MINUTES

The Town of Manteo Planning and Zoning Board met in Regular Session on Tuesday, May 9, 2017 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 Rodney Benson
Member Fields Scarborough
Member Hal Goodman

The following members were absent:

Also present at the meeting: Melissa Dickerson, Planner
Becky Breiholz, Town Clerk

Chairman Parker called the meeting to order at 6:05 pm Chairman Parker would like to amend the agenda to add under New Business Item B review change request for 113 Dartmoor Avenue,

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

SUBJECT: Approval of Minutes Regular Meeting April 11, 2017

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

SUBJECT: Approval of Minutes Joint Meeting with Board of Commissioners April 26, 2017.

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

PUBLIC COMMENTS-none

NEW BUSINESS

SUBJECT: Appointment of Planning Board Vice-Chair-It was brought to the Boards attention that they did not have a Vice-chair. Member Fearing nominated Member Hal Goodman.
MOTION: Member Fearing seconded by Member Scarborough to appoint Member Hal Goodman as Vice-Chair was approved by the following vote: Ayes: Members Parker, Benson, Fearing, Scarborough, Goodman Noes: None. Absent: None.

SUBJECT: 113 Dartmoor Ave, change(s) in plans this house is currently under construction and was previously PARC approved. It was originally being built as a spec house but a potential buyer came in at the last minute. These are revisions requested by the buyer, not the builder.

  The revisions listed
  • roof over deck for screen porch
  • outside shower
  • new front door style
  • 6 over 1 light windows
There is also a storm door added.

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

OLD BUSINESS

Review to Do List

Planner Dickerson commented that there is no updates on the CRS and she continues to participate in the meetings and it seems like no one is going to appeal the flood maps but they are coming up with a community standards that will be higher than the flood maps.

No update on Twiford’s light.

Mrs. Dickerson also commented that she spoke with Mr. O’Brien about sewer allocation and that we have room for about 30% growth, and once we reach 60% threshold the Town needs to talk about expansion. The states allocation is 80 to 90 percent. Chairman Parker commented that those are based on averages and doesn’t take into account for our peak flow in August and also thinks we should look at maxim potential of all dormant properties.

The outdoor lighting can be removed as the Board passed an ordinance at their May meeting.

Review Violation Ordinance List

Mrs. Dickerson commented that she has been busy notifying businesses about their signs in the corridor and that they need to be moved to the footprint of the building. Kelly Automotive was brought up and Mrs. Dickerson commented that the set back is 200 feet and it is close but needs to be measured. She will also look at the buffer between the
business and the residences along that site. She gave the Board an update on the bail bondsman at the corner of 64 and Harriot and thinks that the problem of blinking lights and flags has been taken care of. A tree by the La Dolce Vita Restaurant has colored lights on it and needs to be looked into. Chairman Parker commented that we need to get a copy of the old violation list and get it updated.

BOARD CONCERNS

Member Fearing asked that the bushes at the Town Hall be looked at and also if anything can be done about the PNC Bank and Creef Property on Hwy 64 with the overgrowth and weeds as they are a nuisance.

MOTION: Member Fearing seconded by Member Goodman to adjourn at 6:35pm was approved by the following vote: Ayes: Members Parker, Scarborough, Fearing, Goodman and Benson. Noes: None. Absent: None

This the 9th day of May 2017.

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Bill Parker, Chairman

ATTEST:

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Becky Breiholz, Town Clerk