

## MINUTES

The Town of Manteo Planning and Zoning Board met in Regular Session on Tuesday, March 12, 2013 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  
  Member Bebe Woody  
  Member Grizelle Fearing

The following members were absent:           None

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

Chairman Bill Parker called the meeting to order at 6:00 pm

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

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

**SUBJECT:**     Approval of minute's regular meeting February 12, 2013

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

PUBLIC COMMENTS – None

**SUBJECT:**     Discussion and consideration of rezoning request at 105 Simon Street. Ms. Sharon Golden, owner of the property at 105 Simon Street has requested the Town of Manteo to consider rezoning her property. It is currently zoned B-2 General Business and has been zoned that way since the property was annexed into the Town in the early 1980s. The changes in the zoning ordinance since that time now prevent Ms. Golden from placing a mobile home on this site. Ms. Golden, who is from Manteo, currently lives in Arizona but would like to relocate to her home town. She would like to place a mobile home at this location upon receiving a rezoning. Ms. Golden has requested to be rezoned to R-2M, this zoning classification allows for mobile homes. The residential properties on the west side of Simon Street are currently zoned R-2M, so this requested rezoning would be consistent with those properties. Staff requests that the Planning and Zoning Board recommend to the Board of Commissioners that a Public Hearing be held to review the rezoning request of 105

Simon Street from B-2 General Business, to R-2M General Residential District with Mobile and Modular Homes.

Member Gregory asked if a trailer would fit on the lot and Ms. Burke responded that the applicant has done the preliminary work to see if it would fit. Member Gregory would also like to make sure that there is room for lot coverage and parking before we send this to the Board of Commissioners. Member Scarborough thought that if we allow this rezoning it would open up a floodgate. Also discussed was the fact that a storage shed would not be allowed because of the setbacks. Chairman Parker wanted to make it clear that this is not spot zoning and that it is consistent with the surrounding neighborhood.

**MOTION:** Member Gregory seconded by Member Scarborough to forward to the Board of Commissioners to set a public hearing for the rezoning request of 105 Simon Street from B2 to R2M which is a contiguous use for mobile and modular homes was approved by the following vote: Ayes: Member Parker, Scarborough, Woody, Gregory and Fearing. Noes: None. Absent: None

**SUBJECT:** Review movie of Hwy 64 prior to the establishment of the Corridor. The Board members watched a film from 1973 that was done by N.C. Department of Transportation on Highway 64 before the Corridor was established. The Corridor was set by State legislation and had been enforced by the State but due to budget cuts the State has now turned over the enforcement of the Corridor rules and regulations to the Town of Manteo and Dare County. Some discussion took place after the film and it was noted that there was a lot of green trees and foliage before they established the corridor which has been lost.

**BOARD MEMBER CONCERNS:**

Member Gregory asked if there was any type of grants that the Town could get to help the College of the Albemarle get their sidewalks that are required for their parking lot expansion. (This was discussed at the February Planning Board meeting.) An email was received from Albemarle Associates that informed Ms. Burke that the College of the Albemarle would be unable to put sidewalks in because there is not funding available. Ms. Burke commented that there is a grant that she has checked into from Parks and Recreation Trust Fund (PARTF) that could possibly be done but the applications were due in January and if we received a grant then the Town would be required to a 25% match. Member Fearing commented that finding a grant should be done by the College of the Albemarle.

Ms. Burke gave the Board an update on the stormwater project and that construction has begun.

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

This 12<sup>th</sup> of March 2013

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Bill Parker, Chairman

ATTEST:

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Becky Breiholz, Town Clerk