



Dare County Planning Board Meeting

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

November 14, 2022

Amended Agenda

- I. Call to order **6:00 PM**
- II. Roll call

John Finelli, Chairman	
Beth Midgett	Buddy Shelton
David Overton	David Hines
Terry Gore II	John DeBoy
- III. Approval of minutes for the September 12, 2022 meeting
- IV. Public Comment
- V. Old Business
 - a. None
- VI. New Business
 - a. Special Use Permit Application No. 6-2022, Preliminary Sketch Review for a Cluster Home Group Development of 59 units at 0 Old Wharf Rd (Parcel No. 025921000), Wanchese, NC, Applicant Brad Alexander (**Item Withdrawn by Applicant until a Future Date**).
- VII. Other Business

Approval of the 2023 Planning Board Meeting Dates and Submission Dates Calendar
- VIII. Adjournment

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, September 12, 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 6:03 pm

MEMBERS PRESENT John Finelli, Chairman
Beth Midgett
David Overton
Terry Gore II
Buddy Shelton
David Hines
John DeBoy

MEMBERS ABSENT

APPROVAL OF MINUTES

There being no corrections or additions to the minutes of the July 11, 2022 meeting of the Dare County Planning Board, Terry Gore made a motion to approve the minutes as submitted. Buddy Shelton seconded this motion.

Vote: Ayes – Unanimous

PUBLIC COMMENT

Geri Wenstrom, a Willett Tillett Rd. resident, expressed concern about the new dwelling placed at 1195 N Hwy 64/264, Manteo. Ms. Wenstrom is concerned the structure is a double-wide mobile home and wants to view the foundation plan. She asks the County to do more research as to what an on-frame modular is. She is also concerned there is no Port-A-John at the site as is required.

Public comment section closed at 6:10 pm.

OLD BUSINESS

-None-

NEW BUSINESS

Zoning Text Amendment to R-2B, Request to add Pet Crematorium as a Permitted Use, Pamela Anderson

Pamela Anderson, Applicant, was present at the meeting.

Noah Gillam, Planning Director, addressed the Board. He said Ms. Anderson is seeking the addition of pet crematoriums to the list of uses offered in the R-2B zoning district.

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LAND OF BEGINNINGS

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Mr. Gillam noted that any text amendment to the R-2B district would apply to all lands zoned R-2B.

Mr. Gillam explained that the R-2B zoning district is primarily residential that offers some business and commercial uses including real estate offices, residential business, child care centers, and pet grooming and kennel facilities. The applicant currently operates a pet grooming and kennel facility located at 208 Williams Drive in Colington.

A copy of the R-2B regulations was provided to the Board for their review.

Staff recommended that pet crematoriums be added as an accessory use to pet grooming and kennel facilities or as a stand-alone use. The Board agreed that pet crematoriums should be added as an accessory use to pet grooming and kennel facilities. Mr. Gillam stated that the 2009 Dare County Land Use Plan includes two policies under Commercial Development that are pertinent to the proposed text amendment. LUC #5 encourages the continued existence of locally owned businesses in Dare County. LUC #6 addresses the scope of commercial development and the use of gross floor area limitations to manage the size of commercial development.

A copy of LUC #5 and LUC #6 was provided to the Board for their review.

Ms. Anderson, addressed the Board. She said an Air Quality permit is not required in North Carolina. She also elaborated on the need for pet cremation services in Dare County explaining that it would save residents from sending their pet to Elizabeth City and would be more cost efficient.

Terry Gore made a motion to recommend approval of the Text Amendment and a Finding of Consistency with the 2009 Land Use Plan subject to the following conditions:

1. Strike (c) (15) a. from the Draft Language for Proposed Text Amendments to the R-2B Zoning District.
2. Change (c) (15) b. to reflect the crematory is 200 ft. minimum from a residential dwelling.

David Overton seconded the motion.

Vote: Ayes – Unanimous

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This item will be forwarded to the Board of Commissioners to request a Public Meeting on this matter at the October 5, 2022 meeting. If approved, the Public Meeting will be held November 7, 2022 in the Dare County Board of Commissioners meeting room at 9:00 am.

Special Use Permit Application No. 5-2022, Request to add a Child Care Facility at Manteo Faith Baptist Church, CIMAMI, LLC, Little School of Fish, 1037 Burnside Rd, Manteo, NC

Elizabeth Shifflett, Applicant, was present on behalf of the property owner.

Noah Gillam, Planning Director, addressed the Board. He said a Special Use Permit (SUP) application has been submitted by Ms. Shifflett for a proposed child care facility at the Manteo Faith Baptist Church located at 1037 Burnside Rd., in Manteo. The property is zoned RS-8, and child care facilities as an accessory use of an existing church, school, or other public building are permitted subject to a special use review.

The applicant is proposing to operate four days per week, Monday through Thursday, for no more than four hours per day with two staff members and a maximum of 25 students. Mr. Gillam noted that operating on this schedule allows the applicant to provide child care services without licensing requirements from the State of North Carolina. Conditions have been added to the draft SUP to reflect these limits.

Mr. Gillam further explained that the applicant has met with the Dare County Fire Marshal and staff from the church to determine what areas of the church meet code requirements for a child care facility and have determined the fellowship hall meets all requirements of the Fire Code and NC Building Code. All child care activities shall be limited to the fellowship hall and the fenced outdoor area. Mr. Gillam stated existing parking for the church shall serve as the parking area and pickup/drop off for the child care facility.

A draft copy of the SUP was provided to the Board for their review.

The Planning Board reviewed the draft SUP and deemed the conditions and site plan to be reasonable and appropriate.

This item will be forwarded to the Dare County Board of Commissioners for their consideration and will be subject to quasi-judicial review at the Board of Commissioners level, which requires sworn testimony and other rules of procedure specific to quasi-judicial items.

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OTHER BUSINESS

-None-

ADJOURNMENT

There being no further business before the Dare County Planning Board, a motion to adjourn was made by Buddy Shelton and seconded by Beth Midgett.

Vote: Ayes – Unanimous

The meeting adjourned at 6:41 p.m.

Respectfully Submitted,

Andrea DiLenge
Planning Board Clerk

APPROVED: November 14, 2022

John Finelli
Chairman, Dare County Planning Board

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2023 Planning Board Meeting Dates & Submission Dates

Below are the 2023 meeting and corresponding submission dates for the Dare County Planning Board. All items should be submitted by the appropriate submission date. Items submitted after the deadline will be considered an early submission for the next month.

All meetings are scheduled for the first Tuesday of each month and start at 6:00 p.m. unless otherwise notified.

2023 MEETING DATES	2023 SUBMISSION DATES
January 3, 2023	December 13, 2022
February 7, 2023	January 17, 2023
March 7, 2023	February 14, 2023
April 4, 2023	March 14, 2023
May 2, 2023	April 11, 2023
June 6, 2023	May 16, 2023
July 6, 2023**	June 13, 2023
August 1, 2023	July 11, 2023
September 5, 2023	August 15, 2023
October 3, 2023	September 12, 2023
November 7, 2023	October 17, 2023
December 5, 2023	November 14, 2023

**Please note the July meeting date is scheduled for the first Thursday of the month due to the Independence Day holiday.

**Dare County Planning Department
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