



Agenda Item Summary Sheet

Item No. 6

Meeting Date: 8/4/08

Item Title: NCDOT Ferry Division CUP Amendment - Fact Sheet

Item Summary:

Application to amend CUP #5-2003 to allow an additional dormitory structure. Please see attached FACTSHEET for more information.

(Use additional Paper if necessary)

Number of Attachments: 5

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 unanimously recommended approval for the attached CUP amendment application.

Submitted By: Ryan W. Simons, Planner

Date: 7/21/08

Dept. Head: *Identical to first unit built several years ago, the second units triggers CUP. These structures help NCDOT Ferry Division stay staffed up -*

Signature: *[Signature]* Date: *7/23/08*

Finance

Comments:

Signature

Date:

County Attorney

Comments:

Signature

Date: *7/24/08*

County Manager

Approval:

Signature

Date: *7/24/08*

Commission Action:



FACT SHEET

NAME: NCDOT Ferry Division Conditional Use Permit Amendment - Fact Sheet

LOCATION: Hatteras, NC – R2-AH zoning classification

SITE SPECIFICS: Total site area: 4.52 acres

STREETS: Primary access via existing 30' easement from Sea View Drive.

UTILITIES:

1. Stormwater / Erosion and Sedimentation Control: has been applied for and is anticipated to be received;
2. Water: domestic water supply via Dare County public water system;
3. Sewer: wastewater disposal via individual onsite septic system (see attached Health Department approval).

PLANNING BOARD: June 9, 2008 – voted unanimously to recommend approval of the amending the existing conditional use permit, as suggested by the planning staff.

STAFF COMMENTS:

1. The proposal to add a second 24-person dormitory to house NCDOT Ferry Division personnel. This property is subject to the conditions imposed by a CUP, which must be amended to accommodate the additional structure;
2. Attached is the current CUP, which should be amended as follows:
 - A. "Conditional Use" – *"Two dormitory structures consisting of a total sleeping capacity of 48 persons for use by the NC Department of Transportation ferry division as a temporary housing site for their employees. A site plan showing the improvements is attached to and made part of this permit";*
 - B. "Conditions" (2) – *"Two buildings consisting of a total sleeping capacity of 48 persons shall be constructed as depicted on the site plan. The structure shall be for use by NCDOT and or State employees for housing only".*
3. Aside from those changes stated above, all other conditions of the CUP are to remain valid, as well as all other applicable zoning and building regulations;

4. A revised CUP will be prepared with those changes above and any other changes requested by the Board of Commissioners, and submitted to the Board Chairman for his signature;
5. Existing parking is suitable to accommodate the additional dormitory structure, especially considering that the dormitory will be provided with shuttle service to the ferry terminal;
6. All access will be via existing 30' access easement;
7. Attached are several letters indicating that various state regulatory permits are in the process of being issued or amended. These permits will be acquired prior to construction;
8. Adjacent property owners have been notified of this submittal. If deemed necessary, the Board of Commissioners may hold a public hearing.

The following motions have been provided for your consideration:

- a. To approve the amended CUP as recommended by Planning Board:

“I move that an amended CUP #05-2003 be approved as recommended by the Planning Board for the NCDOT Ferry Division to construct an additional dormitory at their property in Hatteras, subject to those amendments recommended by staff (include any further conditions which might apply)”.

- b. To refer item back to Planning Board:

“I move that the proposed amendment be referred back to the Planning Board for additional consideration to address (insert specific items that may be identified during Board review.)”

CC: File
Kyle O’Neal, Sound Construction



COUNTY OF DARE
Planning Department
P.O. Box 1000, Manteo, North Carolina 27954

Manteo: (252) 475-5870
KDH Satellite: (252) 475-5871
Buxton: (252) 475-5878

COPY

NORTH CAROLINA
COUNTY OF DARE

RE: Application of: * **Conditional Use Permit No. 5-2003**
NC Department of *
Transportation for a * **Dare County Code Sections**
dormitory in Hatteras, NC * **22-22.1, 22-31 and 22-68**
*
*

