the site plan.
7. Construction of all cabins, road improvements and amenities shall be completed within five years of the date of Board of Commissioners approval. Additional time for construction may be sought by the applicants if necessary.
8. Any changes to the site plan shall be reviewed by the Dare County Planning Department. An as-built survey of the improvements shall be submitted to the Planning Department upon completion of the improvements.
9. It is understood that all other terms and provisions of the Code shall remain in full force and effect except as herein lawfully permitted;

10. A violation of this Permit shall be a violation of the Code punishable as therein provided, and shall automatically void Permit;
11. The Petitioners shall accept these terms as indicated by appropriate signatures on page 3 of this CUP before this Permit shall be effective.

This 2nd day of November 2009

SEAL:

COUNTY OF DARE

By: Warren C. Judge
Warren Judge, Chairman
Dare County Board of Commissioners

ATTEST:

By: Katie V. Smith
Katie V. Smith
Clerk to the Board

THIS PERMIT AND THE CONDITIONS HEREIN ARE ACCEPTED

By: [Signature]
Liberty Christian Church
Camp Immanuel

APPROVED AS TO LEGAL FORM

By: [Signature]
Robert L. Outten
County Attorney



COUNTY OF DARE
Department of Emergency Management
Office of the Fire Marshal
P.O. Box 1000, Manteo, North Carolina, 27954

Steven R. Kovacs, NC-CFI
Deputy Emergency Manager/Fire Marshal

(252) 475-5750

To: Noah Gillam, Planning Director
From: Steven R. Kovacs, Fire Marshal
Date: July 7, 2022
Re: Liberty Christian Fellowship

I have reviewed the submitted site plan for the Liberty Christian Fellowship project in Colington and have the following comments:

- Based on the submitted plan the needed water for firefighting operations could be as much as 2,000 gallon of water per minute. A new hydrant flow test will be required to be completed at this site. Detailed information shall be required on how the needed fire flow requirements will be met.
- A fire hydrant will be needed on the site for the automatic fire suppression system. The location of the hydrant shall be in the island at the NE corner entrance. If no curbing is to be installed at the driveway, impact protection for the fire hydrant will be required meeting section 312 of the North Carolina Fire Code.
- Currently there is no indication on the plans for the required FDC fire line. The FDC for the fire sprinkler system shall be located in the island on the west side of the parking lot behind the handicap parking spots. Final location shall be approved by Chief Glenn Rainey of the Colington Fire Department prior to construction. FDC shall be provided with impact protect meeting the requirement of section 312 of the North Carolina Fire Code.
- The following language needs to be added to the site plan specifying the following:

NCFC 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 m), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

NCFC 503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads (75,000 pounds) of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

NCFC 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearance established in 503.2.1 and 503.2.2 shall be maintained at all times.

- The driveway at the south end of the building needs to be widened to 20-feet up to the corner of the building to allow clear access for fire apparatus.
- Fire lanes shall be marked per Dare County Fire Marshal's requirements as indicated on the marked-up plans.

- Site improvements to include required water supply and fire apparatus access roads must be installed prior to combustible construction material being brought to the site per Chapter 33 of the North Carolina Fire Code.

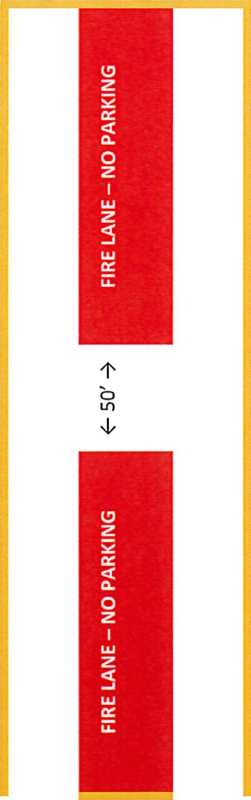
** Please understand that approval of any documents in no way relieves the owner, the architect, the engineer, or the contractor from the responsibility of violations of governing codes and regulations not found by our office. When such violations are found they must be corrected.*

All designated fire lanes shall be marked accordingly.

- Stripes, where required:
 - Shall be 4-6 inches in width.
 - Stripes shall be yellow paint.
 - Strips shall be placed along the outer edge of the road/designated area. If curbs are present the curb shall be painted yellow.
 - There shall be a stripe at the beginning and end of the fire lane

- “Fire Lane – No Parking” pavement markings
 - Shall have white letters on a red back ground.
 - The letters shall be 1-foot in height with a 2-inch stroke.
 - The red background block shall be 2-feet wide with letter placed in the center. The letter tops shall face the building.
 - There shall be not more then 50-feet between the pavement marking.

Building/side walk



Signs

- Shall be 12 x 18 inches in size.
- Must be constructed of metal.
- Shall be reflective with the wording and directional arrow as below.
- Signs shall be mounted on a pole or on the building structure at least 5-feet and not more than 7-feet off the ground.
- Signs shall face the fire lane.
- Signs shall be spaced along the fire lane at intervals not to exceed 50-feet or as designated by the Fire Official.



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2022 AMENDMENT TO SPECIAL USE PERMIT #3-2009
FOR CAMP EMMANUEL/LIBERTY CHRISTIAN CHURCH GROUP DEVELOPMENT
Dare County Sections 22-21, 22-22.2, 22-31, 22-65, & 22-70

On August 01, 2022 the Dare County Board of Commissioners considered an amendment to the conditional use permit for the Camp Emmanuel/Liberty Christian Church group development in Colington, NC. The original CUP was issued in November 2009 by the Dare County Board of Commissioners.

On July 11, 2022, the Dare County Planning Board reviewed the proposed amendment and found the conditions to be reasonable and appropriate.

The following revisions shall be made a part of SUP 3-2009 as detailed below:

Condition #1 of SUP 3-2009 is amended to read:

The group development shall consist of 8 cabins, a counselor's cabin, two bathhouses, a two story 15,000sqft Family Life Center, and associated recreational amenities. Each youth cabin and the counselor cabin may accommodate up to 10 persons. All facilities shall be constructed to be consistent with applicable building codes and handicap codes.

Condition #4 of SUP 3-2009 is amended to read:

Existing parking lots on the site shall serve as parking for the family life center, counselors, and other camp volunteers. The kitchen facilities of the Family Life Center will be used by the Camp and Church.

The Following conditions will be added to the SUP:

- 1. No staging of equipment or materials shall occur in the right-of-way of Williams Dr.*
- 2. Applicant shall comply with all requirements of the Dare County Fire Marshal.*
- 3. Copies of all applicable State Permits shall be provided to the Dare County Planning Department before construction activities can occur.*
- 4. An as-built survey of the property showing all new improvements shall be submitted to the Planning Department before issuance of Certificate of Occupancy.*

All other conditions included in the original SUP shall remain in force and part of this amendment.

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This 01st day of August 2022

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SEAL:

COUNTY OF DARE

By: _____
Robert L. Woodard, Chairman
Dare County Board of Commissioners

ATTEST:

By: _____
Cheryl Anby
Clerk to the Board

THIS PERMIT AND THE CONDITIONS HEREIN ARE ACCEPTED

Liberty Christian Church

APPROVED AS TO LEGAL FORM

By: _____
Robert L. Outten
County Attorney

DRAFT