

MINUTES

The Town of Manteo Planning and Zoning Board met in Regular Session on Tuesday, March 9, 2004 at 6:00 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:

Also present at the meeting:

- Fred Featherstone, Planner
- Becky Breiholz, Town Clerk

Chairman Parker called the meeting to order at 6:05 p.m.

SUBJECT: Adoption of Agenda.

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

SUBJECT: Approval of Minutes Regular Meeting February 10, 2004

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

PUBLIC COMMENT:

NEW BUSINESS

SUBJECT: Review Site Plan submitted by Quibble & Associates for Devon's Reach (formerly Salty Dawg Marina property). Chairman Parker gave a brief background of the project. This project is a big one for the Town and the College of Design students worked with the developers and identified some of the big issues that needed to be addressed. Lists of conditions have been worked on by staff which will be made a part of these minutes. The Board had done a cursory site plan review in December and some of the concerns noted then were picked up by the developer and Chairman Parker commented he thinks they have addressed almost all of them. The Board will look at the whole site plan tonight, but they will approve the buildings as they go along, and will have opportunities to look at exact designs as they develop the property. Bob Howser ~~with Kitty Hawk Land Company and~~ gave the Board an overview of where they are. He gave the Board photographs of the area and pointed out the layout of the development.

Starting with the existing Boardwalk on Fernando Street it is proposed to connect and will travel the entire distance of the ~~sight~~ site; behind the boardwalk they are proposing the 60 room inn; Six cottages that can be retail on the first floor and residential on the second floor or they could possibly be all residential; towards the center there will be 4 buildings that are proposed to be retail on the first floor and residential on the two floors above that; behind them towards the school is the main entrance with 22 residential lots, meant to be similar ~~with~~ “to” the existing “Town” lots using the Manteo architectural guidelines; towards the marina five condominium buildings around the basin which will constitute the removal of the dry storage building there now; the site is around 14 acres and ~~have~~ “that” divided ~~that~~ by 5,000 square feet ~~which is the town ordinance and came up with~~ per acre as indicated in the Town ordinances results in 122 residential units, which will be the maximum; ~~the retail under the residential is included in that calculation and no motel; with the motel 119 units;~~ “excluding retail and motel”; a walkway is proposed to tie to the new college; a new ~~road that connects~~ “connection at Fernando Street ~~which lines up with~~ “and an extension” Uppowoc Street and comes around the backside of the property. Member Daniels asked what was going into the area in the dry storage and was condominiums. Member Daniels was asking about an area near the dry storage building and was told that was part of the storm water plan and open space. The ~~existing~~ “platted” 12 single family lots on Fernando will stay single family lots.

Michael Steiner ~~Gilbert St.~~ “Fernando Street”: asked about the Retail Shops and height, Mr. Featherstone stated the maximum height is 35 feet to the bottom of the ceiling joist, he and wife against of having retail and condos across from their home. Chairman Parker commented that the area is zoned B2 and stated that there will be an opaque buffer because that is required by our zoning ordinance. Chairman Parker also commented that the opaque buffers “should extend along Fernando at commercial edge but not residential portion”.

Sybil Ross-Grenville Street-based on the zoning certain things can happen, all things considered they have spent a tremendous amount time, but has an issue with the parking we have enough problems with parking now, and make certain that there is plenty of parking. We had problems with Pirates Cove and the docks. Motels are disappearing and thinks a motel would be a good thing.

Luther Daniels-Grenville Street-pleased with the effort and restraint they have put in the development; looking ahead to the future as population gets more dense we have to have more room to keep people from killing each other, wonderful place to play on the water and is dangerous for the kids to play out there in the water, the other thing is storm-water runoff which seems to be a big factor in killing the oysters. Featherstone-Town is working on a grant application to address the issue; asked if a pump out facility was going to be provided for the boats and sees no playground for the children and would like them to give that consideration. Excess in boats and does not know where they are going to park, concerned about the tie in of the street that will tie into the highway.

