



Agenda Item Summary Sheet

Item No. 5

Meeting Date: 4/21/08

Item Title: Bernice Ballance Subdivision Preliminary Plat - Fact Sheet

Item Summary:

Proposal to divide existing Parcel No. 1 of a collection of lots near the former site of the Pilot House restaurant into two lots. Parcel No. 5 is also proposed to be reconfigured to accommodate the additional lot. The resultant lots are to be indicated as Parcels No. 1A and 1B. Please see attached FACTSHEET and supplementary materials for further information.

(Use additional Paper if necessary)

Number of Attachments: 4

Will your presentation require audiovisual equipment? Yes No

Note: All audiovisual materials must be submitted in digital format to the Clerk of the Dare County Board of Commissioners with this sheet. Acceptable formats include: VHS, DVD, audio CD, Word document, Adobe Acrobat PDF files, PowerPoint files and jpeg files.

Specific Action Requested:

The Planning Board has recommended APPROVAL of the attached preliminary plat.

Submitted By: Ryan W. Simons, Planner

Date: 4/10/08

Dept. Head

Comments:

Date: 4/8/08

Finance

Comments:

Signature

Date:

County Attorney

Comments:

Signature

Date: 4/8/08

County Manager

Approval:

Signature

Date: 4/8/08

Commission Action:



FACTSHEET

TO: Dare County Board of Commissioners
FROM: Ryan W. Simons, Planner *RS*
RE: Bernice Ballance Subdivision (formerly Ocean Sound, LLC) Preliminary Plat - Fact Sheet

NAME: Bernice Ballance Division

LOCATION: Buxton, NC. The area is zoned C-2.

SITE SPECIFICS: Total site area: 7.64 acres
Number of proposed lots: 2
Area of smallest lot: 1.026 acres (15,000 sq. ft. of contiguous buildable uplands)

STREETS:

Access to Parcel No. 1B will be via NC Hwy. 12. See STAFF COMMENT #3.

UTILITIES:

1. Stormwater / Erosion and Sedimentation Control: not applicable; less than one acre of land disturbance is proposed;
2. Water: domestic water supply via Dare County public water system;
3. Sewer: wastewater disposal via individual onsite septic systems.

PLANNING BOARD: March 10, 2008 – Voted unanimously to recommend approval of the preliminary plat subject to the following conditions:

1. *Lot lines should be reconfigured so that parcel no. 1B constitutes a "flag lot", and so that access is provided as road frontage rather than the [then] proposed 30' easement;*
2. *Prior to the issuance of any certificate of occupancy tied to any building permit, driveway improvements must be installed in accordance with Sec. 22-56 of the Dare County Zoning Ordinance;*
3. *A dumpster pad should be included on the site.*

STAFF COMMENTS:

1. Proposal to divide existing Parcel No. 1 of a collection of lots near the former site of the Pilot House restaurant into two lots. Parcel No. 5 is also proposed to be reconfigured to accommodate the additional lot. The resultant lots are to be indicated as Parcels No. 1A and 1B;
2. This subdivision exceeds a total site area of 2 acres, and is therefore not exempt from Planning Board and Board of Commissioners review;
3. Access to Parcel No. 1B will be via the elongated portion (“pole”) of the flag lot extending from NC Hwy. 12. Access to the existing collection of lots in shared ownership (including the proposed Parcel No. 1A) is via an existing easement identified as “Ballance Road”, as shown on the attached aerial photograph. Access to these properties should also be demonstrated on the plat;
4. A dumpster site is indicated on Parcel No. 1B;

The Planning Board recommend approval of the preliminary plat as submitted, and present the Board with the following motions for your consideration:

- To proceed with the Planning Board and staff recommendation: *“I move to approve the preliminary plat as submitted **OR** subject to the following conditions (list any conditions which may apply):*
- To refer back to the Planning Board: *I move to refer the item back to the Planning Board for further review and discussion (list any specific items which may be applicable).*

CC: File
W.M. Meekins, Jr. & Assoc., Inc.



