

## MINUTES

The Town of Manteo Planning and Zoning Board met in Regular Session on Tuesday, October 9, 2012 6:00 pm. at the Manteo Town Hall, 407 Budleigh Street

The following members were present:           Chairman Bill Parker  
  Member Phil Scarborough  
  Member Jack Gregory

The following members were absent: Member Grizelle Fearing  
  Member Bebe Woody

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

Chairman Bill Parker called the meeting to order at 6:05 pm

**SUBJECT:** Adoption of Agenda as presented or amended

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

**SUBJECT:** Approval of minute's regular meeting September 11, 2012-

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

PUBLIC COMMENTS - None

**SUBJECT:** Discussion of windmill ordinance. As requested, the Planner gathered sample Wind Energy ordinances for the Planning and Zoning Board. Staff requested both residential use ordinances and commercial use ordinances. Some of these ordinances also include commercial scale energy power fields. Staff recognizes that this is not the scale that would be appropriate for use within Manteo's corporate limits, but thought these ordinances should be included for points of reference. There is an ordinance already in place for B-2 and B-3 zoning districts and the Board would like to expand that to include all zoning districts in Town. Ms. Burke supplied the Board with samples from other local governments and the ordinance already in place (will be made a part of these minutes) was used for the discussion.

Items discussed: height requirement; allowing for permanent easements on neighbors property; decommissioning of windmill; whether or not it needs to be free standing; the

fall zone; having property owner contact the power company if they want to sell excess power; having an engineer's seal; not allowing in public right of way; referencing the utility section of our ordinance. Ms. Burke will draft an ordinance to include decommissioning section; reference to the utility ordinance section; make free standing; and notifying Power Company. She will all remove Section (b) (1) a. ii and the Board will again discuss at next meeting.

**MOTION:** Member Gregory seconded by Member Scarborough to table for later discussion was approved by the following vote: Ayes: Member Parker, Scarborough and Gregory. Noes: None. Absent: Woody, Fearing,

Review to do List- Chairman Parker went over the to list: no change to the cleaning of the marsh; trees on Sir Walter Raleigh-money has been included in this year's budget and NCDOT is not opposed to the plantings but will not help; ordinance to allow duplexes in B-1 was not approved at the September regular BOC meeting, but added to the workshop and approved; a public hearing has been scheduled for the Internet Sweepstakes ordinance.

#### BOARD MEMBER CONCERNS

Member Gregory and Scarborough brought up the fact that sidewalks on Ananias Dare and Fernando had overgrowth making it so that you have to walk into the street to get around the vegetation. They would like the Board of Commissioner's to look at the sidewalk maintenance.

**MOTION:** Member Gregory seconded by Member Scarborough to adjourn at 7:00 pm was approved by the following votes Ayes: Member Parker, Scarborough and Gregory. Noes: None. Absent: Fearing and Woody.

This 9<sup>th</sup> day of October 2012

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Bill Parker, Chairman

ATTEST:

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Becky Breiholz, Town Clerk