

**TOWN OF ORIENTAL
PLANNING BOARD
February 28, 2006
Minutes**

The regular meeting of the Planning Board was called to order by Chairman, Don Mau, at 7:01 p.m. on Tuesday, February 28, 2006, in the Town Hall, Oriental, NC. Members present in addition to Mr. Mau were: George Duffie, Grace Evans, and Dee Sage. Bob Miller was absent. Also present were: Town Board members, Al Herlands and Warren Johnson; and Town Manager, Wyatt Cutler. Eight members of the public were in attendance.

Drafts of minutes for the January 25, 2006, regular meeting and February 23, 2006, continuation meeting were distributed.

Ms. Evans noted a name spelling error. She also asked for the addition of the order of contact by Mr. Cutler of Planning Board members for reviewing applications for land use permits, which was discussed on February 23rd.

MOTION: Mrs. Evans moved and Mr. Duffie seconded a motion to accept the minutes as corrected and amended. The motion passed unanimously.

Village Project Partners submitted an application to build duplex structures on each of two lots located on Vandemere Street. The proposed projects are in compliance with all GMO standards.

MOTION: Mr. Duffie moved and Mrs. Sage seconded a motion to recommend to the Town Board approval of special use permits for the proposed duplexes on Vandemere Street. The motion passed unanimously.

An easement to the Town to maintain the canal behind this project is anticipated. The Planning Board requested that Mr. Cutler find out if the Town can legally maintain a canal in a blue line zone.

Developer, Steve Williams, and builder, Stuart Hardy, asked the Planning Board to waive the front setback requirement for a proposed project on Academy Street. Because this area floods in severe weather, they would like to elevate a craftsman-style cottage several feet. In order to maintain architectural accuracy of the design, raising the structure would require the rebuilt front steps to encroach approximately 40 inches into the required setback. Mr. Williams and Mr. Hardy were asked to provide more details on the proposed project. Mr. Cutler was asked to get an opinion from the town attorney to determine if the waiver request comes under the jurisdiction of the Planning Board or Board of Adjustment. He will report back to the Planning Board at its March meeting.

Planning Board members agreed that when multiple businesses or other entities are located in a single office unit, sign ordinance requirements limit the office unit (not each individual business or entity) to additional signage on the building of 12 feet in MU and 8 feet in MU-1. Planning

Board members are to prepare revision suggestions for “off-premise sign” restrictions, which reflect this interpretation, and report back at the next meeting.

Planning Board members decided to begin the process of creating overlay districts/zones. Mrs. Sage provided a preliminary timeline, which is attached to the minutes. Board members will prepare suggestions for defining “overlay district/zone” to be discussed at the next meeting. They will also bring suggestions for the boundaries of the potential overlay districts: 1) Old Village; 2) Harbor Waterfront; and 3) HWY 55 Entrance Corridor. After a consensus is reached on the above, a joint meeting with Town, Planning, Tourism & Recreation Boards and a professional planner will be recommended. Samples of town ordinances creating overlay districts will be in Town Hall for members to review.

Ms. Evans reviewed the Institute of Government’s information on the new state subdivision and zoning regulations. She has extensive notes, which she will organize and present at a later date. Ms Evans and Mrs. Sage will work together on this matter.

The Tree Board will present a recommendation to the Town Board on whether all or part of the Tree Ordinance should be moved to the GMO. Mrs. Evans reported that the new state subdivision and zoning regulations appear to have a provision preventing municipalities from mixing uniform development ordinances with non-development statutes.

Regulation of storm water runoff is gaining momentum. Ms. Evans asked that the Planning Board revisit the topic of pervious and impervious surfaces. Ms. Evans will check the latest DWQ rules and report back to the Board at the next meeting.

Mrs. Sage reported seeing what appears to be an oil leak into Duck Pond on the north side of Factory Street.

Mrs. Sage requested that the Planning Board revisit the issue of PUD’s and PRD’s soon.

Ms. Evans made available a petition started by David Paul opposing overdevelopment and a proposed package plant in Messic.

MOTION: Mrs. Sage moved and Ms. Evans seconded a motion to adjourn. The motion passed unanimously and the chairman adjourned the meeting at 8:35 p.m.

Don Mau, Chairman

Dee Sage, Vice Chairman/Secretary