

MINUTES

The Town of Manteo Planning and Zoning Board met in Regular Session on Tuesday, June 10, 2014 at 6:00 p.m. at the Manteo Town Hall, 407 Budleigh Street

The following members were present:

- Chair Bill Parker
- Member Bebe Woody
- Member Phil Scarborough
- Member Grizelle Fearing
- Member Hal Goodman

The following members were absent:

Also present at the meeting: Erin Burke, Planner

Chair Bill Parker called the meeting to order at 6:02 pm

SUBJECT: Adoption of Agenda-

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

SUBJECT: Approval of Minutes Regular Meeting May 13, 2014

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

PUBLIC COMMENTS- none

SUBJECT: Review of application for change of use for 110 S. US Hwy. 64 to retail. Mr. Chase is proposing to open a retail seafood operation at 110 S US HWY 64. This location was previously home to a physical therapy office. Mr. Chase's proposal will include the installation of a retail counter and refrigeration equipment. As this change of use is located in building that includes other uses. As the parking calculation for office space and retail space is the same, there is no site plan required for this change of use. Per section 12-10 (d) (1) Change of Use not requiring a site plan staff recommends approval.

MOTION: Member Goodman seconded by Member Scarborough to approve change of use as presented was approved by the following vote: Ayes: Members Parker, Scarborough, Woody, Goodman and Fearing. Noes: None. Absent: None

SUBJECT: Review of Application for Change of Use 510 Budleigh - Outer Banks Distilling is proposing to operate a distillery at 510 Budleigh Street. This building was formerly occupied by the Dare County Board of Education. This proposal will include the distilling equipment as well as storage and office space. Also included is a first floor tasting room and retail area, where patrons may sample the products following a facility tour and purchase brand related items. This property is located in B-1 and has no onsite parking requirements however they have chosen to a few parking spaces on the south side of building. Deliveries will be on the south side of the building as well.

The applicants have worked with staff to establish waste water flows per the requirements of this use. The Waste Water Superintendent has reviewed these flows and finds the acceptable. He recommends placing a cap on the water use to control the effluent flows from this use. Those figures will be attached to the agreement of service completed at the time a building permit is issued.

Per section 12-10 (d) (1) Change of Use not requiring a site plan staff recommends approval.

MOTION: Member Fearing seconded by Member Goodman to approve as presented the change of use was approved by the following vote: Ayes: Members Parker, Scarborough, Woody, Goodman and Fearing. Noes: None. Absent: None

SUBJECT: Discussion of Pawn Shop ordinance- As requested at the May Planning and Zoning Board meeting staff drafted the following language regarding Pawn Shop

Sec. 8-5. - Conditional uses permitted by the town commissioners.

(38) Supplementary uses (see Article XII):

j. Pawn Shop

12-10 Pawn Shop

(a) No Pawn Shop may be located within 600 feet of Highway 64/264 or Highway 400.

(b) No Pawn Shop may be located within 600 feet of a church's property line, a school's property line, or the property line of a residence.

(c) No Pawn Shop establishment may be located within 600 feet of a Pawn Shop.

(d) Hours of Operation shall not exceed Monday through Saturday 10:00AM to 10:00PM and Sunday 12:00PM to 6:00PM

Fees shall be the maximum allowed by General Statute.

Jennifer Frost asked about proposed location and it was explained that there wasn't an active application but that the Board was being pro-active.

Member Fearing was concerned about the appearance of pawn shops and consensus was to add an item (e) to the proposed text amendment which states: any security system including but not limited to bars, gates and shutters shall be place on the interior of the structure and shall not be visible from the exterior.

MOTION: Member Fearing seconded by Member Goodman to recommend approval to the BOC of text amendment with the addition of item (e) was approved by the following vote: Ayes: Members Parker, Scarborough, Woody, Goodman and Fearing. Noes: None. Absent: None

Consensus of the Board was to wait to see if there would be any additional amendments before sending this to the Commissioners for a Public Hearing to be scheduled.

SUBJECT: Review Code Violation list-The Board reviewed the list and discussed the ABC buffer, the Hotline buffer and Dolce Vita sign violations.

SUBJECT: Review to do list –Board asked staff to research how other communities handle costumed people doing road side advertising.

MOTION: Member Fearing seconded by Member Woody to approve a motion to adjourn at 6:40 pm was approved by the following vote: Ayes: Members Parker, Scarborough, Fearing, Goodman and Woody. Noes: None. Absent: None.

This 10th day of June 2014

Bill Parker, Chairman

ATTEST:

Becky Breiholz, Town Clerk