On July 21, 2003 the Dare County Board of Commissioners considered the application of the Petitioner above named which application is on file with the Dare County Planning Department, and the Board finds as follows:

1. That the written application of Petitioner with attachments has been duly submitted to the Dare County Planning Board as required by Section 22 of the Dare County Code (hereinafter referred to as "Code");
2. That the application substantially complies with the requirements of the Code in that it requests uses permitted by conditional use permit under the Code, including a government owned dormitory;
3. That the Petitioner owns property consisting of 4.5 acres located in Hatteras village and identified on the Dare County Tax Records by Parcel Identification Number (PIN) 06-958408787166. The property is zoned R-2AH.
4. That the Dare County Planning Board recommended for approval the granting of a Conditional Use Permit as requested. The Planning Board made this recommendation on June 9, 2003;
5. That the Dare County Board of Commissioners is empowered under sections of the Code set out above to grant uses such as allowed herein and insofar as the conditional use is hereinafter allowed it will not adversely affect the public interest;
6. That the hereinafter described conditional use is deemed to be reasonable and is not in degradation of the intent of the ordinance.

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NOW, THEREFORE, under the provisions of the Code, the following conditional use is granted to the NC Department of Transportation for a government-owned dormitory, subject to such conditions as are hereinafter set out:

CONDITIONAL USE: A dormitory structure consisting of 12 bedrooms for Use by the NC Department of Transportation ferry division as a temporary housing site for their employees. A site plan showing the proposed improvements is identified as Appendix B, attached to and made a part of this Permit.

CONDITIONS:

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1. Only the improvements depicted on the site plan (Appendix B) are authorized for construction by this Permit;
2. One building consisting of 12 bedrooms and 37 parking spaces shall be constructed as depicted on the site plan. The structure shall be for use by NCDOT and or State employees for housing.
3. There shall be no access from the site along Lighthouse Road during construction of the project or following occupancy of the structure by NCDOT employees.
4. NCDOT officials will work with the Cape Hatteras Electric Cooperative concerning installation and maintenance of lighting improvements. Five (5) light features shall be installed on the property as depicted on the site plan and shall not exceed 20 feet in height.
5. Existing vegetation on the site shall remain undisturbed except as necessary for the installation of the driveway, septic system and dormitory areas as depicted on the site plan.
6. The site shall be monitored by the Planning Department and NCDOT shall be notified in writing of any problems and shall take appropriate corrective measures as identified by Dare County.
7. All supplementary permits shall be obtained before Dare County construction permits may be issued. Copies of these permits shall be submitted to the Planning Department.
8. Any changes to the site plan shall be reviewed by the Dare County Planning Board and approved by the Dare County Board of Commissioners;
9. It is understood that all other terms and provisions of the Code shall remain in full force and effect except as herein lawfully permitted;
10. A violation of this Permit shall be a violation of the Code punishable as therein provided, and shall automatically void Permit;
11. The Petitioner shall accept these terms as indicated by appropriate signatures on page 3 of this CUP before this Permit shall be effective.

COPY

This 21st day of July 2003

SEAL:



COUNTY OF DARE

By: Warren Fudge
Warren Fudge, Chairman
Dare County Board of Commissioners

ATTEST:

By: Francis W. Harris
Fran Harris
Clerk to the Board

COPY

THIS PERMIT AND THE CONDITIONS HEREIN ARE ACCEPTED

NC Department of Transportation

By: Cameron W. Lee, Jr.

APPROVED AS TO LEGAL FORM

By: Norma Mills
Norma Mills
County Attorney

COPY

Authorization for Wastewater System Construction

County of Dare
PO Box Drawer 1000
Manteo, North Carolina 27954



16125

Permit Date: 5/28/08
Parcel: 015807000
Owner Name: NORTH CAROLINA DEPT OF TR/
Owner Address: P O BOX 748

Permit#: 16125
PIN: 958408787166
District: 06

Location: AHOSKIE NC 27910
58201 SEA VIEW DR
Subdivision: DAVIS, MOLLOY AND ROSS SUE
LotBlockSect: Lot: A Blk: Sec:

Owner Phone: (000)000-0000
City/State: HATTERAS, NC

Authorization By: Jack Flythe

Date: 5/28/2008

1. Original Improvement Permit Number: --
2. Wastewater inspected by: --
3. Any alteration in soil conditions (including location of structures and appurtenances) or modification in use, design wastewater flow or wastewater characteristics as specified in the associated improvement permit and application, may subject this authorization and associated permit(s) to revocation.

