

MINUTES

The Town of Manteo Planning and Zoning Board met in Regular Session on Tuesday, September 11, 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
 Member Bebe Woody

The following members were absent: Member Grizelle Fearing

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

Chairman Bill Parker called the meeting to order at 6 pm

Member Gregory asked for a moment of silence in remembrance of 9/11

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, Woody, Scarborough and Gregory. Noes: None. Absent: Fearing

SUBJECT: Approval of minute's regular meeting July 10, 2012-

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

PUBLIC COMMENTS - None

SUBJECT: Internet Gaming and Sweepstakes Cafes ordinance- As requested at the July Planning and Zoning Board Meeting, staff has re-drafted language to address Internet Sweepstakes Establishments.

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

(38) Supplementary uses (see Article XII):

i. Internet Sweepstakes Establishments

12-9 Internet Sweepstakes Establishments

(a) No Internet Sweepstakes establishment may be located within 600 feet of Highway 64/264 or Highway 400.

(b) No Internet Sweepstakes establishment 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 Internet Sweepstakes establishment may be located within 600 feet of an Internet Sweepstakes establishment.

(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 and shall include a fee for the establishment and a fee per machine.

Discussion took place on the ordinance and Ms. Burke commented that there is still some debate in the General Assembly and she does not know what the maximum fee is that is allowed now; the Planning Board recommends that the BOC set the fee at the maximum allowed by the State. Correct item (c) "no internet sweepstakes establishment may be located within 600 feet of an Internet Sweepstakes establishment," and add the word other Sweepstakes establishments. Signage was discussed and our ordinance was crafted so that it serves everybody. It was suggested to incorporate into the ordinance that lighting of the signs can only be on during business hours.

MOTION: Member Gregory seconded by Member Scarborough to send the corrected ordinance with recommendation that the BOC set the fee at maximum allowable by State was approved by the following vote: Ayes: Member Parker, Woody, Scarborough and Gregory. Noes: None. Absent: Fearing

SUBJECT: Discussion requiring on site parking and lot coverage in B1. The Board of Commissioners has requested that the Planning and Zoning Board review the Zoning Ordinances as they pertain to on-site parking and lot coverage in B-1. The concern is that there is not enough parking to satisfy the needs of the businesses and the residences and that the increase in allowable lot coverage is exacerbating an already undersized stormwater system. Below are the ordinances in question:

Sec. 14-2. - Number of parking spaces required.

B-1 onsite parking is not required but encouraged.

Sec. 7-2. - Dimensional requirements.

Commercial use and mixed use residential use above commercial:

Maximum allowable lot coverage by principal use and all accessory structures: None.

Single-family.

Maximum allowable lot coverage: 35 percent except that the lot coverage may be increased by five percent providing the increased lot coverage is in detached structures such as garages, barns, accessory dwelling units, and other customary out-buildings

Discussion took place and Chairman Parker commented that the Board just relaxed the parking restrictions downtown and removed the time limit signs for parking. Chairman Parker read from the Manteo Plan Update from 2003 on page 11. The update states that we are to promote pedestrian friendly developments encourage compact development,

easy pedestrian and bicycle access in mixed uses; manage traffic and parking more effectively, while parking has eased since the Dare County Court to midway long term approaches include providing better signage and identification of parking and encouraging those who work downtown consider other means of transportation or providing locations for their parking. We need to encourage those who work downtown to park at Festival Park more. Chairman Parker commented that the B1 zone is doing what it was designed to do; park car and be able to walk where you want to go. Member Scarborough asked that a reminder be put on water bills about being able to park at Festival Park. Member Gregory commented that if the BOC wants more parking downtown then we have to make some changes that might not be favorable by either restrictive parking or meters.

Lot coverage was discussed and Member Gregory commented we need to find something that is workable today and for the future if it means lowering lot coverage. Member Scarborough would like to keep B1 small and not let it get too big. Storm water was discussed because of lot coverage and Ms. Burke gave the Board an update of the action taken so far for stormwater. The Public Works Department and Water and Sewer Department spent 3 weeks cleaning out every inch of our stormwater system that they could get to which had not been maintained in a very long time. The BOC entered into a contract with Quibble for the design and construction management of a stormwater plan starting with the downtown area first. Member Gregory would like to eliminate allowing the increase by 5% and keep all allowable lot coverage at 35% in Section 7-2. Chairman Parker commented that was done for an incentive and probably should see how the stormwater design works before we start changing rules.

Review to do List- Chairman Parker went over the to list: planting of trees on Sir Walter Raleigh is ongoing; windmill ordinance and Ms. Burke will provide the Board with examples from other Towns at next month meeting; the BOC is addressing the stormwater issues.

BOARD MEMBER CONCERNS

Member Gregory commented that we need to look at things for the future and not band aid what we have; right now we are trying to fix and appease. We are here to give ideas and solutions to Commissioner's that will make a difference and need to find a way to look at things in a different light.

Member Woody would like to see some incentive given that would address the vacant buildings that are owned by the County, since they have moved out to midway.

MOTION: Member Woody seconded by Member Scarborough to adjourn at 7:15 pm was approved by the following votes Ayes: Member Woody, Parker, Scarborough and Gregory. Noes: None. Absent: Fearing

This 11th day of September 2012

Bill Parker, Chairman

ATTEST:

Becky Breiholz, Town Clerk