

MINUTES

The Town of Manteo Planning and Zoning Board met in Regular Session on Tuesday, April 12 , 2005 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 Phil Scarborough
	Member Christine Walker
	Member Bebe Woody

The following members were absent:

Also present at the meeting:

	Erin Burke, Planner
	Fred Featherstone, Zoning Adm.
	Becky Breiholz, Town Clerk

Before Chairman Parker called the meeting to order he commented about the Town's Attorney opinion regarding site plan review for Pirates Cove and the notification of adjacent property owners. The Attorney's letter will be made a part of these minutes.

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

SUBJECT: Adoption of Agenda as presented or amended. Chairman Parker commented that because of the Attorney's recommendation the agenda should be amended deleting Item 6A and staff prepare the notification of property owners.

MOTION: Member Woody seconded by Member Daniels to adopt the agenda as amended removing Item 6A was approved by the following vote: Ayes: Members Parker, Daniels, Walker, and Scarborough. Noes: none. Absent: Member Woody

Chairman Parker commented that the Planning Board had requested another opinion by the Town Attorney at last month's meeting regarding the Pirates Cove site plan and which were distributed to this Board this evening and those are available to the public and will be made a part of these minutes as well as a copy of a letter received this morning from Mr. Newman.

SUBJECT: Approval of Minutes Regular Meeting March 8, 2005

MOTION: Member Daniels seconded by Member Walker 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 COMMENTS-Chairman Parker asked if anyone who wishes to speak to please come forward. There were no general public comments.

NEW BUSINESS

SUBJECT: Site Plan review-Renaissance -Renaissance Construction is requesting an addition to their current structure. They have chosen to place this addition on the north side of the current structure. The addition will include a one story framed office building and proposed storage area. They have chosen to close the curb cut directly onto US HWY 64 and install two parking lots; one in front of the building and one behind. The current parking situation places cars all along the north side of Russell Twiford Road. In the place of this current parking they are putting in a sidewalk. In addition there is reduction in lot coverage from 75% to 51.5%. Staff recommends approval with the following conditions:

There is a Russian olive shrub to be planted within the sight triangle and staff recommended that there be another type of planting in this area so as not to block the sight triangle. The Board asked Mr. Meekins, who is with Seaboard Survey, if he minded to change the Russian olive to a smaller type shrub. Mr. Meekins had no objection to changing the shrub.

MOTION: Member Daniels seconded by Member Walker to approve the site plan with the Planner's recommendation of the planting be of small height as to not block the sight triangle was approved by the following vote: Ayes: Members Parker, Scarborough, Woody, Walker and Daniels. Noes: None. Absent: None

OLD BUSINESS

SUBJECT: Site Plan review Pirates Cove Harbor Place II-This item was removed from the agenda until all property owners can be notified.

SUBJECT: Review Site plan Manteo Middle School-second access. -This plan was originally sent to the Board of Commissioners who in turn sent it to the Planning Board with the request for recommendations. The site plan reflects the request by the Town to have a second access that will provide relief to the only proposed access to the site, located on US Hwy. 64. The Board of Education has presented a request to amend the conditional use permit that was previously recommended and approved. The County who owns the property had accepted those conditions. The site plan before the Board would require an amendment to the original conditional use permit that would reduce the required 50 foot buffer along part of the south boundary and delay the installation of Harriot Street access until such time as a traffic problem exists on Highway 64. The plan submitted shows the road invading the 50' vegetative buffer. Staff has reviewed the plan and recommends that the Board not allow an amendment to the site plan and keep the original conditions.

PUBLIC COMMENTS REGARDING THE MIDDLE SCHOOL-

Wayne Dunn –who lives at 946 Second Street and as stated they want to change the buffer and as it stands now there is very little separation between their property and his and is asking the Planning Board to disallow this variance.

Rolando Checo-here as a Manteo citizen 923 First Street, would like this Board to not allow this and the 50 feet buffer should not be changed.

Carol Hazelwood-lives at the corner Amanda and Third Street-were told that there would be a minimum of 50 foot buffer and the new proposal encroaches in this buffer which is important to protect their property. Not against the second access but against them being allowed to encroach in this buffer.

Malcolm Fearing-stands before this Board in support of the neighbors and not allowing an encroachment in the fifty foot buffer and does not believe that any access should be allowed off the site. Their School Improvement Team in December 2002, made the recommendation that no vehicular access be allowed to the school through the surrounding subdivisions, it then went to the Roanoke Island Corridor Committee in October 2003 and it was recommended at that meeting that the Board of Education shall provide a second curb cut at Washington Street; this was not an action of the Board of Education that put that street there, this was other people who thought a second access was needed; the original plan had only one access was from the main highway to protect all neighborhoods and he does not think it has ever been the Board of Educations intention to impact the neighborhood that way.

Jim Winebarger with the Dare County Board of Education-The site plan includes a proposed future roadway partially into the buffer and he wanted to state for the record “that the Board of Education does not wish to have or has it ever wished to have this roadway on this property. They do not believe that the traffic studies support the need for a second access at this time. The original site plan was approved by the County Commissioners and since September 2003 their have been joint meetings with all Boards in an attempt to work out a solution that was acceptable to all the parties. Since that time there have been no less than 5 site plans submitted, none of which have been accepted. The Board of Education would like some compromise that everyone can live with. They have no desire to impact the neighborhood, and do not desire to have the road on this property at this time.

Planner Erin Burke commented this would be a change to the conditional use permit and it is the recommendation of staff that there be no amendment to the conditional use permit and it be passed on to the Board of Commissioners as such.

MOTION: Member Woody seconded by Member Daniels to accept the Planner’s recommendation not to change the conditional use was approved by the following vote: Ayes: Members Parker, Scarborough, Woody, Walker and Daniels. Noes: None. Absent: None

MOTION: Member Woody seconded by Member Daniels to take a recess at 6:35 pm was approved by the following vote: Ayes: Members Parker, Scarborough, Woody, Walker and Daniels. Noes: None. Absent: None

Meeting called back to order at 6:45 pm

SUBJECT: Review to do list- Most items on the “to do” list have to do with the new zoning ordinance which is moving along. The turn aisle at CVS meets the Town requirements of 22 feet. The Board might want to consider in the future the turn width in drive aisles and incorporate it as a policy or include it in the new zoning ordinance. Roanoke Village driveways were discussed and the way they are installed causes cars to be parked on the sidewalks and if there was a way to correct this. Mr. Featherstone commented that both the Boards approved those lots that small but the new storm-water ordinance might help correct it by allowing for off street parking. The Board had a lengthy discussion on the parking requirements. The Board discussed towers, ways to control them and other options and possibly getting abandoned towers torn down. Member Scarborough commented that if liquor by the drink is passed in Manteo he would like to put in the ordinance that new restaurants can’t sell liquor by the drink until they have been in business for three years. Member Woody would like to find out how liquor by the drinks impacts other towns.

SUBJECT: Planning Session-Review of completed building projects and what the Board liked or didn’t like. This item was not discussed.

MOTION: Member Woody seconded by Member Daniels to adjourn the meeting at 7:15 pm. was approved by the following vote: Ayes: Members Parker, Scarborough, Woody, Walker and Daniels. Noes: None. Absent: None

This the 12 day of April 2005

Bill Parker, Chairman

ATTEST:

Becky Breiholz, Town Clerk