

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, December 12, 2016. 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

APPROVAL OF MINUTES

David Overton asked that his first name be corrected on page 4 of the minutes. Terry Gore made a motion to approve the November 14, 2016 minutes with this correction. Charles Read seconded this motion.

Vote: Ayes – Unanimous

PUBLIC COMMENT

-None-

OLD BUSINESS

-None-

NEW BUSINESS

Request to Amend Conditional Use Permit 5-2012, City Beverage Co. Inc., Driftwood Drive, Roanoke Island

J.T. Dixon, property owner, and Victor White, Project Engineer were present.

Noah Gillam told the board that Mr. Dixon requested an amendment to Conditional Use Permit 5-2012. Mr. Dixon is asking to add two storage buildings at the site on Driftwood Drive. The original permit was issued in February 2013. The first building is 19,800 square feet and the second is 2,400 square feet. The site plan has been submitted and a copy has been provided to the Dare County Airport Authority for their review. The Dare County Fire Marshall has requested an additional gate to be used for access by the Fire Department. Staff suggests Mr. Dixon provide a copy of the rental agreement which will state that the buildings shall not be occupied for dwelling, office space, or otherwise occupied.

Jeff Landreth asked if a lighting plan will be submitted to the Airport Authority and said the airport has landings during the night. Noah Gillam said if a lighting plan is required, it will be submitted to the Airport Authority. Victor White said there are existing lights that he believes were installed by Dominion Power and Dominion will be contacted regarding the additional lights. Mr. Dixon said any lighting added would be farther from the landing area than the existing lights, not closer. Mr. White said they would need minimal lighting for security which would have a minimal foot candle rating and include a cut-off feature which causes all of the light to shine down. Jeff Landreth suggested the Airport Authority grant approval of the site plan and lighting improvements before the permit amendment is issued.

Michael Barr asked what time frame the applicant would need for the additional two buildings. Mr. Dixon said phase 1 is construction of 10,200 square feet of the proposed 19,800 square feet building. The time frame would depend on how fast Phase 1 is completed and how quickly the storage is filled. He would hope to have approval and begin Phase 1 by March 2017. Donna Creef suggested 3 years for the completion of both buildings. If an extension is needed, it will require approval of the Planning Board and Board of Commissioners.

Chairman Finelli asked if Mr. Dixon understood there will be no office space. Mr. Dixon said that will be included in the lease. The buildings will have HVAC and electricity but will have only minimal lighting and no septic. Chairman Finelli asked what the building height is. Mr. Dixon said the peak height of the larger building is 11'10" with the eave being 9'4". The smaller building is 9'4" at peak. Chairman Finelli asked that the site plan be corrected to read *Dare County* in number 9 of the notes under sediment control.

Charles Read made a motion to recommend approval of the conditional use permit amendment subject to the following:

- There will be a three year time frame for securing building permits with the understanding that an extension may be granted.
- The Dare County Airport Authority will provide approval of the site plan and lighting improvements.
- There will be an additional gate installed that includes a key device for Fire Department use as requested by the Dare County Fire Marshal.

Beth Midgett seconded the motion.

Vote: Ayes – Unanimous

OTHER BUSINESS

***Consideration of Changes to Minimum Lot Size in Wanchese Zoning Districts
(referred from the Dare County Board of Commissioners)***

Donna Creef said the Board of Commissioners has requested a review of the minimum lot size requirements in the Wanchese zoning districts. 15,000 square feet is the minimum lot size is required in all other areas of unincorporated Dare County if there is access to county water, but Wanchese has a minimum requirement of 20,000 square feet – regardless of the water source. County water is now available in Wanchese and we have been asked to consider changing the minimum lot size in Wanchese. Ms. Creef suggested the Planning Board schedule a public hearing to obtain input from the community.

Michael Barr made a motion to conduct a Public Hearing at the January 9, 2016 Planning Board Meeting regarding the minimum lot size in Wanchese zoning districts.

Terri Gore seconded the motion.

Vote: Ayes – Unanimous

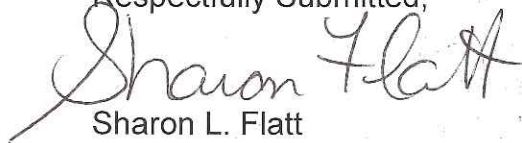
ADJOURNMENT

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

Vote: Ayes – Unanimous

The meeting adjourned at 6:20 p.m.

Respectfully Submitted,



Sharon L. Flatt
Planning Board Clerk

APPROVED: JANUARY 9, 2017



John Finelli
Chairman, Dare County Planning Board