

MINUTES

The Town of Manteo Planning and Zoning Board met in Regular Session on Tuesday, April 14, 2015 at 6:00 p.m. at the Manteo Town Hall, 407 Budleigh Street

The following members were present: Chairman Bill Parker
Member Grizelle Fearing
Member Phil Scarborough
Member Hal Goodman

The following members were absent: Member Bebe Woody

Also present at the meeting: Becky Breiholz, Town Clerk

Chairman Parker called the meeting to order at 6:00 pm

SUBJECT: Adoption of Agenda

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

SUBJECT: Approval of Minutes Regular Meeting March 10, 2015 –The motion to adjourn did not have Members Goodman or Fearing’s name which needs to be corrected and change Member Fearing’s compliment to the Water and Sewer Department to say “for their response time to a leak that her neighbor had during the cold weather”.

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

PUBLIC COMMENTS-none

NEW BUSINESS:

SUBJECT: Approval of House Plan for Marshes Light Lot 17, 204 Compton Street

According to the Conditional Use Permit for the Marshes Light “Prior to the issuance of any building permit, a complete design for each building, including all elevations, shall be reviewed by the Planning Board for compliance with “The Manteo Way of Building.” This was reviewed by the PARC committee and they recommended approval as presented.

MOTION: Member Goodman seconded by Member Scarborough to approve the plans as presented for Marshes Light Lot 17, 204 Compton Street was approved by

the following vote: Ayes: Members Parker, Fearing, Scarborough, Goodman Noes: None. Absent: Woody.

SUBJECT: Discussion of planning for Hotels-Chairman Parker stated that Mayor Daniels wanted the Planning Board to discuss planning for hotels. Chairman Parker commented that the owner of the Elizabethan had contacted Mayor Daniels about the possibility of building a bigger hotel at their site but are not allowed to do so because of the Town's height and square footage requirements. There are 4 buildings and they would like to keep the main building and replace the back buildings with another hotel. The Holiday Inn Express had expressed an interest but it is not feasible to do so unless they are able to have a bigger hotel. John Robbins a member of the audience stated that he thought it would be a good idea to allow for bigger hotels and how it would help the downtown businesses; he stated that the buses take them to Festival Park and after they are done they leave the area and do not stay in Town. He also commented that some people are afraid it would put the bed and breakfasts out of business but he stated that the people that want to stay in a bed and breakfast will stay there regardless.

Chairman Parker stated that it would be illegal to change the ordinance for one applicant so he wanted to make a list of some of the properties that could be developed as hotels and had already been identified as hotel sites - these included Marshes Light and the old Hotel Raleigh, for which a price has been established he understands. Other potential sites for larger hotels were identified also, including the Duke of Dare, the Weeping Radish site, the Elizabethan and the area behind the CVS and Griggs Lumber (which is outside of town limits). Some of the issues that would need to be addressed for large hotels are the height limit; the building size square footage; lot coverage, parking, architecture, water and sewer capacity and signage. Member Goodman also asked what other properties in Town could be developed and what was the build out for the Town in terms of sewer capacity. Chairman Parker commented that he thought Planner Erin Burke had done a list of those properties but will have her compile the totals for them to review. Chairman Parker stated that the Mayor asked for a list of issues and how to possibly attract investors to our existing hotel sites. The issues stated above will be passed along to the Commissioners.

OLD BUSINESS

Review to Do List-

Trees on Sir Walter Raleigh bulb outs-Chairman Parker commented he will get with Mrs. Burke to find out what is going on there. The pawn shop ordinance and political sign ordinance have been passed by the Commissioners and can be removed from the list. Chairman Parker also stated that he would get with Mrs. Burke about dealing with flashing signs and the buffer at the Charter site.

MEMBER COMMENTS/CONCERNS

Member Fearing thought that the PARC committee should meet more than one (1) day before the Planning Board meets, which does not give them time to review the items approved by PARC. Chairman Parker commented that they would discuss this with Mrs. Burke at their next meeting and possibly have a cut off for submission. Member Fearing also wanted to commented about the water and sewer rates; she knows this is not a Planning Board issue but she has concerns for the small business downtown and how they can possibly afford the high rates.

MOTION: Member Fearing seconded by Member Scarborough to adjourn at 7:05 pm was approved by the following vote: Ayes: Members Parker, Fearing, Scarborough and Goodman. Noes: None. Absent: Woody.

This the 14th day of April 2015

Bill Parker, Chairman

ATTEST:

Becky Breiholz, Town Clerk