

MINUTES

The Town of Manteo Planning and Zoning Board met in Regular Session on Tuesday, September 13, 2016 at 6:00 p.m. at the Meeting Room at the Manteo Town Hall 407 Budleigh Street, Manteo, and NC

The following members were present: Chairman Bill Parker
Member Bebe Woody
Member Hal Goodman
Member Fields Scarborough
Member Rodney Benson

The following members were absent:

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

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

SUBJECT: Adoption of Agenda as amended or presented-

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

SUBJECT: Approval of Minutes Regular Meeting August 9, 2016

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

PUBLIC COMMENTS- None

NEW BUSINESS

SUBJECT: Review of House at 105 Dartmoor Street, Lot 19. This house came before PARC before and was resubmitted after the house was re-designed. The PARC Committee noted that the step pickets should meet the Manteo Way of Building and recommended approval.

MOTION: Member Goodman seconded by Member Benson to approve the house with PARC's recommendations was approved by the following vote:
Ayes: Members Parker, Scarborough, Benson, Goodman and Woody. Noes: None. Absent: None

SUBJECT: Review of House at 338 Fernando Street, Lot 2
The committee complimented the applicant on the plan and stated that it will be a nice addition to the development. They noted that the lattice should be box lattice and not horizontal planks. They also noted that the proposed 3/12 roof pitch on the shed roofs and dormers will be ok with a metal roof but if the applicant uses asphalt shingles a pitch of 4/12 is recommended to prevent any leaks. Also noted were the handrails on the porch steps, they should be constructed in accordance with the Manteo Way of Building.

MOTION: Member Woody seconded by Member Goodman to approve the house with PARC's recommendations was approved by the following vote:
Ayes: Members Parker, Scarborough, Benson, Goodman and Woody. Noes: None. Absent: None

SUBJECT: Review of House at 103 Dartmoor Lane, Lot 26. The committee noted that it appeared the builder addressed all concerns that had been expressed in previous plans.

MOTION: Member Goodman seconded by Member Scarborough to approve the house plans as submitted was approved by the following vote: Ayes: Members Parker, Scarborough, Benson, Goodman and Woody. Noes: None. Absent: None

SUBJECT: Discussion of magazine boxes downtown-Planner Erin Burke explained that this was brought to the Board of Commissioner's meeting September 7th. The complaint was that when we have flooding events after a storm these plastic magazine boxes with the free magazines float away and the contents spill out causing litter and blocking of the storm drains. The Planning Board has discussed this issue in the past

and a brief history was given to those members that were not on the Board. The issue came up when some folks didn't want them for aesthetic purposes and the same issue of flooding events. The placement of the boxes is a freedom of speech issue and newspaper boxes are allowed. Newspaper boxes are weighted down plus have a lock to keep the contents from spilling out. The Town cannot prohibit these boxes but can regulate them. Last time this issue was discussed, the owner assured the Town they would take care of them. Mrs. Burke informed the Board that Raleigh has a very thorough ordinance and she can pick out what would work for Manteo. The Board discussed things that they could regulate which were color; number of boxes that appear on a street block; material they are made out of; that they need to be weighted down. Also discussed was fining the owners of the boxes. The Board would like to regulate the dimensions, color, anchoring, latching and no duplicates within a certain amount of feet. Mrs. Burke to get something together for the Board to review at their October meeting.

Review to Do List:

The Board went over the to do list and Mrs. Burke reported that our CRS rating has gone from an eight (8) to a seven (7) which means the Town will get a discount on flood insurance. The preliminary flood maps have been released and are a cause for concern as our base flood elevation was an eight (8) and the new maps have dropped to a four (4). If a property moves to an X zone they can drop their flood insurance coverage but some lending companies will require it. It was discussed about informing the property owners how these new regulations will affect them. Mrs. Burke commented that the comment period for the new maps has not started. Member Woody asked if the Town can block off the roads downtown during flooding events as people drive through and create wakes which in turns makes the water go into businesses. Mrs. Burke commented that the Commissioner had discussed this at their September 7th meeting and staff is checking on how other Towns handle this.

Mrs. Burke emailed Grizelle Fearing asking if the issue with the lighting in Twiford's parking lot had been corrected and she has not received a response yet.

Sign Options and Wayfinding were discussed last week at the Commissioner's meeting and Mrs. Burke asked the Board if they wanted the Planning Board to address the issue and was told no so that item can be removed from the to do list.

BOARD CONCERNS COMMENTS:

Member Bebe Woody informed the Board members that she is resigning from the Planning Board and thinks it is time to let someone else step in. She has loved working on the Planning Board and thinks that the Town has done some great things. She would like to initiate a nomination for Grizelle Fearing and Chairman Parker commented that we can make recommendations but that will be a Board of Commissioner decision. Chairman Parker asked the members if anyone else had a recommendation they would like to pass along and no one commented. Chairman Parker thanked Bebe for her many years of service.

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

This 13th day of September 2016.

Bill Parker, Chair

ATTEST:

Becky Breiholz, Town Clerk