

MINUTES

The Town of Manteo Planning and Zoning Board met in Regular Session on Tuesday, May 9, 2006 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
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
Johnny Boniface-Building Inspector

Chairman Parker called the meeting to order at 6:15 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, Daniels, Woody, Walker and Scarborough. Noes: none. Absent: none

SUBJECT: Approval of Minutes Regular meeting April 11, 2006 –Page 3 of the minutes on the Motion to excuse Member Daniels the time should be 6:41 p.m.

MOTION: Member Woody seconded by Member Daniels to approve the minutes as amended 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. None

The applicant for Board of Education has not shown up as of the start of the meeting so the Board postponed discussion until later in the meeting and Planner Erin Burke gave the P&Z a report of several projects that are going on:

The Salty Dawg wanted to pull building permits and wanted to know what they needed to do and Ms. Burke gave them what needed to be done to allow them to pull permits; they will be putting in their major utilities in the next few months and NCDOT will put a rough in finish on the Uppowoc Extension and wants the developer to have most of their heavy equipment out before they do the final finish on the road. Cypress Cove has submitted their final subdivision plat and hoping to move forward and she has some questions about some of their submittals. This is the first subdivision that the Town has dealt with since the affordable housing ordinance was adopted and we are finding things that need to be added to come up with a check list so when they have a plan for

affordable housing in the future they will have a list. She is not sure of the hold up on the Flats and on Cedar Bay they want to build before the final subdivision approval and utilities are placed and she does not feel like the ordinance allows this and she spoke with other town planners and they do not allow this. She gave them an update of the sewer capacity and she is still waiting on the report from the engineer. She reported that Johnny Bonniface is getting rid of some nuisances on Haven Creek Lane. There had been complaints from others about the junk that is in the right of way and there is some concern about once the right of way is cleaned up what the property owner wants to do on that parcel. The Board of Commissioners will be receiving their draft transportation plan tomorrow. The new way finding signs have been developed and should possibly be up before the end of the summer. Ms. Burke also gave the Planning Board an update on the underground utility project; the wireless project; the Pea Island Cook House. Member Woody suggested that Johnny contact the Park Service here on Roanoke Island and maybe he could get some information from them on the Cook house.

Chairman Parker commented on the do list and asked that Erin and Johnny come up with a maximum number or percentage to be included in the inclusionary zoning ordinance.

SUBJECT: Review of Dare County Board of Education request for renewal of Conditional use permit for modulars. It is apparent that no representative from the Board of Education will present. Member Daniels had questions about the time table for completion of the high school and would like to table this. Ms. Burke had questions about the elementary school and it does not make sense for trailers since the school is supposed to be open this year and that is part of the condition that they be removed once the school is open. Member Daniels wanted to know what the student capacity was for the elementary school and Mr. Bonniface commented 672. Member Daniels thinks the school will be over capacity and there will be no room for growth. It has been rumored that students from Wanchese were going to be bussed to the Nags Head Elementary School. Ms. Burke commented that it is part of the condition before they receive an occupancy permit that all modulars be removed.

MOTION: Member Daniels seconded by Member Woody to table the conditional use permits for the high school was approved by the following vote: Ayes: Members Parker, Scarborough, Daniels, Walker, Woody, Noes: None. Absent: none

MOTION: Member Woody seconded by Member Scarborough to table the conditional use permits for the elementary school was approved by the following vote: Ayes: Members Parker, Daniels, Scarborough, Walker, Woody, Noes: None. Absent: none

BOARD MEMBER CONCERNS

Member Daniels asked about the 4 way stop sign on Agona and was told that a child had been hit by a car so the Board of Commissioners asked that 4 way stop signs be put up. Member Daniels commented he would like a report like the Board of Commissioner get about on going projects and asked Ms. Burke to do that on a quarterly basis.

Member Scarborough would like the affordable housing capped at 20% and thinks the developers are being over rewarded; he feels that lots less than 7500 square feet should be affordable and that market lots be 7500 square feet or more. Member Scarborough gave the Board a handout to discuss setbacks and there are serious problems with the 50 foot back and would like to recommend to reduce the setback to not more than 20 feet with no parking in the setback with a permitted display of motor vehicles and watercraft. Member Parker commented that it depends on how much lot coverage you want and does not think the setback is the limiting factor. Member Daniels asked that they go and measure it so they can visualize it. Member Daniels and Scarborough will go next week and bring a report back to the Board.

MOTION: Member Daniels seconded by Member Walker to adjourn the meeting at 7:16 pm was approved by the following vote: Ayes: Members Parker, Daniels, Scarborough, Walker, Woody, Noes: None. Absent: None

This the 9th day of May 2006

Bill Parker, Chairman

ATTEST:

Becky Breiholz, Town Clerk