

Town of Oriental – Board of Commissioners Meeting
And Public Hearing
September 5, 2006

The Oriental Town Board of Commissioners met on Tuesday, September 5th at 7 pm at the Oriental Town Hall. Present were Mayor Styron, Commissioners Bohmert, Herlands, Inger, Johnson and Venturi. There were 26 people in the audience

Mayor Styron opened the meeting and led the Pledge of Allegiance.

Commissioner Johnson made a motion to approve the August 1, 2006 minutes with corrections. Second by Commissioner Bohmert. Vote 5-0.

Commissioner Inger made a motion to approve the July 27, 2006 minutes with corrections. Second by Commissioner Johnson 5-0.

Commissioner Johnson made a motion to approve the July 6, 2006 minutes. Second by Commissioner Herlands. Vote 5-0.

Mayor Styron acknowledged the proposed changes to the SUP procedure submitted by Commissioner Herlands but stated that he would not start to use them until the next meeting.

Mayor Styron then opened the first public hearing for the Special Use Permit sought by Lynn & Sylvan Friedman. After being sworn in Ms. Friedman gave a brief recap of the project, now called Pecan Place, to be situated behind the Post Office and Croakertown. Twelve town homes, 4 buildings of 3 town homes each, will go in with a coastal Carolina flavor. Access will be from Broad and Midyette Streets and the road through the complex will be open to the public. Roof height will be 35'. The house which presently sits on the property will be moved to another location.

There being no questions from the public, Ms. Friedman was then asked;

1. Will this project endanger the public health or safety?
Answer: No
Public Comment: None
2. Will this project injure the value of adjoining property?
Answer: No
Public Comment: None
3. Will this project be in harmony with the existing development and uses within the area in which it is to be located?
Answer: Yes
Public Comment: None
4. Will this project be in conformity with the land use plan, thoroughfare plan, or other plan officially adopted by the Town of Commissioners?
Answer: Yes
Public Comment: None

Commissioner Bohmert made a motion to close the public hearing. Second by Commissioner Inger. Vote 5-0.

Commissioner Bohmert made a motion to approve the Special Use Permit with the condition that Ms. Friedman's request to change the zoning of a portion of her property to all R-3. Second by Commissioner Herlands. Vote 5-0.

The Mayor then opened the second public hearing concerning the proposed change to the General Ordinance to Health & Disease Protection – Lawns. After much discussion by Commissioner Herlands on mowing schedules, grass height, fines and waivers, Commissioner Venturi made a motion to continue the public hearing to the next meeting on October 3, 2006. Second by Commissioner Bohmert. Vote 5-0.

Public Hearing #3 was then started concerning changes to Sections 32 and 216 of the GMO. There being no comments from the public, Commissioner Bohmert made a motion to close the public hearing. Second by Commissioner Johnson., Vote 5-0.

Commissioner Herlands made the following motion for Section 32, "I move that the language of the proposed ordinance previously circulated be amended by renumbering sections 1 and 2 thereof as sections 2 and 3 respectively, and that a new section 1 be inserted as follows:

Section 1: That the Town Board has determined that the town does not presently have an adopted comprehensive plan within the meaning of section 214 of the GMO and that the Town Board has determined that the following amendment to section 32 of the GMO is reasonable and in the public interest because it makes the ordinance consistent with changes in state statutes that became effective earlier this calendar year.

Commissioner Herlands made the following motion for Section 216, "I move that the language of the proposed ordinance previously circulated be amended by renumbering sections 1 and 2 thereof as sections 2 and 3 respectively, and that a new section 1 be inserted as follows

Section 1: That the Town Board has determined that the town does not presently have an adopted comprehensive plan within the meaning of section 214 of the GMO and that the Town Board has determined that the following amendment to section 216 of the GMO is reasonable and in the public interest because it makes the ordinance consistent with changes in state statutes that became effective earlier this calendar year."

Second by Commissioner Johnson. Vote 5-0.

The Planning Board report was given by Planning Board vice-chair Dee Sage (copy of report in minutes book). Manager. Cutler pointed out that the Planning Board now needs a new member and applications will now be accepted.

The Tourism Report was given by Commissioner Bohmert (copy of report in minutes book). The grant for the pier was received. This board now needs two new members. Commissioner

Herlands made a motion to approve the budget for the upcoming Craven Brass Quintet Music in the Park of \$1700. Second by Commissioner Venturi. Vote 5-0.

