

previous meeting concerns over handicap parking were discussed. Albemarle & Associates reviewed the site and has determined that there are more spaces than are currently required and that this proposal exceeds the ADA requirements for parking. Staff recommends approval of the proposed site plan in accordance with the Town of Manteo Zoning Ordinance Section 3-14 (e) (1) Site plans to be approved by the Planning and Zoning Board.

MOTION: Member Gregory seconded by Member Scarborough to approve COA parking lot request was approved by the following vote: Ayes: Members Gregory Woody, Scarborough and Fearing. Noes: None. Absent: Parker.

SUBJECT: Discussion of Annexation request Bartlett Manor the applicants are proposing annexation of a parcel on the west side of Roanoke Island. This item was postponed from the May 14, 2013 meeting because the Planning Board wanted more information. This parcel is currently undeveloped and located at the west end of Fernando Street. The applicants are proposing a 33 unit apartment complex managed under the auspices of the Dare County Community Development Corporation. Eddie Simmons stated that the project was turned down by the county because the area was used as a borrow pit then a landfill, they did a study of the ground and that is why the county turned it down. As requested at the May Planning and Zoning Board Meeting staff assembled some additional supplemental materials. Included in the attachment this month is:

1. Minutes from the review of this property by Dare County
2. The Geotechnical Report requested by the County
3. Minutes from a presentation to the Manteo Board of Commissioners regarding capacity at Manteo Middle School from December 2011
4. Two renderings of the buildings being proposed
5. Updated architectural drawings
6. WWTP Spreadsheet

Also requested at the meeting in May were the occupancy numbers for the Harbor Town and Bay Tree Apartments. Staff requested this information but as of June 7, 2013 had not received a reply. Lastly, the applicant has not revised the site plan at this point pending the Community Meeting comments.

Howard Wilson 824 Fernando asks the Board to not approve the annexation request; they are happy they live at a dead end street and the development would destroy the quiet; it does not meet the guidelines of Manteo Way of Building and does not meet the statement of intent of R-2 development; the single family homes in the area are already affordable and the development would have a negative impact on the surrounding property. They would also need an easement agreement with NCDOT and they are unlikely to grant one.

Virginia Tillett 809 Fernando and is also against the development of the land because it was a borrow pit; the road does not belong to Mr. Bartlett and they used to own it and granted an easement to the Simmons for ingress and egress. It is a public road now about 15 years ago it was paved by NCDOT, she has not signed anything over to them and there is no paper work. Ms. Burke has contacted NCDOT but has not heard back from them. There is no need for this development. They came to the County for approval and they were denied because it is on a borrow pit.

Eddie Simmons-102 California and wanted to remind the Board that this used to be a borrow pit and echoes what the two previous speakers have said. He really opposes it and wants the Board to deny it.

Michael Tillett agrees with what has been said; all kinds of things have been used to fill that borrow pit and is not a place to put houses.

Brant Wise representing the owner Mr. Bartlett commented that the chain of title shows how parcels came out of main parcel; they have a fee simple title to the property. Mr. Wise commented that the road is on Mr. Bartlett's property. Acting Chair Woody asked that all parties get information to Ms. Burke for review.

MOTION: Member Gregory seconded by Member Fearing to table this item until the access/easement of road to property is resolved and full details of environment impact of area and wetlands to include plan for soil removal and fill was approved by the following vote: Ayes: Members Gregory, Woody, Scarborough and Fearing. Noes: None. Absent: Parker

NEW BUSINESS

SUBJECT: Discussion of amendment to Manteo High School Conditional use permit and Urban Forestry Plan. At the regular June Board of Commissioners meeting the board received a presentation about the Urban Forestry Plan that was conducted by the North Carolina Forestry Service for the Dare County Board of Education. The plan, which is included in the package, recommends the removal of trees and invasive species located in the area between the High School parking lot and Wingina Avenue. It also recommends the removal of the large pines in the islands within the parking lot. There additional recommendations for managing the remainder of the property. There were hazards such as falling limbs, and trees and the potential for an urban fire cited in the need for the management of the treed areas in the plan, most specifically the area between the school and Uppowoc Avenue. If this plan is followed there are also recommendations for replanting in this area and recommendations for the use of native noninvasive species. Upon receiving this presentation the Board of Commissioners requested this item to be placed on the agenda for the June Planning and Zoning Board for discussion and recommendation for them at the mid-month meeting on June 19th.

The Conditional Use Permit for Manteo High School requires that there be an undisturbed 50' wide buffer around the entire perimeter of the property. At this time there are no proposed changes to the site plan other than the alterations to the buffer. According to the Zoning Ordinance Section Sec. 3-21. - Amendments to and modifications of permits this request must be treated as an application for a new permit and therefore requires a public hearing before the Board of Commissioners. Staff recommends the Planning and Zoning Board request the Board of Commissioners to hold a public hearing to amend the Conditional Use Permit to allow for the recommendations of the North Carolina Forestry Service to be followed so long as the replacement buffer meets the standards of Zoning Ordinance Section Sec. 15-4. Opaque Screen Buffer and that a formal landscape plans be developed to include but not be limited to plant type, size, location and number. This plan shall be submitted for review and approval to the Planning and Zoning Board prior to the replanting.

MOTION: Member Gregory seconded by Member Scarborough to recommend to the BOC to schedule a Public Hearing for an amendment to the conditional use permit was approved by the following vote: Ayes: Members Gregory, Woody, Scarborough and Fearing. Noes: None. Absent: Parker

SUBJECT: Discussion of Manteo Elementary School expansion. Jim Winebarger with Dare County Board of Education gave the Board a presentation of a proposal to address overcrowding at Manteo Elementary School. The proposal is to build another wing on the front of the school and tear down the old Alternative School. Slides were shown of the condition of the school. It was asked what would happen if they needed more room and Mr. Winebarger not prepared to talk about attendance projections. Adding a second story to the new wing was suggested and it would cost more to add elevators, stairwell and sprinkler systems plus the area upstairs would house all the heat/air units and allow for them to be hidden. The Alternative School is currently on our historic structure list and according to our ordinance it will require a 90 day public notice and Mr. Winebarger is asking if this requirement can be adjusted; because their time frame is to have the new addition ready for next year and start this while the children are out of school. The Board all agreed that this needs to go through a public hearing and needs the publics input before the structure is torn down. It was asked if the school could be rehabilitated and Mr. Winebarger commented that it would cost much more to do that than build the new wing. Member Woody commented that we have lost a lot of historic structures and this 90 days will give everyone a chance to evaluate this and possibly come up with a solution. It seems to the Board that the Board of Education always comes to them at the last minute and makes the Planning Board look like the bad guys. The Board would also like some other options and this will be put on their July agenda for discussion.

MOTION: Member Gregory seconded by Member Fearing to approve a motion to adjourn at 8:15 pm was approved by the following vote: Ayes: Members Gregory, Woody, Scarborough and Fearing. Noes: None. Absent: Parker

This 11th day of June 2013.

Bebe Woody, Chairman

ATTEST:

Becky Breiholz, Town Clerk