

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, April 10, 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 Jeff Landreth

MEMBERS ABSENT David Overton Charles Read, Jr.

APPROVAL OF MINUTES

There being no corrections or additions to the minutes of the March 13, 2017 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

Joseph Willis, a resident on Old Schoolhouse Road in Wanchese, told the Planning Board he opposes the Roanoke Island Volunteer Fire Department's (RIVFD) request for a conditional use permit for a training facility. Mr. Willis lives adjacent to the training facility property. He said the training is noisy, the lights are very bright, and it goes on until 10 pm. Mr. Willis said the new training building would increase both the noise and the lights because it's a taller building than what is at the site now. He doesn't believe anyone would want this in their front yard. This is a quiet residential district.

Oman Willis is married to Joseph Willis and spoke next. She said the training is very noisy, the lights are extremely bright, some participants do not behave appropriately, and the site is not safe for the children that play there. The children play on the wrecked vehicles that are used for training. Ms. Willis does not believe this is the right location for the training building.

The public comment portion of the meeting closed at 6:04 p.m.

OLD BUSINESS

-None-

NEW BUSINESS

Subdivision Review, Charles Wescott Jr. Subdivision Review, Burrus Road, Wanchese

Amy Stone, property owner and Gene Bobbitt, surveyor were present on behalf of the property owners.

Donna Creef said this subdivision is 2.74 acres and exceeds the threshold for administrative approval. The applicant proposes dividing the site into two lots. Each lot is larger than the minimum lot size required for Wanchese. The property is vacant. No new road improvements are needed to access the proposed lots. The zoning classification and flood hazard disclosure certificates need to be added to the plat.

Michael Barr said the notation for control point says NAD 88. Mr. Bobbitt, the surveyor, said he will correct that to NAD 83. Mr. Barr also asked that any notes that do not apply to this plat be removed.

Michael Barr made a motion to approve the subdivision plat subject to the following:

- Correct the NADA 88 statement on the plat.
- Remove any notes that are not applicable to this plat.
- Add the appropriate zoning district.
- Add the appropriate flood hazard certificate.

Terry Gore seconded the motion.

Vote: Ayes – Unanimous

The corrected plat will be submitted to the Planning Department for review and recordation.

Conditional Use Permit Request, Roanoke Island Volunteer Fire Department (RIVFD), Wanchese Training Facility

Talmadge Jones, Chief of the Roanoke Island Volunteer Fire Department, was present at the meeting.

Noah Gillam said the RIVFD owns a property at 323 Old Schoolhouse Road in Wanchese. Training is conducted at the property. They requested a conditional use permit to build a second, 3-story structure to be used for smoke training, search and rescue, hose handling, and ventilation training. The structure will resemble a 3-story residential dwelling and will be built to NC building codes but will have no plumbing or

HVAC and limited electrical improvements. It will not be a fire training house, or burn building. The property is zoned village residential. Mr. and Mrs. Willis, adjacent property owners, contacted the Planning Department regarding this request and spoke during public comment tonight.

RIVFD Chief Talmadge Jones spoke to the Planning Board. At the present time, Dare County has a residence behind the Manteo Library that's been abandoned for years and is owned by the county. Dare County asked the RIVFD to burn the structure and clear the lot. If they choose to remove the current building, there is not a place for this training. The structure has been used for about four years for firefighter training. There is a burn facility in Buxton but that is quite a distance away. The proposed building is not a burn building but uses non-toxic, vaporized smoke. Insurance ratings are affected by having training facilities available and points are earned toward better insurance rates for property owners if there are training facilities.

Chairman Finelli asked if other fire departments will use this facility. Chief Jones said they may occasionally but it will not be a weekly or monthly event. There are other training facilities in other areas of the county. The proposed facility would be the only county owned training building north of Oregon Inlet.

Chairman Finelli asked about days and hours of operation. Chief Jones said Thursdays from 7-10 p.m. are typical training nights, usually the third and fourth Thursdays of the month. The building would not be used for training every Thursday night. There is other training conducted that will not involve the proposed building.

