

MINUTES

The Town of Manteo Planning and Zoning Board met in Regular Session on Tuesday, August 12, 2003 at 6:30 p.m. at the Manteo Town Hall, 407 Budleigh Street

The following members were present: Chairman Bill Parker
Member Jamie Daniels (Vice Chair)
Member Phil Scarborough
Member Christine Walker

The following members were absent: Member Bebe Woody

Also present at the meeting: Fred Featherstone, Planner
Becky Breiholz, Town Clerk

Chairman Parker called the meeting to order at 6:35 p.m.

SUBJECT: Adoption of Agenda-

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

SUBJECT: Approval of Minutes Regular Meeting July 8, 2003

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

PUBLIC COMMENTS- None

NEW BUSINESS

SUBJECT: Discussion with Gilbert/Grenville Street Residents and possible new zoning classification. The Board of Commissioners has asked the Planning Board to meet with the residents about the recent zoning amendment that allows boat building as a conditional use.

Sybil Ross commented that she did some research and contacted two appraisers on the beach, one specialized in residential; one commercial and was told the property has far more value as residential property, than commercial. "I am not happy with boatbuilding but it is a conditional use and it is not an intent to do away with something that was already there." Chairman Parker commented they are not intending to take any action tonight, this is a process. The Board and members of the audience had a general discussion of Section 7.05 B-2 general business district and went over the list of

permitted and conditional uses allowed in that area to try and get a consensus of what types of businesses the residents wanted in their area. Having a survey made up and mailed to the residents was discussed and Chairman Parker will draft a survey for the Town to mail to the residents.

MOTION: Member Daniels seconded by Member Walker to table until next month was approved by the following vote: Ayes: Members Parker, Walker, Scarborough and Daniels. Noes: None. Absent: Member Woody

OLD BUSINESS

Chairman Parker told the Board about the joint workshop meeting with the BOC on September 15th to discuss the Guide for Development. Chairman Parker commented about Mr. Burrus's site plan being removed from the agenda and that the Town Attorney has not yet received the easement documents and provided the Board members with correspondence from the Town Attorney.

SUBJECT: Review To do List

Chairman Parker reviewed the list of items still pending Weeping Radish; waterfront docks; paving parking lots; storm water runoff, school traffic congestion; no wake zone and changing the meeting time to earlier. The Board discussed changing the time and decided to wait until Member Woody returned.

BOARD CONCERNS

Member Daniels asked about why part of Lord Essex was changed to Cemetery Lane and was told that it was a decision from the Cemetery Board.

MOTION: Member Daniels seconded by Member Walker to adjourn at 8:20 p.m. was approved by the following vote: Ayes: Members Parker, Woody, Walker, Scarborough and Daniels. Noes: None. Absent: None

This the 12th day of August 2003.

Bill Parker, Chairman

ATTEST:

Becky Breiholz, Town Clerk