

MINUTES

The Town of Manteo Planning and Zoning Board met in Regular Session on Tuesday, May 12, 2009 6:00 p.m. at the Manteo Town Hall, 407 Budleigh Street.

The following members were present: Member Bebe Woody
Member Phil Scarborough
Member Grizelle Fearing

The following members were absent: Chairman Bill Parker
Member Beth Storie

Also present at the meeting: Erin Trebisacci, Planner, Becky Breiholz,
Town Clerk

Member Woody called the meeting to order at 6:00 pm

SUBJECT: Adoption of Agenda as presented or amended

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

SUBJECT: Approval of Minutes Regular Meeting April 14, 2009-Member Scarborough wanted to clarify the minutes; subject was zoning classifications along Hwy 64 to change the discussion regarding the speed limit; 35mph to read from the midway stoplight to the Christmas Shop.

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

PUBLIC COMMENTS-none

NEW BUSINESS

SUBJECT: Home Occupation- Home Occupation at 104 Devon Street
The applicant is proposing to operate a home occupation out a garage on the property y located at 104 Devon Street. The garage would be used as studio space for artists. There appears to be adequate parking and the applicant has

given proposed operating hours of 10:00 am to 4:00 and possibly in the evenings. Restrooms are provided on site. The applicant has also considered parking no more than five cars on site and possibly using overflow parking on a neighbor's vacant lot if necessary. This use appears to meet the intention of the Home Occupation in R-5.

MOTION: Member Scarborough seconded by Member Fearing to approve the home occupation was approved by the following vote: Ayes: Members Woody, Fearing and Scarborough. Noes: None. Absent: Parker and Storie

SUBJECT: Marshes Light Lattice Enclosure According to the Conditional Use Permit for Marshes Light anything requiring a building permits on the site must be reviewed and approved by the Planning and Zoning Board for compliance with the Manteo Way of Building. The enclosure built at Marshes Light is intended to screen the utilities located behind the Dock Master's Office. The screening was constructed without a building permit and staff has not issued a permit pending the approval from this Board. Staff recommends approval.

MOTION: Member Scarborough seconded by Member Fearing to approve the lattice enclosure was approved by the following vote: Ayes: Members Woody, Fearing and Scarborough. Noes: None. Absent: Parker and Storie

OLD BUSINESS

Review to do list-

The Fence ordinance was discussed-Staff had been asked to propose a fence ordinance to ensure proper maintenance of fences to Sec. 15-5 Walls and Fences. This will have to go the BOC for approval. The Board discussed the ordinance which will be made a part of these minutes and would like to change "leans more than 20 degrees to leans more than 15 degrees. Member Woody would like to make the ordinance retroactive for all fences.

MOTION: Member Fearing seconded by Member Scarborough to recommend approval with changes discussed was approved by the following vote: Ayes: Members Woody, Fearing and Scarborough. Noes: None. Absent: Parker and Storie.

Member Scarborough commented about the 2007 CAMA Land Use Plan Management Topics and Town Scale actions that were included in their packets Member Scarborough discussed points in the CAMA Land Use Plan

Management Topics and will be included in these minutes. Mrs. Trebisacci commented that these were taken out of the Land Use Plan and have already been adopted; she gave these to the Members to help them focus on long range planning goals that they want the Planning Board to discuss. The members discussed Action 31 Neighborhood ditches and would like to get temporary easements to property to allow for cleaning of the ditches. Member Fearing commented about abandoned property and Mrs. Trebisacci commented that in order for it to be considered abandoned the water service has to be shut off; if there are health and safety concerns then the building inspector would need to inspect the property. The abandoned cars at Times Printing were discussed and Mrs. Trebisacci commented that she would investigate this also.

MOTION: Member Fearing seconded by Member Scarborough to adjourn at 6:50 pm was approved by the following vote: Ayes: Members Parker, Woody, Fearing, and Scarborough. Noes: None. Absent: Parker and Storie

This 12th day of May 2009

Bill Parker, Chairman

ATTEST:

Becky Breiholz, Town Clerk