Suzanne Godley-Uppowoc Avenue one residence away from Uppowoc and Fernando, one concern about traffic and want the Board to contemplate 4 way stops that ensures it

never has a stoplight. Other concern-integration of residential and commercial at the Horace Whitfield corner and having a strong buffer will be critical. Another concern is the summer sailing program that comes to Manteo once a year, and asked that the increase in piers and possibly eliminate some of the piers.

Ruth Creef Grenville Street-concerned about the street that is going to tie in to go out at the light.

David Farrow-Manteo owns property Grenville Street-reiterate the concern about traffic coming out on Grenville Street.

Bo Ross-Grenville Street-project is exciting but has concerns as well, and the street access needs to be addressed; also has concerns about the marina parking space and possibly not have as many slips.

Scott Whitesides-Curator Roanoke Island Museum and resident Fernando St. Main concern is the sailing program and the two T docks

Angel Khoury-Sir Walter Raleigh & Mother Vineyard Road-appreciates the fact that the developer is choosing to work with the Town and meet the needs of the community. It is scary it is something open ended and encourages they work together. The Maritime Museum program is important to the community and if they are able to reduce some of the length of the piers and possibly think about pocket parks and would like to see the Hulcam Dairy House is restored since it is the oldest house here. Suggested that the Town get a police boat.

Chairman Parker recessed for 5 minutes at 7:08

Member Woody-would like to emphasis the community spirit here and protect it.

Chairman Parker had drafted a background of the project; issues that were identified; design proposals that were determined and accepted by the Town and also proposed conditions which will be made a part of these minutes. The Board discussed each of the conditions and besides the ones listed they added the following: Item #4 Docks- ~~Add to C~~ no docks in the 400 foot radius and to eliminate the dock shown closest to the lighthouse. Add (e) Sewage pump out facility shall be provided for marina use #6 Parking, Streets and Sidewalks add (h) encourage the use of permeable surfaces such as pavers and permeable asphalt; #7 Architecture and Historic Preservation c) add after square footage the wording "heated areas" add item e) no commercial signage shall be placed on any building or grounds, thereof bordering Fernando Street west of the retail entrance 8) Landscaping- (e)The Board discussed the pool and general consensus was to allow the pool as stated with a buffer and better integrated into the hotel complex add f) to provide a playground area or smaller playgrounds; g) provide or maintain vegetation at the intersection of Grenville and Uppowoc; #9 Alternate Development Plan (4) add in parenthesis Lots 1 through 12 after the word property; #10 b) change to 12 copies and 8 days.

Member Daniels questioned the first note on the plan being a vested right for five years and Mr. Featherstone commented that there is a state statute that allow for some site plans be vested two years or longer if the governing body wishes to extend it to five; under our current zoning site plans expire in 12 months, Mr. Featherstone will need to contact the Town Attorney asking for instructions and how the state statutes affect the expiration of this site plan.

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

Member Christine Walker left at 9:10 p.m.

SUBJECT: Review to do list. Chairman Parker went over the “to do list” and everything dealing with zoning has been given to Lee Padrick a meeting was held with him to start going over the rewrite of the zoning ordinance. The Weeping Radish parking has been given to the Town Attorney but as of yet nothing has been done by him. Chairman Parker gave the Board an update of the BOC meeting, the zoning change to B3 was approved; Preserve America will continue to be pursued; the shrubs have been trimmed at the waterfront park.

Mr. Featherstone commented he meet with the ~~Dare County Board of Education employees~~ “Jim Winebarger of the Dare County Board of Education” about the new elementary school; and they want to renovate the high school and want to continue to use the modulars when they start the remodeling.

BOARD CONCERNS

Member Daniels would like the Storm-water Plan to get passed.

MOTION: Member Woody seconded by Member Scarborough to adjourn at 9:16 p.m. was approved by the following vote: Ayes: Members Parker, Woody, Walker, Scarborough and Daniels. Noes: None. Absent: none.

This 9th day of March 2004.

Bill Parker, Chairman

ATTEST:

Becky Breiholz, Town Clerk

