

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

The regular meeting of the Planning Board was called to order by Chairman, Don Mau, at 7:00 p.m. on Tuesday, March 28, 2006, in the Town Hall, Oriental, NC. Members present in addition to Mr. Mau were: George Duffie, Grace Evans, Bob Miller and Dee Sage. Also present were: Town Board members, Candy Bohmert, Al Herlands and Warren Johnson; and Town Manager, Wyatt Cutler. Nine members of the public were in attendance.

Drafts of minutes for the February 28, 2006, regular meeting were distributed.

Ms. Evans requested removal of a sentence in paragraph eight and one in paragraph eleven. After some discussion, remaining Board members agreed.

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

MOTION: Mrs. Sage moved and Mr. Miller seconded a motion to request the town's attorney to provide wording for a potential amendment to the GMO allowing stairs to be rebuilt into setbacks, without seeking a variance, if a structure is raised to get above the County's flood elevation level. The motion passed unanimously. The Planning Board will consider this matter at the April meeting.

Representatives for Pierce Creek Landing presented a conceptual plan for 222 condominium units on a tract of land on White Farm Road, which is zoned R-3. Condominiums are not subject to subdivision regulations. The scope of this project is denser and more massive than anything previously proposed and Planning Board members raised a number of concerns: meeting parking requirements; resulting impact from potential of doubling town's population; meeting sewage needs; meeting fire and safety needs; providing appropriate ingress and egress; considering need for access to services in the area (gasoline, drugstore, grocery store, etc.); addressing flooding problems; planning for environmental impact of proposed pond; providing green spaces and pedestrian/bike paths; and assessing the impact of a possible marina. The Chairman asked the developers to consider these concerns and to investigate alternative plans that would reflect better Oriental's character.

Attorney, Ben Hollowell, asked the Planning Board to consider expanding the Planned Unit Development (PUD) regulations to include flexibility which would allow developers to create free-standing cottage condominiums communities that might not meet strict interpretation of the GMO. Some communities have embraced this concept with success. The Planning Board asked Mr. Hollowell for more specific information to study.

Hugh Grady presented a conceptual plan to convert the Inn at Oriental Bed and Breakfast into nine or ten small condominium units. As presented, this plan would not meet lot size and

parking requirements and did not address permeable issues. Mr. Grady was asked to present a plan with more detail.

Candy Bohmert, Natural Resource Conservationist and Cost Share Technician for the Pamlico County Soils and Conservation Office, presented a program on drainage issues. The presentation supported three assumptions: 1) drainage needs an outlet; 2) one cannot flood neighbors; and, 3) water cannot go uphill. Ms. Bohmert encouraged Planning Board members to scrutinize proposed subdivision plans for drainage outlets and other drainage issues. She is available for consultation to residents and developers of Pamlico County.

Mrs. Sage proposed the following addition to the sign ordinance to clarify restriction of on-premise signage:

Section 168

DEFINITION OF SIGNS	EXEMPT	PROHIBITED	PERMIT REQUIRED	RESTRICTIONS
<p>On-premise sign: Directs attention to a business, profession, commodity, service, or entertainment sold or offered upon the premises where such sign is located or to which it is attached.</p>		<p>R-1, R-2, R-3</p>	<p>MU, MU-1, S</p>	<p>MU - Where there is one (1) business on a lot or located in a single building, the business may have signage not to exceed thirty-two (32) square feet. Where there are multiple businesses located on a lot or in a building, the location may have free-standing signage up to thirty-two (32) square feet. Any free-standing sign cannot exceed twelve (12) feet in height. In addition, each individual located in the building may have signage attached to the building not to exceed twelve (12) square feet.</p> <p>MU-1 - Where there is one (1) business on a lot or located in a single building, the business may have signage not to exceed twenty (20) square feet. Where there are multiple businesses located on a lot or in a building, the location may have free-standing signage up to twenty (20) square feet. Any free-standing sign cannot exceed nine (9) feet in height. In addition, each individual located in the building may have signage attached to the building not to exceed eight (8) square feet.</p> <p><u>When multiple businesses or other entities are located in a single office unit, the office unit, not each individual business or entity, may have the additional attached signage</u></p>

				<p><u>as indicated above.</u> S – not to exceed four (4) square feet for charter boats and limit one sign per boat; any other commercial sign not to exceed one (1) square foot on any gangway, pier or dock and limited to one (1) sign; a single land sign relating to above businesses not to exceed sixteen (16) square feet when facing water.</p>
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MOTION: Mr. Miller moved and Mr. Duffie seconded a motion to recommend to the Town Board this addition to **GMO Section 168, On Premise Sign, Restrictions**. The motion passed unanimously.

Planning Board members recognized the need to come to a consensus on what they wish to accomplish as a first step in the process of considering overlay districts/zones. Mr. Mau asked that each member: 1) come up with a definition for “overlay district/zone;” 2) determine the purpose, identity and long range character of each of the three areas identified for potential overlay zoning; and 3) define possible boundaries for them. This information is to be brought to Town Hall by Friday, April 7, to be duplicated and shared with other Planning Board members for review and to facilitate discussion at the next regular meeting. Once a consensus is reached, a meeting with the other town boards and a professional planner will be arranged.

Sea Horse Subdivision developers have requested to amend their preliminary plat to divide one of the proposed lots into two. There was a question of procedure and concern that the conditions placed on the development by the Town Board (at the recommendation of the Planning Board) would be violated. The Planning Board requested that the developers of Sea Horse Subdivision attend the next Planning Board meeting to present in detail the proposed change.

Mrs. Sage proposed the following parking requirements for “shopping centers”:

Shopping Centers (Use 2.112): 1 space for every business; 1 space for every 400 feet of gross floor area in the building; truck bay(s) for delivery of goods or merchandize to be determined on a case-by-case basis by the Planning Board; and/or parking for vehicles with trailers or recreational vehicles to be determined on a case-by-case basis by the Planning Board if business(es) cater(s) to customers with special parking needs.

MOTION: MOTION: Mrs. Sage moved and Mr. Miller seconded a motion to recommend to the Town Board this proposed regulation of shopping center parking. The motion passed unanimously.

Mr. Cutler asked the Planning Board to explain what is meant by “lowest adjacent *finished* grade” that appears in the recently changed GMO Section 185(1). The Planning Board requested that the town’s attorney research “adjacent finished grade” and asked Mr. Cutler to report Mr. Davis’ findings at the next regular meeting.

Ms. Evans requested that the Planning Board consider adding parking requirements for clubhouses and schools. She also would like consideration of adding conditional use permits to the GMO.

Review of Land Use Permits Issued:

1. Oriental Cottage Industries, Stuart Hardy-agent – 402 Academy Street, raise house.
2. Kathi Ellers – 509 Broad Street – widening parking pad and curb at street and adding sidewalk. Change of use from residential to retail.
3. Dianna Paling, Gary Ramsey-agent – 412 Whittaker Point Road, raise house and add deck.

MOTION: Mr. Miller moved and Mr. Duffie seconded a motion to adjourn. The motion passed unanimously and the chairman adjourned the meeting at 9:50 p.m.

Don Mau, Chairman

Dee Sage, Vice Chairman/Secretary