

MINUTES

The Town of Manteo Planning and Zoning Board met in Regular Session on Tuesday, August 9, 2005 at 6:00 p.m. at the Manteo Town Hall, 407 Budleigh Street

The following members were present:

Chairman Bill Parker
Member Phil Scarborough
Member Bebe Woody (arrived late)
Member Christine Walker
Member Jamie Daniels (Vice Chair)

The following members were absent:

Also present at the meeting:

Erin Burke, Planner
Becky Breiholz, Town Clerk

Chairman Parker called the meeting to order at 6:05 pm

SUBJECT: Adoption of Agenda as presented or amended

MOTION: Member Daniels seconded by Member Scarborough to adopt the agenda as presented was approved by the following vote: Ayes: Members Parker, Walker Daniels and Scarborough. Noes: none. Absent: Member Woody

SUBJECT: Approval of Minutes Regular meeting June 14, 2005. The July meeting was cancelled since there was no business and there are no minutes for that meeting. On the June meeting minutes the very last motion to adjourn Member Daniels was present during the end of June 14th meeting but was absent during the beginning of the meeting. Chairman Parker asked that it be noted in the minutes that Member Daniels arrived late.

MOTION: Member Walker seconded by Member Scarborough to approve the minutes as amended was approved by the following vote: Ayes: Members Parker, Scarborough Walker and Daniels. Noes: none. Absent: Member Woody

Member Woody arrived at 6:08 pm

PUBLIC COMMENTS-Chairman Parker asked if anyone who wishes to speak to please come forward.

Robert Haugh-526 Ananias Dare-The Hosea House will be built directly adjacent to his property. His primary concern is the storm water run off when there are intense rains. When the property was originally filled by Manteo Baptist Church several years ago, the neighbors were told that there would be a ditch to connect. He commented his property and the Hosea House property directly adjoin the NC Department of Transportation property. The NCDOT dug a ditch down the boundary line between his property and the church property and when they dug the ditch they took the dirt and ~~put it on their side~~

created a dike, ~~between his property and the church property~~ according to Mr. Haugh. It was his understanding that the drainage ditch on state land is a public drainage ditch. He has had a fit to get them to allow them to cut through this dyke and connect to the ditch. The Hosea House property was filled and makes it higher than the land around it causing the flooding. He also commented that it is rare only when the ground is already saturated. He showed the Board on the site plan the location of the NCDOT ditch which stays dry; it goes underground and connects to the Town drains and he would like the Town to talk to NCDOT about this storm water problem or get approval for him from NCDOT, and he would be more than happy to contact Coastal Contractor and he would have a cut made to the ditch.

SUBJECT: Site Plan Review for Hosea House. The Faith Outreaching Hands is a Non-Profit Organization and have been working over the past few months to acquire the property on this site plan from the Manteo Baptist Church who are the current owners. The goals of the agency are to provide a stable environment for young unwed mothers. Mr. Glover associated with the project gave the Board an overview of the uses of the house that will moved onto the property, Once the house is moved they will build an apartment on the end of it where the garage used to be, for the resident director; an office and a public restroom. Once the Town approves the plan the Church will subdivide and deed the property as a conditional use. If the ministry of the Hosea House for any reason does not get this project going the property will revert back to the Church. The actual property will be deeded to the Faith Outreaching Hands. Staff has included the information regarding the property and easements related to the project. The access to the site is across land that is owned by Wachovia Bank and a small portion owned by the church. Enclosed in the board package are copies of letters and a deed of easement, regarding transfer of ownership and the signing of an easement. After close inspection and discussion with the Town departments there are some questions that have been raised; particularly the proposed installation of a septic tank on the west side of the property. The only property in Town where a septic system is in operation is at Manteo High School. Also, the Public Works Department would prefer that the dumpster be placed on the north side of the driveway or using roll out carts. Staff makes a recommendation for approval to the Planning and Zoning Board with the following conditions:

- 1) Species to be used shall be specified in the buffering notes;
- 2) Lighting notes shall state that the bulbs will be incandescent;
- 3) Storm water shall be retained on site; and
- 4) Notes shall state that this is a conditional use.

Because the sewer ordinance is contained within the Codified Ordinances, staff would recommend that this issue be more closely examined by the Board of Commissioners

Chairman Parker had questions on the easement and it was noted that they are granted to Hosea House and will be noted in the deed. It was suggested that the deed should probably be in the name of Faith Outreaching Hands of Burlington. A lengthy discussion took place on the storm water. Planner Ms. Burke commented that the Town is working on a new ordinance, and in the ordinance they are recommending a wet and dry garden and if they are willing to give the Town an easement, the Town might consider putting a

wet dry garden on their property. It was suggested as a condition that before conditional use is recorded that the easement to the Town be granted.

MOTION: Member Daniels seconded by Member Woody to recommend approval to the BOC with the Planners conditions above and before the conditional use is recorded that Town be granted an easement by the Faith Outreaching Hands was approved as by the following vote: Ayes: Members Parker, Scarborough, Woody, Daniels and Walker. Noes: None. Absent: None

Chairman Parker gave the Board an update from the last BOC meeting; a public hearing has been scheduled for Cypress Cove subdivision. A draft of the zoning ordinance will be going to the Board of Commissioners possibly tomorrow.

Member Woody asked why the sewage truck was parked in the Town Hall parking lot when others couldn't park, and Ms. Burke commented that the truck was being parked on Devon Street and was a safety concern so the Board of Commissioners allowed it. Ms. Burke also stated that anyone can park there as long as it is no longer than 24 hours but for a time people were parking there abandoned cars or trailers in excess of 24 hours. Old business was discussed, the Weeping Radish parking lot and starting the process of bringing the parking lot into compliance with by the new owner; the CVS corner turns in the parking lot; it was measured and it is 22 feet; in the new zoning ordinance all 90 degree turns will have to be 25 feet. The Board was informed that a new Building Inspector was hired.

MOTION: Member Woody seconded by Member Daniels to adjourn the meeting at 7:17 pm. was approved by the following vote: Ayes: Members Parker, Scarborough, Woody, Walker and Daniels

This the 9th day of August 2005

Bill Parker, Chairman

ATTEST:

Becky Breiholz, Town Clerk