Michael Barr asked what happens to the vaporized smoke when it gets outside. Chief Jones said it is water vapor and it dissipates. Mr. Barr asked if the property is used for training now. Chief Jones said there is training there now and cars have been burned there. Mr. Barr asked if the amount of training will increase if this structure is built. Chief Jones said it will not increase but will be a different type of training.

Donna Creef asked what type of lights are used during training. Chief Jones said the lights on the firetruck and the extendable boom type halogen lights. Ms. Creef asked if the burned cars are stored on site. Chief Jones said the vehicle is used for extrication training, later burned, and afterward it is provided to a junk dealer. There has been one at the property for about a month. Ms. Creef asked if training on cars would continue if the proposed structure is built. Chief Jones said there may not be room available to burn vehicles if this structure is on the site.

Jeff Landreth asked if law enforcement, paramedics, or other emergency responders will use this structure for training. Chief Jones said no. Mr. Landreth asked if the RIVFD plans to build a training tower in the future. Chief Jones said no and the lot coverage will be at maximum if this structure is built. Mr. Landreth asked if neighbors are notified when training will take place. Chief Jones said they have not done that because everyone knows training is Thursday night.

Michael Barr asked if prohibiting burning cars on site could be a condition of approval. Chief Jones said he would rather not have that as a condition if possible.

Chief Jones said there is a very large buffer between the property and the neighboring Willis property and that the lights only go 8' high. Ms. Willis said that is not so. Beth Midgett asked if there is an understory of vegetation of any kind. Chief Jones said there are 75' tall pine trees and 8' tall briars and scrub. Chief Finelli allowed Ms. Willis to respond. Ms. Willis said she can see the back of the fire station from her back deck. She said the trees are not tall there. She can see the cars, the Lion's Club concrete storage building, and the backyard of the community building. There is not a buffer. Mr. Finelli asked if it is Ms. Willis' front or backyard. Ms. Willis explained her house sits at an angle so it is both. She also asked that the safety of children playing at the site be addressed. Chief Jones said the building will be locked when not in use for training.

Donna Creef asked Chief Jones how the building will be situated on the site. Chief Jones said they positioned the training house where there is an asphalt area that can be used by the 100' ladder truck. It cannot travel on grass. The front of the training house will almost face the front of the Willis house. Ms. Creef asked if there could be supplemental buffering or possibly a fence. Mr. Barr suggested a 6' fence along the back property line. Chief Jones said there is an easement to a horse pen along the back property line. Donna Creef said a 20' utility easement is shown on the other side of the property line at the north side of the property. A fence shouldn't impact the use of the easement or it could be installed inside the property line.

Chief Finelli asked if the training hours will end at 10 p.m. Chief Jones said they are usually done before 10 but always by 10. Chairman Finelli asked about weekend hours. Chief Jones said generally there is not training on weekends but it does happen. There have been instructors providing weekend training that included propane gas training, extrication training, and burning cars.

Jeff Landreth suggested the RIVFD provide notice of what training is scheduled at least 48 hours prior to the training. Donna Creef and Beth Midgett said the fire departments

at Colington and on Hatteras post upcoming training on their sign. Chief Jones said the RIVFD is not doing that at this time but they could.

Michael Barr made a motion to recommend approval of the conditional use permit for the Roanoke Island Volunteer Fire Department's training building subject to the following:

- A 6' privacy fence will be installed at the back of the property.
- All activity shall cease by 10 p.m.
- Signage will be provided to notify the community of training times.

Jeff Landreth seconded the motion.

Vote: Ayes – Unanimous

This will be considered by the Board of Commissioners at their May 1, 2017 meeting.

OTHER BUSINESS

None

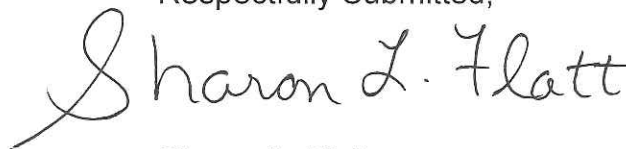
ADJOURNMENT

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

Vote: Ayes – Unanimous

The meeting adjourned at 6:55 p.m.

Respectfully Submitted,



Sharon L. Flatt
Planning Board Clerk

APPROVED: May 8, 2017



John Finelli
Chairman, Dare County Planning Board