

## MINUTES

The Town of Manteo Planning and Zoning Board met in Regular Session on Tuesday, April 13, 2004 at 5:30 p.m. at the Manteo Town Hall, 407 Budleigh Street

The following members were present:

- Chairman Bill Parker
- Member Jamie Daniels (Vice Chair)
- Member Bebe Woody
- 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 5:35 p.m.

**SUBJECT:** Adoption of Agenda.

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

Member Walker arrived at 5:40 p.m.

**SUBJECT:** Approval of Minutes Regular Meeting March 9, 2004 –The Board had several changes that they wanted made to the minutes. There were wording changes to the subject: “of Review Site Plan Salty Dawg Marina project and the March 9<sup>th</sup> minutes will show the changes by strikethroughs and added words will be in quotations.

**MOTION:** Member Daniels 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: Woody.

**PUBLIC COMMENT:** None

Chairman Parker told the Board that they received a lot of compliments on the way they addressed the concerns of the Salty Dawg development. He gave the Board members a brief overview of what took place at the Board of Commissioner’s meeting and stated there was not a lot of discussion on the Salty Dawg development and the BOC supported all the conditions the Planning Board presented and had some of there own. Member Scarborough has concerns about the developer using the parking along Fernando Street in the developments calculations for their parking requirements and Mr. Featherstone commented that they are marked, but does not think that they are calculated in the calculations, because in B2 it says all your required parking needs to be put on site and in

B1 you may have to. Mr. Featherstone commented that the BOC made it clear that if they did not want to have the motel or retail like it was on the site plan that they would need to come back to both Boards for a full site plan review.

**SUBJECT:** Review to do list. Chairman Parker went over the “to do list.” Chairman Parker asked Mr. Featherstone to send a note to Town Attorney Daniel Khoury about the parking lot at Weeping Radish. Mr. Featherstone commented that Pizza Hut planned on starting today to work on the buffer but due to the weather were unable to start and promised that they would start within the next two weeks.

#### BOARD CONCERNS

Member Daniels would like to have the Town approve a storm-water plan. The Town has one that was never adopted and Chairman Parker commented that he would look into it. Mr. Featherstone commented that developers of the Salty Dawg Marina project agreed to have an innovative study done on other storm water alternatives and he stated that with the proposed storm-water plan we have now there may be some opportunity to amend the plan.

Member Walker wanted to compliment who ever did the plantings on the median triangle by the Magnolia Grill. Chairman Parker commented “Roanoke Island Garden Club and he sent a note thanking them.”

**MOTION:** Member Scarborough seconded by Member Daniels to adjourn at 6:08 p.m. was approved by the following vote: Ayes: Members Parker, Walker, Scarborough and Daniels. Noes: None. Absent: Member Woody

This 13<sup>th</sup> day of April, 2004.

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Bill Parker, Chairman

ATTEST:

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Becky Breiholz, Town Clerk