

Oriental Town Board Meeting
and
Public Hearings
May 3, 2005

The Oriental Town Board of Commissioners met Tuesday, May 3, 2005 at 7:00 p.m. at the Oriental Town Hall. Present were Mayor Styron and Commissioners Bohmert, Harris, Midyette, Moat, and Wagoner.

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

Commissioner Bohmert made a motion to approve the April minutes as corrected. Second by Commissioner Moat. Vote 5-0.

Mayor Styron opened the first public hearing pertaining to an amendment to Section 67 of the GMO clarifying the definition of a minor and major modification to a permit. Commissioner Moat requested that item #2, sentence one, of the proposed amendment, end with "being currently proposed or previously granted".

With no further discussion, Commissioner Bohmert made a motion to close the first public hearing. Second by Commissioner Moat. Vote 5-0.

Commissioner Bohmert made a motion to accept the amendment to Section 67 of the GMO as presented with Commissioner Moat's addition to item #2. Second by Commissioner Midyette. Vote 5-0.

Mayor Styron opened the second public hearing pertaining to the rezoning of the following locations in the Town of Oriental and the subsequent amendments to the official zoning map:

1. Properties on both sides of Midyette Street from North Street to the intersection with Hwy 55 excluding 921 Midyette, 805 Broad Street, and 508 North Street from MU to R-3.
2. The properties on both sides of Midyette Street from Church Street, northeast to North Street from MU to MU-1.
3. The properties on the north side of Whittaker Point Road from 101A through 107B from R-2 to R-3.
4. The properties on the west side of Ragan Road from 307 Ragan Road through 511 Ragan Road from R-2 to R-1.
5. The Property at 1274 White Farm Road (Kenworthy property- Tax map id #J083-16) from R-2 to R-3.

6. The property across from the Kenworthy property (Tax map id JO83-16) from R-2 to R-3.
7. The property on Tarpon Drive (Tax map id J083-24-3), from R-2 to R-3.
8. The properties located at 4001, 4003, 4005, 4007 and 4009 Tarpon Drive from R-2 to R-3.
9. The properties at 3012 and 3014 Maritime Drive from R-2 to R-3.

Following a presentation on the above zoning changes by Chris Padgett (a planner with the Eastern Carolina Council hired by the Town), and with no further discussion, Commissioner Bohmert made a motion to close the public hearing. Second by Commissioner Moat. Vote 5-0.

Commissioner Bohmert made a motion to approve the zoning change for both sides of Midyette Street as detailed in #1 above and in addition, excluding 508 North Street from the zoning change. Second by Commissioner Midyette. Vote 5-0.

Commissioner Harris made a motion to approve the zoning change for Midyette Street, referenced in #2, from MU to MU-1. Second by Commissioner Moat. Vote 5-0.

Commissioner Midyette made a motion approving the zoning change for those properties referenced in Items 3, 5, 6, 7, 8 and 9, from R-2 to R-3. Second by Commissioner Bohmert. Vote 5-0.

Commissioner Bohmert made a motion to approve the zoning change for Ragan Road, referenced in #4, from R-2 to R-1. Second by Commissioner Midyette. Vote 5-0.

Planning Board Report: Chair, Alice DeBaun reported that the Hinman project would require a public hearing. She also reported that the Planning Board had reviewed a new fee structure, food vender standards, three Land Use Applications and a request from Mike Craig to rezone his property, located on Academy Street, from R-2 to MU. Mr. Craig reported that he believed it had been the intention of the Town Board of Commissioners to zone the property MU, but due to an error in 1999 his property had been zoned R2. He was informed that no records could be located to confirm this but that he was “grandfathered” for his current business.

Financial Statement: Town Manager Cutler reported that the General Fund collected \$7400 in March property taxes and that both funds were in good shape and on target. He also informed the Board of the May 13, 2005 budget meeting.

BRMDS Report: Commissioner Midyette reported that a bid had been awarded to Cayton & Associates for the pipeline between River Dunes and Oriental, including one pump station.

Bids for the treatment facility in Oriental would be opened May 19, 2005 at 2 pm. Bay River is soliciting three million dollars for a capacity building project from the Clean Water Trust Fund in order to address substantial growth in Pamlico County.

Commissioner Bohmert made a motion to allow “Art on the Neuse” the use of Lou-Mac Park September 10, 2005 or September 24th as a rain date. Second by Commissioner Moat. Vote 5-0.

Alan Propst, representing the Dolphin Company, requested that property on White Farm Road be annexed into the Town. He also requested that the platted lots on White Farm Road be zoned R-1 and the two large tracts (11.20 acres and 10.24 acres) be zoned R-3.

Mr. Propst requested that the Town provide water to his development (Whittaker Harbor) prior to him requesting voluntary annexation. He was concerned that a voluntary annexation would result in him being forced into the sewer district which is currently under a self-imposed moratorium due to capacity problems. Mr. Propst explained that it was his intention to go on the sewer system once permits were once again issued. He asked that the Town of Oriental agree to provide water subject to the attorneys working out the details for the annexation in order to meet criteria requirements needed to receive County approval for his new development.

Commissioner Midyette made a motion to provide water to the development, subject to both sides working out details to an agreement for annexation. Second by Commissioner Bohmert. Vote 5-0.

Commissioner Moat made a motion to approve an increase in water rates and other fees as presented. Second by Commissioner Bohmert. Vote 5-0.

Closed Session: The Board entered closed session as allowed by the General Statutes to discuss legal matters pertaining to South Ave.

Commissioner Moat made a motion to appoint George Gilgo as Permit Administrator. Second by Commissioner Harris. Vote 5-0.

The Board tabled appointing a replacement for Alice DeBaun on the Planning Board.

Mayor Styron and the Oriental Town Board of Commissioners extended their sincere thanks to Ms. DeBaun for her tireless efforts and service provided to the Town of Oriental during her tenure on the Planning Board.

The Board asked that Town Attorney Scott Davis review the proposed Ethics and Conflict of Interest Statement prior to implementing it.

Police Chief, Jeff Casassa, reported that he was in the process of forming a neighborhood police watch. He also presented his request for additional equipment and manpower including two reserve officers.

Speed bumps on Hodges Street were discussed.

Commissioner Wagoner made a motion to approve Grace Evans request that the trophy case be placed in the museum. Second by Commissioner Bohmert. Vote 5-0.

Commissioner Bohmert made a motion to hold a public hearing on June 7, 2005 at 7:00 pm in the Oriental Town Hall to address proposed changes to the GMO to require notification to any and all property owners within 300 feet of a proposed multi-unit project. Second by Commissioner Midyette. Vote 5-0

Commissioner Bohmert made a motion to hold a public hearing on June 7, 2005 at 7:00 pm in the Oriental Town Hall to address rescinding the requirement for a special use permit for multi-unit dwelling. Second by Commissioner Midyette. Vote 4-1 with Commissioner Moat voting no.

Commissioner Wagoner made a motion to set a public hearing on June 7, 2005 at 7:00 pm in the Oriental Town Hall pertaining to Ms. Hinman's Special Use Permit. Second by Commissioner Harris. Vote 5-0.

Commissioner Wagoner made a motion to appoint Katy Pugh and Patti Bragaw to the Tourism Board. Second by Commissioner Bohmert. Vote 5-0.

The Board of Commissioners granted permission for the closing of a portion of Second Ave., Ragan Road and Hodges Street and South Ave. for the Croaker Festival.

Commissioner Bohmert made a motion to adjourn. Second by Commissioner Midyette. Vote 5-0.

Mayor

Town Manager