

Town of Oriental Planning Board Meeting  
May 29, 2007

The Oriental Planning Board met on Tuesday, May 29, 2007, at 7:00 pm at the Oriental Town Hall. Present were board members Cox, Marlowe, Miller, Olson and Sage. Also present were Commissioners Herlands and Johnson, the Town Manager and note-taker, Lori Wagoner. Four members of the public were in attendance.

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

MINUTES - The April 24, 2007, regular meeting minutes were distributed prior to the meeting.

MOTION: Mr. Olson moved and Mr. Miller seconded a motion to accept the April 24, 2007, meeting minutes as distributed with the acceptance of Mr. Cutler's modification to the motion passed by the Planning Board on Article XI Section 185(2) [*"The minimum 4/12 pitch does not apply to manufactured homes, Class A or Class B, meeting or exceeding the United States Department of Housing and Urban Development standards."*]. Vote 5-0.

PROPOSED MARINE CONSIGNMENT SHOP – Jesse and Cindy Edwards requested parking modifications for their proposed marine consignment shop in the Old Ford Building on Broad Street.

MOTION: Mr. Olson moved and Mr. Miller seconded a motion to recommend approval of parking based on Article XII Section 196(6) [shared parking] and requested that the 5 spaces to the left of the smaller building be delineated. Vote 5-0.

VOLUNTARY ANNEXATION – St. Peter the Fisherman Catholic Church property at 1149 White Farm Road.

MOTION: Mr. Miller moved and Mr. Olson seconded a motion to recommend annexation of St. Peter the Fisherman Catholic Church property at 1149 White Farm Road with a zoning designation of MU-1. Vote 5-0.

A recommendation on the Parmley lot located at 915 White Farm Road was deferred until more information is received.

GMO REVAMP – Discussion of this project will be deferred until a professional planner can be consulted. The GMO revamp project will be considered at the June organizational meeting as a possible Planning Board goal for the '07-'08 year.

ZONING – Information on "conditional zoning" was shared. Consideration of a mixed use-waterfront district will be deferred until more information on this zoning tool can be obtained and a professional planner can be consulted. Mr. Olson emphasized, and Board members agreed, that the owners of the property surrounding the harbor, especially the

owners of the fish markets, need to be included in the discussion of possible re-zoning. The Planning Board will consider this as a potential goal at the June organizational meeting.

LUP & SUP APPLICATION REVAMP: Mrs. Sage will transfer her work on new LUP and SUP applications to a CD for Planning Board members to complete once changes to Article XI have been approved by the Town Board. Mr. Olson will finish the procedural matrix.

TOWN BUDGET - The Planning Board continues to support the Town Board's proposed budget that includes \$20,000 for a county-wide shared planner and \$2,000 for professional memberships, seminars and administrative costs.

CAMA LUP UPDATE – The last pieces of the CAMA LUP should be collected and printed this week. Submission of the proposed 2007 CAMA LUP workbook update to Maureen Will should follow soon afterwards.

“BEST MANAGEMENT PRACTICES” (BMP's) - The Planning Board requested that the Tree Board develop guidelines for rain gardens and other “BMP's.”

MOTION: Mrs. Sage moved and Mr. Marlowe seconded a motion to request that the Tree Board develop voluntary guidelines for rain gardens and other “BMP's.” Vote 5-0.

MAP PLOTTER – Mr. Cutler will check with Commissioner Venturi on how to obtain the necessary supplies for the plotter.

SIGNS – The Planning Board invited the Oriental Merchants' Association members to come to the June meeting to discuss their concerns and suggested changes to the sign ordinance.

The owner of the hardware store has chosen to take an adversarial approach to resolve his possible violation of the GMO Sign Ordinance. The matter has been referred to the town's attorney.

FYI – Mrs. Sage attended a seminar of “Building Entrepreneurial Communities in Rural NC” and supplied a summary of the day-long event. She will share this information with the Town Board and Merchants' Association.

NON-AGENDA ITEMS – 1) Mr. Bysheim is holding an informational meeting for a proposed condominium project at Whittaker Creek Yacht Harbor, Inc. on Tuesday, June 5, 2007, at the proposed project's site; 2) Mr. Marlowe requested that the word “minimum,” in Section 183, be removed as recommended by the Planning Board in their version of the Article XI proposal (it was added back in by the Town Board during their deliberations). He perceived a potential legal dilemma; 3) Mr. Miller expressed regret that the Town Board did not support the attempt to have a roundtable discussion of the Planning Board's proposal for changes to Article XI; 4) The Planning Board



recommended that the Town Board grant Cottage Industries' (Village Project Partners) request to extend their SUP to construct two duplexes on Vandemere Street for 6 months.

MOTION: Mr. Miller moved and Mr. Olson seconded a motion to extend the SUP granted Cottage Industries (Village Project Partners) to build two duplexes on Vandemere Street until October 10, 2007. Vote 5-0.

PUBLIC COMMENT PEIROP – There were no comments from the public.

REVIEW OF PERMITS ISSUED –

Dave Sargent, 205 South Water Street – fabric awning with stainless steel frame.

Jeff Styron, Hodges Street – open air fish market.

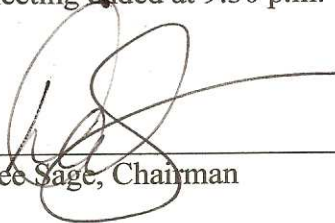
James Daniels, 511 Broad Street – 10' x 10' utility shed and 6' privacy fence.

Patrick McFadden, 203 Vandemere Street – single family residence.

Mrs. Sage's term on the Planning Board ends with tonight's meeting. Members thanked Mrs. Sage for her service on the Planning Board that began in November of 2003. Since no applications have been received for the position, she agreed to serve until her replacement is appointed by the Town Board.

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

Meeting ended at 9:30 p.m.



Dee Sage, Chairman



Paul Olson, Secretary