

Town of Oriental – Planning Board Meeting Minutes
January 30, 2007

The Oriental Planning Board met on Tuesday January 30, 2007 at 7:00 pm at the Town Hall. Present were Board members, Cox, Marlowe, Miller, Olson and Sage. Also present were Commissioners Bohmert, Johnson, Venturi and Mayor Styron as well as 18 members of the public.

Chairman Sage opened the meeting and led the Pledge of Allegiance.

MOTION: Mr. Miller made a motion to approve the December 29, 2006 minutes. Second by Mr. Cox. Vote 5-0.

MOTION: Mr. Cox made a motion to approve the January 2, 2007 minutes with the addition of an addendum written by Chairman Sage. Second by Mr. Miller. Vote 5-0.

The minutes to the January 23, 2007 joint Town Board/Planning Board/SAG presentation meeting were not available for review.

RIVER NEUSE MOTEL: Before discussing the LUP application the commissioners and mayor were asked to leave the meeting to avoid potential violation of state statute when they hold a SUP hearing on the project in March.

According to state law, Mr. Olson's relationship with the River Neuse Suites does not constitute a conflict of interest. However, to avoid misperception, he asked to be excused from the discussion.

MOTION: Mr. Cox made a motion to excuse Mr. Olson from participating in the River Neuse LUP discussion. Second by Mr. Olson. Vote 5-0.

MOTION: Mr. Marlowe made a motion to table further discussion on the River Neuse Motel LUP application until the Town Board has reviewed the pending special use permit application since the Commissioners might require conditions that would alter their proposal. Second by Mr. Miller. Vote 4-0, Mr. Olson excused.

ARTICLE XI, SECTION 182: DENSITY – The Board agreed to meet on February 13 at 6:30 pm to finalize their recommendation on density. At that time the SAG report and other recommendations submitted will be considered. The public is invited to continue providing input prior to that meeting.

MOTION: Mr. Miller made a motion to recommend the Town Board extend the revised density ordinance an additional three months from its expiration date of March 7th to June 5th. Second by Mr. Cox. Vote 5-0.

SUP APPLICATIONS: The procedure for processing SUP applications was discussed. Following the recommendations of Town Attorney Davis, Chairman Sage requested that an ad be placed notifying the public of meetings which include SUP's. Those wishing to speak and/or present evidence will be required to sign up before the meeting. They will be limited to speaking for three minutes, will only be permitted to speak once and must address the board, not the public.

MOTION: Mr. Olson made a motion to approve Mrs. Sage recommendations on the SUP application procedure for public input. Second by Mr. Cox. Vote 5-0.

The procedure adopted is attached to the minutes and is available for the public to review.

ECC/ GMO UPDATE: Mr. Cutler reported that Ms. Judy Hills of ECC will begin revising the GMO the second week of February. Mrs. Sage has started a list of inconsistencies within the GMO and encouraged the other board members to do the same and submit them to her via e-mail. A meeting between Ms. Hills and the Planning Board is encouraged early in her review.

STORM WATER MANAGEMENT PLAN: Mr. Olson reported that he and Mr. Cutler reviewed the existing plan. As the State will soon be handing down new requirements for storm water management, Mr. Olson recommended that they hold off on revising the existing plan until the requirements have been received. Mr. Cox requested the GMO include a requirement that all SUP applications and subdivision requests need to submit an engineer certified drainage plan. Mr. Cox will write a draft proposal.

NEW STATE PERVIOUS SURFACE REGULATIONS: Mrs. Sage commended Mr. Cox's suggested revisions to the applications which included wordage that should be included in the GMO. The Planning Board will discuss this change at a future meeting.

MAJOR/MINOR SUBDIVISION ORDINANCE: Mr. Cutler submitted an ordinance for the Board's consideration.

MOTION: Mr. Marlowe made a motion to recommend the Town Board schedule a public hearing to adopt the Major/Minor Ordinance. Second by Mr. Olson. Vote 4-1 with Mr. Cox voting no.

COMPREHENSIVE PLAN: While no directives have been given from the Town Board, this needs to be kept on the front burner. As a starting point, Mr. Olson suggested the board review and inventory all the various plans that already exist.

OVERLAY DISTRICTS. Mrs. Sage pointed out that other communities use overlay districts and PUD ordinances and that they work well. Mr. Miller suggested this discussion take place after the February 13th meeting.

SIDEWALKS: Mr. Miller requested that all future sidewalks include enough space along the street to plant trees.

LUP & SUP APPLICATIONS: The new forms still need tweeking but will not be finalized until after Article XI is complete.

PIERCE CREEK LANDING: Their plans have been modified. As the Town Board issued the SUP, it was agreed that this is an issue the Commissioners need to address.

CAMA LUP UPDATE: The plan has been sent and received.

PLOTTER: The Town will be getting the county's surplus plotter. Mr. Cutler will contact ECC's Daniel Van Liere to schedule a training session.

STATE WATER ACCESS COMMITTEE: Mr. Cox gave an update on the meeting he attended (copy of report in the minutes book). He suggested that interested individuals visit : nseagrants.org for more information.

PUBLIC INPUT: Mrs. Kathy Kellum asked that the SAG minority report be considered during the February 13th meeting.

REVIEW OF PERMITS ISSUED:

1. Baptist Church, Broad Street – concrete driveway approach
2. Daniel Dupont, 305 High Street – storage shed
3. Richard Jones, 1010 Link Road – exterior deck

MOTION: Mr. Olson made the motion to adjourn. Second by Mr. Marlowe. Vote 5-0.

Meeting ended at 9:05 pm.

Dee Sage, Chairman

Paul Olson, Secretary