Other Conditions:
install as designed by engineer

Disclaimer: This permit does not relieve you of the responsibility to obtain any other necessary Federal, State or Local permit(s).

Owner Certification

Applicant or Owner

Date

Authorized by County of Dare

Improvement Permit
County of Dare
PO Box Drawer 1000
Manteo, North Carolina 27954



16125

Phone: (252) 475-5080

DARE COUNTY DEPARTMENT OF PUBLIC HEALTH

An Improvement Permit (IP) issued pursuant to this application is not affected by change in ownership provided the site and wastewater characteristics remain unchanged. An IP issued with a plat is valid without expiration. An IP issued with a site plan is valid for 60 months from the date of issuance.

PIN: 958408787166

Parcel: 015807000

Permit#: 16125

Owner Name: NORTH CAROLINA DEPT OF TRANSP (Permit Date: 5/28/2008)
Owner Address: P O BOX 748 (Comm / Res: Commercial)
-- (Owner Phone: (000)000-0000)
AHOSKIE NC 27910

DBA: Dormitory

Location: 58201 SEA VIEW DR
Subdivision: DAVIS, MOLLOY AND ROSS SUB.

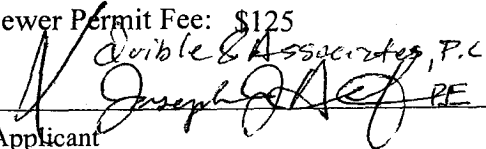
LotBlockSect: Lot: A Blk: Sec:

Category of System:	Rewrite		
Type of Tank:	Precast	Size of Tank:	3,000
Type of System:	Type V-D	Width of Ditch:	1.5
Amount of Tile (feet):	360	Rock Above (inches):	2
Rock Under (inches):	6		
No. of Bedrooms:	12	Gallons per Day:	1,440
Sleeping Capacity (persons):	24	Previous Permit#:	
Type of Water:	Public	Feet from Body of Water:	100
Feet from Water Supply:	10	Feet from Building:	5
Feet from Property Line:	10		

Comments: Install as designed by engineer. DCHD and Engineer must approve placement and type of fill material. Trenches set in fill with top of trench only six inches below top of fill.

Note: This Permit is issued subject to all provisions of the ordinance governing the installation of septic systems. The person making the installation must notify the Health Department when the septic tank system is ready for inspection. If any septic tank system or part thereof is covered before being inspected and approved, it shall be uncovered at the direction of the Health Officer at the expense of the one responsible for making the installation.

Issued By: 
Environmental Health Specialist
Jack Flythe
Date

IPRC
Sewer Permit Fee: \$125
5/28/2008

Applicant
Quible & Associates, PC
Date 5/28/08



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

MICHAEL F. EASLEY
GOVERNOR

LYNDO TIPPETT
SECRETARY

June 16, 2008

Dare County Planning Board
P.O. Box 10000
Manteo, NC 27954
Attn: Ray Sturza, Director

Dear Mr. Sturza,

The North Carolina Department of Transportation Ferry Division has applied to the North Carolina Division of Coastal Management for a modification of the existing CAMA Major Permit for the Hatteras Ferry Dormitory. The Division of Coastal Management received the application April 1st, 2008 and is in the process of issuing the permit. This permit will be issued when the stormwater permit is issued. If you have any questions or need any more information please let me know.

Sincerely,

Lance Winslow
Environmental Supervisor
N. C. Ferry Division

A handwritten signature in cursive script that reads "Lance Winslow".



