

MINUTES

The Town of Manteo Planning and Zoning Board met in Regular Session on Tuesday, March 14, 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 Jamie Daniels (Vice Chair)
- Member Bebe Woody
- Member Christine Walker

The following members were absent:

Also present at the meeting:

- Erin Burke, Planner
- Becky Breiholz, Town Clerk
- Johnny Boniface-Building Inspector

Chairman Parker called the meeting to order at 6:02 pm

SUBJECT: Adoption of Agenda as presented or amended.

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

SUBJECT: Approval of Minutes Regular meeting February 14, 2006

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

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

SUBJECT: Presentation from Tom Reeder, Division of Water Quality and Storm Water Controls. The presentation tonight is about how effective the existing program is and is there a more effective alternative. Mr. Reeder gave a power point presentation and handouts of the presentation, the presentation will be on file in the Storm water file. Storm water runoff is the number one water quality concern in North Carolina. Mr. Reeder went over the existing regulatory programs and the effectiveness of the controls. There is an alternative, Universal Storm water Management Program (USMP) which is optional for local governments to adopt, it is not mandatory. It does not restrict development just a different way to carry the storm water off the property. The USMP is simpler to administer, understand and implement and more protective of environment. The requirements for Manteo would be threshold coverage 5,000 square feet of disturbance; design standard-control and treat the runoff from 1.5" rain; setback requirements-30 foot vegetated setback and no new discharge to shell fishing waters.

They are developing a model ordinance which will be available for adoption in the fall of 2006.

SUBJECT: Pirates Cove Tournament Pavilion Site Plan Review-Pirates Cove now uses large tents for the fishing tournaments and this will replace those. The applicant submitted similar plans in May or 2005 but did not proceed to the approval stage. The pavilion is designed so that there are no restroom facilities. There are some enclosed spaces that will have to abide by FEMA specifications. The pavilion will have parking provided and is designed to allow parking underneath when the tournament is not in progress. Staff recommends approval with the condition that the pavilion will remain an open structure with an unfinished floor and any changes to the structure will require the applicant to resubmit the plans. Discussion took place on setbacks and notification of adjacent property owners and it was determined that there was none and that it meets the setback requirements.

MOTION: Member Daniels seconded by Member Walker to recommend to the BOC approval of the Pirates Cove Tournament Pavilion Site Plan with the condition that the pavilion will remain an open structure with an unfinished floor and any changes to the structure will require the applicant to resubmit the plans and the conditions be recorded on the site plan was approved by the following vote: Ayes: Members Parker, Walker Woody, Scarborough and Daniels. Noes: none. Absent: none

SUBJECT: Atlantic Flooring Site Plan Review-The applicant is proposing a one story warehouse addition that will create an additional 810 square feet. The addition will allow for additional storage space. Staff recommends approval with the following conditions: 1) the curb cut on US Hwy. 64 shall be closed; 2) the buffering along the highway shall be improved to meet the Zoning Ordinance; 3) the removal of all concrete shall be completed before a Certificate of occupancy will be issued; 4) Calculations for sewer usage be provided to the Planner prior to review to the Board of Commissioners. Discussion on the closing of the curb cut Planner Burke commented that there is a curb cut on this property that is close to another curb cut and the new ordinance requires that we close curb cuts, this will also encourage the use of Viccars Lane as a primary access point by removing the curb cut.

MOTION: Member Woody seconded by Member Walker to recommend to the BOC approval of the Atlantic Flooring site plan with the conditions 1) the curb cut on US Hwy. 64 shall be closed; 2) the buffering along the highway shall be improved to meet the Zoning Ordinance; 3) the removal of all concrete shall be completed before a Certificate of occupancy will be issued; 4) Calculations for sewer usage be provided to the Planner prior to review to the Board of Commissioners was approved by the following vote: Ayes: Members Parker, Walker Woody, Scarborough and Daniels. Noes: none. Absent: none

SUBJECT: Site Plan Review Cook House/Collins Park-This site plan shows the proposed location of the Pea Island Cook House and of a replica of the Pea Island Life

Saving Stations. This site plan will be completed in two phases, first the Cook House will be restored and second a replica of the Lifesaving Station will be reconstructed. The exterior of the Cook House will be restored to the Department of Interior Standards and will be used as an interpretive center for African American history on Roanoke Island. The Lifesaving Station will be an exterior reconstruction. Staff recommends approval. Planner Burke commented that the Board is approving the site plan for both locations and will not come back to the Planning Board.

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

SUBJECT: Zoning Ordinance Discussion-this was tabled from last month's meeting. The Board reviewed the language of Article XXI Nonconforming situations regarding grandfathering uses and buildings that already existed before the adoption of the new zoning ordinance which has caused controversy. This is to reassure those that existing densities, structures, premises and parking lots they can rebuild those unless they voluntarily destroyed the property. Member Daniels would like the date of adoption of 9-14-05 be included in Section 21.1 (a).

MOTION: Member Woody seconded by Member Daniels to recommend approval to the BOC that Article XXI Nonconforming situations ordinance be amended to include the recommendation to include the date of adoption as presented was approved by the following vote: Ayes: Members Parker, Walker Woody, Scarborough and Daniels. Noes: none. Absent: none

OLD BUSINESS

Chairman Parker gave the Board an update on the last meeting of the Board of Commissioners. The Board discussed billboards and the Christmas Shop sign and the lease is up in 2010 with the County. Ms. Burke will write up something for the Board to discuss next month.

Review to do list- the Board did not receive a list so it will be discussed next month.

Board Member concerns

Member Woody-gave Planner Burke information from Preserve America Program and is sponsored by NOAA with grants available to coastal communities and she would like this to go to Board of Commissioners to apply for the Town to become a Preserve America Community.

Planner Burke stated she has been meeting with representatives from Heery International Architectural and Engineers a firm that will be working on the Dare County new administration building and one of their concerns is in our new stormwater ordinance we limit fill on site and the problem they are facing is having to bring their building to a pedestrian level primarily to provide ADA access to the building. The ordinance limits

fill to 2 feet and they will need about 7 feet of fill and is very site specific and would just be for a small area and Ms. Burke will try to bring them a preliminary site plan.

MOTION: Member Daniels seconded by Member Walker to adjourn the meeting at 7:42 pm. was approved by the following vote: Ayes: Members Parker, Scarborough, Walker, Woody, and Daniels. Noes: None. Absent: none

This the 14th day of March 2006

Bill Parker, Chairman

ATTEST:

Becky Breiholz, Town Clerk