



CURRITUCK COUNTY PLANNING BOARD July 13, 2010

WORK SESSION

A work session was held prior to the meeting to discuss items on the agenda.

REGULAR MEETING

The Currituck County Planning Board met in the Board Room of the Historic Courthouse. The following members were present: Manly West, Lynne Wilson, Bobby Bell, John Wright, Jim Clark and Forrest Midgette. Absent: Joe Kovacs, Susan Taylor, and Fannie Newbern.

Ben Woody, Planning Director and Susan Tanner, Clerk to the Planning Board were also present.

Planning Board Chairman Midgette called the meeting to order.

Everyone stood for the Pledge of Allegiance and a moment of silence.

APPROVAL OF AGENDA

Ms. Wilson moved to approve the agenda as presented. Mr. West seconded the motion. Motion carried unanimously.

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| 6:45 p.m. | Work Session |
| 7:00 p.m. | Call to Order
Pledge of Allegiance and Moment of Silence |
| Item 1 | Approval of Agenda |
| Item 2 | Approval of June 8, 2010 Minutes |

NEW BUSINESS:

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| Item 3 | PB 10-21 Gallop Funeral Services, Inc.: Requests a special use permit to operate a crematorium in an existing building located at 100 LeBleu Avenue, Tax Map 123, Parcel 52A, Powells Point, Poplar Branch Township. |
| Item 4 | PB 10-22 Currituck County: Requests a text amendment to correct and clarify language in the following chapters of the Unified Development Ordinance: Chapter 2 Zoning Districts, Chapter 3 Special Requirements, Chapter 4 Overlay Districts, Chapter 6 Environmental Protection, Chapter 8 Parking & Driveways, Chapter 11 Permit & Site Plan Requirements, Chapter 12 Map & Text Amendments, Chapter 13 Board of Adjustment, and Chapter 16 Nonconforming. |

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| Item 5 | ADJOURNMENT |
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APPROVAL OF MINUTES

Mr. West moved to approve the Planning Board minutes for June 8, 2010 as presented. Mr. Clark seconded the motion. Motion carried unanimously.

NEW BUSINESS:

PB 10-21 Gallop Funeral Services, Inc.: Requests a special use permit to operate a crematorium in an existing building located at 100 LeBleu Avenue, Tax Map 123, Parcel 52A, Powells Point, Poplar Branch Township.

Courtney Gallop and Joe Emory appeared before the board. Mr. Woody presented the following case analysis to the board.

[Link for case analysis for PB 10-21 Gallop Funeral Services, Inc.](#)

DISCUSSION

Ms. Gallop stated this is an important issue which will give local families more choices in funeral planning. Ms. Gallop brought with her tonight Mr. Ed Brooks, owner of the property, Joe Emory, physical operator of the equipment; and Mr. Ben Andrews, general contractor to answer any questions you may have. Ms. Gallop provided an overview of her business. The crematorium would provide benefits to Currituck County, i.e. it would be an environmentally friendly, high tech business; the re-use of a vacant building; will be contributing to the county tax base; and will hire locally. Ms. Gallop stated cremation is significantly more affordable and it widens the range of funeral options. Ms. Gallop stated the crematory will be a benefit to Currituck as well as Northeastern North Carolina. Ms. Gallop stated they are proposing 200 cremations annually and if they exceeded 533 cases per year then they would need a NCDENR permit.

Mr. West asked if the people that are hired would need some type of certification or training.

Ms. Gallop stated the new hires would be going to a full day of training as well as training with the company installing the crematory.

Mr. Midgette asked Ms. Gallop if she was okay with staff recommendations.

Ms. Gallop stated yes but she is requesting the parking standard of 1 space per 400 square feet of floor area be applied to this use. Ms. Gallop stated that her engineer stated that parking should not be based on square footage rather employee to vehicle.

Mr. Clark asked if time and weather influence when cremations are done.

Ms. Gallop stated her objective is to have the remains back to the family in the most expeditious way possible. Time and weather have absolutely no bearing in the process.

Mr. Emory stated you will not see any smoke that comes out of the machine but in very rare circumstances you may see steam which looks like a very light gray storm cloud. This is very rare.

ACTION

Mr. West moved to approve PB 10-21 with the findings of fact and staff recommendations included in the case analysis and the following conditions:

- Parking standard of 1 space per 400 square feet of floor area be applied to this use.

Mr. Clark seconded the motion. Motion carried unanimously.

PB 10-22 Currituck County: Requests a text amendment to correct and clarify language in the following chapters of the Unified Development Ordinance: Chapter 2 Zoning Districts, Chapter 3 Special Requirements, Chapter 4 Overlay Districts, Chapter 6 Environmental Protection, Chapter 8 Parking & Driveways, Chapter 11 Permit & Site Plan Requirements, Chapter 12 Map & Text Amendments, Chapter 13 Board of Adjustment, and Chapter 16 Nonconforming.

Mr. Woody presented the following case analysis to the board.

[Link for case analysis for PB 10-22 Currituck County](#)

DISCUSSION

Mr. West recommended that these be handled on an individual basis.

Item 1 – Conditional Zoning Modifications

The Planning Board recommended:

- The applicant discloses on the application what they will be doing.
- Staff to put in 1 time only for subsections B(1) and B(2).

Item 2 – Landscaping/Screening for Automotive/Boat/Heavy Equipment/Manufactured and Modular Homes Sales and Service

The Planning Board recommended bring back at a later date.

Item 3 – Outer Banks Overlay Sign Applicability

Okay

Item 4 – V-Zone Certification Form

Okay

Item 5 – Outer Banks Shopping Center Parking Applicability

Okay

Item 6 – Minor and Major Amendments to Permits and Plans

Okay

Item 7 – Rezoning Application Submittal

The Planning Board recommended current property owner(s).

Item 8 – Board of Adjustment Notification Process

Okay

Item 9 – Nonconforming Off-Premise Signs

Okay

Item 10 – Height Requirements

The Planning Board recommended 35 feet to the top of the rail and to put a clause in to exclude alternative energy devices.

ACTION

Mr. West moved to approved PB 10-22 with the modifications as presented. Mr. Bell seconded the motion. Motion carried unanimously.

ADJOURNMENT

With there being no further business to discuss, Mr. West moved for adjournment. Mr. Clark seconded the motion and the motion carried unanimously. The meeting adjourned at 8:30 p.m.

Respectfully Submitted,

Susan M. Tanner/s/

Susan M. Tanner
Clerk to the Board