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

MICHAEL F. EASLEY
GOVERNOR

LYNDO TIPPETT
SECRETARY

June 16, 2008

Dare County Planning Board
P.O. Box 10000
Manteo, NC 27954
Attn: Ray Sturza, Director

Dear Mr. Sturza,

The North Carolina Department of Transportation Ferry Division has applied to the U. S Army Corps of Engineers requesting an Individual Permit. The Corps of Engineers has received the application and is in the process of issuing the permit. A public comment period requesting comments about the construction of the new Ferry Dormitory has recently ended. The Corps of Engineers is now proceeding with other tasks towards issuing the permit. The Ferry Division has already mitigated the wetland impacts needed for the construction of the dormitory.

A state 401 water quality certification which accompanies the Corps of Engineers Individual Permit has also been applied for and should be issued by the Division of Water Quality along with the Corps of Engineer permit. If you have any questions or need any more information please let me know.

Sincerely,

Lance Winslow *Lance Winslow*
Environmental Supervisor
N. C. Ferry Division

N. C. Ferry Division
8550 Shipyard Road, Manns Harbor, NC 27953
Telephone: (252) 473-3461 Fax: (252) 473-1490



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

MICHAEL F. EASLEY
GOVERNOR

LYNDO TIPPETT
SECRETARY

June 16, 2008

Dare County Planning Board
P.O. Box 10000
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Sincerely,

Lance Winslow
Environmental Supervisor
N. C. Ferry Division

A handwritten signature in cursive script that reads "Lance Winslow".

N. C. Ferry Division
8550 Shipyard Road, Manns Harbor, NC 27953
Telephone: (252) 473-3461 Fax: (252) 473-1490



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

Michael F. Easley
GOVERNOR

Lyndo Tippet
SECRETARY

June 12, 2008

Dare County Planning Board
P.O. Box 10000
Manteo, N.C. 27954
Atten: Ray Sturza, Director

Dear Ray,

Due to the U.S. Coast Guard requirements for Ferry Division licensed personnel we are hiring (40) forty new positions at Hatteras. This is requiring us to build living quarters for the additional personnel being staffed. This is necessary due to the lack of local licensed personnel to fill these positions. As you can see from the site plan we have added the location of the new facility on the same property as the existing quarters. In order to have the least impact on environmental concerns we have not added any additional parking spaces for this new building location. Therefore we are requiring all new employees to park their vehicles at the Operations Building and they will be shuttled to the living quarters.

If you need any further information concerning this matter feel free to contact me. Your consideration of this matter will be greatly appreciated.

Sincerely,

A handwritten signature in cursive script that reads "Jack W. Cahoon".

Jack W. Cahoon, Director
N.C. Ferry Division

JWC/kgs

Enclosure



COUNTY OF DARE

P.O. Box 1000, Manteo, North Carolina 27954

July 28, 2008

Dear Property Owner:

The Ferry Division of the NC Department of Transportation has submitted an amendment to CUP No. 5-2003 to allow for the construction of an additional dormitory structure to house 24 additional personnel (there is currently one dormitory on the site). The site plan and CUP application is subject to Planning Board review and Board of Commissioners approval. The conditional use permit process provides an opportunity for the Planning Board and Board of Commissioners to consider reasonable and appropriate conditions to apply to the site. On June 9, 2008, the Planning Board unanimously recommended approval of the application. The Board of Commissioners will review this item on **Monday, August 4, 2008 at 9:00 am** in the Commissioner's Meeting Room.

A copy of the CUP application, site plan, and planning board agenda is available for review at the Dare County Planning Department office in Manteo, NC. The office hours are 8:30 am to 5:00 pm, Monday through Friday. If you have questions regarding this review, please call the Planning office at 252-475-5865. *Notice of the proposal has been sent to the adjoining property owners as a courtesy.*

Sincerely,

Ryan W. Simons
Planner

CC: File

WASTEWATER SYSTEM SITE PLAN
HATTERAS DORMITORY - HERRY DIVISION
WASTEWATER SYSTEM #2

DATE	4/7/88
BY	J.A.
CHECKED BY	J.A.
SCALE	AS SHOWN
PROJECT NO.	1
SHEET NO.	1
TOTAL SHEETS	5

Quilbe & Associates, P.C.
 ENGINEERS, ARCHITECTS & PLANNERS
 1000 W. 10th Street, Raleigh, NC 27603
 TEL: 919-833-1100

