

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, July 12, 2021. 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 6:11 pm

MEMBERS PRESENT John Finelli, Chairman
Michael Barr
Terry Gore II David Overton
David Hines Buddy Shelton

MEMBERS ABSENT Beth Midgett

AGENDA AMENDED

Chairman Finelli amended the agenda to reflect a change in order to New Business. Due to a scheduling conflict the Kampgrounds of America Preliminary Site Plan Review was considered before the Shelly OBX Storage Unit Amendment to Special Use Permit. By consensus, the Board agreed to handle two agenda items out of sequential order.

APPROVAL OF MINUTES

There being no corrections or additions to the minutes of the June 14, 2021 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

Preliminary Plat Review, Roger Hosfelt Subdivision, Parcel 016073001, Lighthouse Ct, Hatteras, NC

Eric J. Harmon, PLS., Rankin Surveying was present on behalf of the applicant.

Mr. Harmon, representative for the applicant, requested this item be tabled until the August 9, 2021 meeting.

Terry Gore made a motion to table the Preliminary Plat Review until the August 9, 2021 meeting. Michael Barr seconded this motion.

NEW BUSINESS

Preliminary Site Plan Review, Westside Expansion, Kampgrounds of America, 25094 NC Hwy 12, Waves, NC

Michael J. Morway, PE., Albemarle and Associates, LTD was present on behalf of the property owners.

Noah Gillam presented his staff comments. He told the Board that Kampgrounds of America (KOA) submitted a request to install eight travel trailer sites on parcel 014241001 located in Waves. Mr. Gillam said the parcel is located across NC Hwy 12 from their existing travel trailer park. The property is 5.84 acres and is zoned S-1.

Mr. Gillam explained the applicant is proposing to install a gravel driveway, loop road, eight gravel campsites and associated utility improvements along the northern boundary of the parcel. Mr. Gillam noted that new vegetation will need to be added to the park's boundaries on all sides except the western boundary that abuts the Pamlico Sound as per the requirements of the Dare County Travel Trailer Park Ordinance.

An aerial photo was provided to the Board at their seats.

Mr. Gillam said there is currently a driveway cut onto the property from NC Hwy 12 that is adjacent to another parcel owned by KOA that has an existing dwelling that is used for employee housing that also has a driveway cut onto NC Hwy 12. Staff recommended the applicant coordinate with NCDOT to redesign highway access to eliminate the number of access points onto NC Hwy 12 from KOA owned parcels.

The Dare County Fire Marshal reviewed the site plan and indicated that a fire hydrant needs to be installed along the proposed loop road that will be used to access the new travel trailer sites. The Fire Marshal also specified that one-way traffic flow signs need to be installed along the loop portion of the proposed road.

Michael Morway addressed the Board. He asked the Board for consideration to not have the perimeter buffer along the right of way in the initial phase of the campground improvement.

The Board discussed the vegetative buffer requirement along the highway on the basis the adjoining parcel is owned by the applicant. The Board asked Staff if they were allowed to change the requirement in this case. Noah Gillam said the Travel Trailer Park and Campground Ordinance requires the vegetative buffer around the entire perimeter of the park. Michael Barr suggested the motion excluding the buffer requirement should

be subject to County Attorney review. The Board indicated consensus with Mr. Barr's suggestion.

Chairman Finelli made a motion to approve the preliminary site plan for the westside expansion subject to the following conditions:

1. The exception to waive the vegetative buffer requirement along the highway is contingent upon County Attorney interpretation.
2. Fire hydrant location shall be coordinated with the Dare County Fire Marshall.
3. Coordination with NCDOT is required regarding the proposed entrance to the property.

Terry Gore seconded the motion.

Vote: Ayes – Unanimous

Amendment to Special Use Permit, Request to Add Additional Storage Unit, Shelly OBX Storage, 6783 C Hwy 64-264, Mann's Harbor, NC

William Daugherty, Applicant and Property Owner was present at the meeting.

Noah Gillam said a request for an amendment to Special Use Permit (SUP) No. 2-2020 for Shelly OBX Storage has been submitted by William and Shelly Daugherty. The applicants are proposing to construct a fourth mini storage building on parcel 023856000 in Mann's Harbor. The fourth building will be a 3,300 square foot mini storage facility measuring 20' x 165'. Mr. Gillam noted the proposed facility meets the requirements set forth in the zoning ordinance for group developments.

Mr. Gillam said the only concern the fire marshal addressed was that the applicant needs to ensure the pond on the property is kept clear of aquatic vegetation to allow drafting operation in case of a fire emergency. Mr. Gillam noted there is a condition in the SUP that addressed this concern.

The Board reviewed the Amendment to Special Use Permit No. 2-2020. The Board did not identify any further reasonable or appropriate conditions to apply to the Special Use Permit Application.

Noah Gillam explained that a formal motion on the special use permit application was not required by the Planning Board. The item will be forwarded to the Board of Commissioner's for their consideration under Quasi-Judicial Procedures.

OTHER BUSINESS

-None-

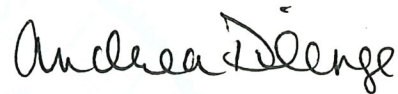
ADJOURNMENT

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

Vote: Ayes – Unanimous

The meeting adjourned at 7:03 p.m.

Respectfully Submitted,



Andrea DiLenge
Planning Board Clerk

APPROVED: August 9, 2021



John Finelli
Chairman, Dare County Planning Board