

MINUTES

The Town of Manteo Planning and Zoning Board met in Regular Session on Tuesday, June 12, 2012 6:00 pm. at the Manteo Town Hall, 407 Budleigh Street

The following members were present: Vice Chair Bebe Woody
Member Phil Scarborough
Member Jack Gregory
Member Grizelle Fearing

The following members were absent: Chairman Bill Parker

Also present at the meeting: Erin Burke, Planner and Becky Breiholz, Town Clerk

Acting Chair Bebe Woody called the meeting to order 6:00 pm

SUBJECT: Adoption of Agenda as presented or amended

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

SUBJECT: Approval of minute's regular meeting May 8, 2012-

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

PUBLIC COMMENTS - None

SUBJECT: Discussion of allowing duplexes in B1 district. The Planning Board had discussed this and sent a text amendment to the BOC to set a public hearing. The BOC would like more details for this ordinance and have sent it back to Planning Board. Staff prepared the following text to amend the zoning ordinances to allow for duplexes in existing residences in the B-1 Village Business District.

Section 2-1. - An independent building divided horizontally or vertically and deigned for or occupied as two separate residences contained entirely under one roof and having one dividing partition common to each unit or having the ceiling structure of the lower unit as the floor structure for the unit above.

Section 7-3. – Permitted uses approved by zoning administrator.

(2) Duplexes in residences existing at the date of adoption of this ordinance.

Ms. Burke commented that the Commissioners wanted more details and that setback and lot coverage is already addressed in the ordinance, but parking in B-1 is not required but is encouraged and the Commissioners wanted to know how parking would be calculated and if something should be recommended for parking. Member Gregory stated we don't require parking in any other uses for B-1 and should not require parking for this.

MOTION: Member Gregory seconded by Member Scarborough to recommend that there be no parking requirements for duplexes in B1 was approved by the following vote: Ayes: Member Fearing, Woody, Scarborough and Gregory. Noes: None. Absent: Parker

Review to do List-

Ms. Burke went over the to do list and a simpler beekeeping ordinance was adopted by the BOC which states if any of the surrounding property owners object to beekeeping they will not be allowed. This can be removed from the to do list.

Planting of trees on Sir Walter Raleigh West was discussed and the members informed that there is money in the FY 2012-13 budget for this project.

On drainage of the marsh next to Roanoke Light staff will be meeting with the Coastal Federation to discuss this. Stormwater in all areas of the Town was discussed and Ms. Burke commented that the Board had funded for this year a survey of all the stormwater systems and target areas that need fixing. Member Woody thinks that some of the flooding has been caused by the infrastructure and growth of the Town and that the Town could possibly be involved in a class action lawsuit to fix those problems. The burning of the marsh was discussed and Ms. Burke commented we have a contract with the Forest Service which renews every year until the burn can be done. We can't control the weather and there is only a small window of opportunity for this to be done.

Windmills were discussed and Ms. Burke informed the members that they can contact Joe Turner with COA to arrange for a tour of their windmill.

BOARD MEMBER CONCERNS

Member Jack Gregory brought up the internet gaming and sweepstakes cafes that could be a problem for the Town and staff had researched this and provided the Board with what other Towns do. Ms. Burke commented that other Towns are setting fairly high privilege license fees, hours of operation, taxing of each machine and limiting number of machines. Member Gregory stated if we do an ordinance he would like to see the following included in the ordinance: be a principle use only not an accessory use; an privilege license fee cost \$2500; charge \$2500 per machine plus a percentage of gross

profit; limit size of the building not to exceed 2500 square feet with 500 square feet for every machine; make internet connection restricted; restrict uses in B1 and B2; consider it an adult oriented business and the only place it could be done would be over on Bowsertown Road; do not allow alcohol sales or smoking. Ms. Burke commented we have had some inquiries but no one has pursued the establishing of an internet café. Ms. Burke commented it is a very controversial issue and she will work with our Town Attorney Wyatt Booth to develop an ordinance for them to review and try to have it for the July meeting. This will be added to the to list.

MOTION: Member Gregory seconded by Member Fearing to adjourn at 6:27 pm was approved by the following votes Ayes: Member Fearing, Woody, Scarborough and Gregory. Noes: None. Absent: Parker

This 12th day of June 2012

Bebe Woody, Vice Chair

ATTEST:

Becky Breiholz, Town Clerk