

MINUTES

The Town of Manteo Planning and Zoning Board met in Regular Session on Tuesday, June 11, 2002 at 6:30 p.m. at the Manteo Town Hall, 407 Budleigh Street, Manteo, North Carolina

The following members were present:

- Chairman Bill Parker
- Member Jamie Daniels
- Member Phil Scarborough
- Member Christine Walker
- Member Bebe Woody

The following members were absent: None

Also present at the meeting:

- Fred Featherstone, Town Planner
- Evelyn Rollason, Secretary

Chairman Parker called the meeting to order at 6:30

SUBJECT: Adoption of Agenda

MOTION: By Member Woody, seconded by Member Daniels, to approve the agenda as presented was approved by the consensus of the Board.

SUBJECT: **Approval of the Minutes of the Regular Meeting of May 14, 2002**

MOTION: By Member Daniels, seconded by Member Walker, to approve the minutes of the regular meeting of May 14, 2002 was approved by the following vote: Ayes: Members Parker, Scarborough, Walker, Woody, and Daniels. Noes: None Absent: None

NEW BUSINESS

SUBJECT: **Site Plan Review for CVS Pharmacy**

The site plan was not reviewed by the Board as CVS needed more time to make suggested revisions to the plan before presenting it to the Board. Chairman Parker reported that he had met with the developer, and the developer indicated that he would be more than happy to work with the Town to present a final site plan that incorporates suggestions made by Staff and by Chairman Parker. The Board was asked to tentatively schedule a reconvened session for Tuesday, June 25, 2002 at 6:30 p.m. in order for the site plan to be placed on the July agenda of the Board of Commissioners.

SUBJECT: Discussion of a Storm Water Grant-Fred Featherstone-Planner briefly explained that we had received a call from Senator Basnight's office about why the Town has not been seeking some of the clean water trust funds. Mr. Featherstone and Town Manager Kermit Skinner have put together an application seeking new drainage from the elementary school along John Borden including Lord Essex, Wingina and Eleanor Dare. We will also proposing to place an interceptor by Commissioner Westcott's house and China King that will catch trash, oil and other debris and separate it. We will also seek improvements to the drainage in the Fernando Street area with manufactured wetlands adjacent to the old sewer pier, abandoning an outfall by the Weeping Radish and tying into the existing outfall at the Christmas Shop with manufactured wetlands there also. The Town will also seek purchasing a street vacuum truck to maintain the interceptors and other catch basins.

PUBLIC COMMENTS - There were no public comments

OLD BUSINESS

Chairman Parker brought the Planning Board up to date on the latest Board of Commissioners meeting. Chairman Parker stated that the Board of Commissioners approved the proposed text amendment to limit the building size to 20,000 square feet. One change was made that a grandfathered building could be rebuilt and had to have the same existing use. Discussion took place of recycling and Mr. Featherstone commented that Dare County is going to loan us a recycling wagon and hopefully it will be placed behind the Pioneer Theater next week. Member Woody left at this time.

Discussion took place on the location of the information kiosk and Member Parker commented that on the waterfront in front of the Tranquil House there was a little shed for electrical meters and maybe it could be used to mount something on, Member Daniels commented about using the Boat House property for the location and Chair Bill Parker stated that maybe the new Marshes Light House could be used as a location the Board was asked to give this some thought for discussion at a later date.

Chair Parker commented about the College of Design and stated that funds were approved in the budget for the 2002-2003 fiscal year. Mr. Featherstone stated that Ms. Twiddy has the RFP's if any members of the Board would like to review them. Chairman Parker asked the Board to also give thought to how to involve the citizens of the Town.

BOARD MEMBER CONCERN'S

The Board reviewed the "To Do" list. Fred stated that he met with Uli Bennowitz of the Weeping Radish regarding the parking lot. Fred informed Mr. Bennowitz that the site plan has expired, and before that area can be used as a parking lot, a new site plan will have to be presented to the Board.

Directional signs discussed and Mr. Featherstone will draft something for the Board to review at the July meeting.

Charter Cable was discussed and Mr. Featherstone commented that he met with a representative on site and they assured him that they would have the gate problem corrected shortly.

Discussion of guest houses or two houses on one piece of property and the possibility of limiting it to family use only and Mr. Featherstone commented that a downside to that would be if a death occurs then you have this property with two houses on it and it is not conforming anymore he suggested working towards a means where the accessory structure could only be a percentage of the main structure which would keep them very small, and it not be exclusive. The Board requested that investigation of conditional uses of guest houses be added to the “to do list.”

As there was no further business to come before the Board, on motion by Member Daniels, seconded by Member Scarborough and approved by all the meeting was adjourned at 7:30 p.m.

This the 11th day of June 2002.

Bill Parker, Chairman

Evelyn D. Rollason
Secretary to the Board