Commissioner Inger raised the subject of a multi-unit development moratorium. Attorney Davis provided guideline clarification. No action was taken at this time.

Commissioner Venturi requested that the Board of Commissioners and Planning Board members meet to discuss the important issues facing the town today. This meeting will take place on Monday, September 18th at 7:00 pm. An attempt will be made to hire a professional planner by then.

Scott Wilkins with Utility Services Co., the maintenance company currently handling the small water tank, was present to answer questions regarding the Town's contract covering both water tanks (copy of contract in minutes book). Commissioner Inger made a motion to adopt the addendum to the contract to also provide professional services to the 200,000 gallon tank. Second by Commissioner Venturi. Vote 5-0.

The Camp Creek's preliminary plat was discussed. As she has financial interests in the project, Commissioner Herlands made a motion to excuse Commissioner Venturi from participating in discussion and action on this proposal. Second by Commissioner Bohmert. Vote 4-0.

Commissioner Herlands made a motion to approve the preliminary plat with the following conditions; the plat must show the public access to the proposed Camp Creek Arboretum and Park; the plat must show that there will no further subdivision of the property; the final plat must show parking satisfactory to the Planning Board for the proposed arboretum and park; and any amendments to the proposed Camp Creek circle requested by the applicable fire authorities be included in the final plat. Second by Commissioner Johnson. Vote 4-0.

The Parks & Recreation report was given by Commissioner Venturi (copy of report in the minutes book). Commissioner Inger raised concern about the proposed survey the Committee wants to do; she wants to be sure the goals are established beforehand and that the results will not be lost in another report stuck on a shelf. Commissioner Bohmert made a motion to adopt the Parks & Recreation Advisory Committee General Ordinance after changing Section II, line two to read, "The Committee shall make recommendations on Parks and Recreational improvements needed to ensure safety and quality of life". Second by Commissioner Inger. Vote 5-0.

The Bay River Report was given by Commissioner Inger (copy of report in minutes book).

The Police Report was given by Chief Casassa (copy of report in minutes book). Commissioner Venturi stated that they were working on getting the Dept. of Transportation to lower the speed limit coming into Oriental to 35 mph as well as putting in two pedestrian crosswalks with no results.

Manager Cutler gave the manager's report (copy of report in minutes book). As people are now closing and moving in, Commissioner Herlands asked when the parking lots at the new condos on Midyette Street would be paved and marked. It is anticipated to be done in mid

October. The drainage problems in that area were also addressed. Commissioner Inger commented on the upcoming road repairs stating that there is road damage on First Ave between Mildred and Vandemere Streets and on Vandemere Street there are cuts in the asphalt that are dangerous to cyclists and pedestrians. Manager Cutler announced that the new water tank went on line at 3:00 pm on August 29, 2006. An engineer from the Wooten Company is assisting with the required water plant discharge permit.

The financial statements were reviewed.

Commissioner Inger suggested that discussion and action on the Personnel Policy be postponed until the next regular Town meeting.

Commissioner Herlands made a motion to schedule three public hearings;

1. Change the density requirements in Section 182 of the GMO.
2. Change the building coverage percentage in Section 184 (4) & (6) of the GMO.
3. Change the zoning on Lynn Friedman's property to a uniform R-3.

Second by Commissioner Venturi. Vote 5-0.

Manager Cutler sought input for the hiring of the professional planner. Commissioner Inger made a motion to appropriate \$500 to acquire the services of a professional planner for the meeting on September 18. Second by Commissioner Bohmert. Vote 5-0.

Commissioner Johnson asked that the Town annex three pieces of property; the triangular property at the intersection of Silverbrook and HWY 55; the recreational park, and the property on White Farm Road near the water tank. Commissioner Johnson made a motion to schedule a public hearing to discuss the annexation of the three pieces of property. Second by Commissioner Bohmert. Vote 5-0.

Commissioner Johnson then addressed the possible annexation of the St. Peter the Fisherman Church property on White Farm Road as well as Bay River property. He also would like to request ETJ one mile outside of our town limits.

Commissioner Bohmert asked that her expenses be covered for the tourism conference she will be attending in October. Commissioner Herlands made that motion. Second by Commissioner Venturi. Vote 5-0.

Commissioner Inger made the motion to adjourn. Second by Commissioner Johnson. Vote 5-0.

Meeting adjourned at 10:15 pm.

Mayor

Town Manager