

Oriental Town Board Meeting
and
Public Hearings
July 5, 2005

The Oriental Town Board of Commissioners met Tuesday, July 5, 2005 at 7 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 Moat made a motion to approve the minutes as corrected. Second by Commissioner Midyette. Vote 5-0.

Commissioner Bohmert made a motion to approve the closed session minutes. Second by Commissioner Moat. Vote 5-0.

Mayor Styron opened the first public hearing pertaining to a voluntary annexation request by the Dolphin Company. With the use of visual aids and maps, the Dolphin Company representative, Bob Pittman, presented his development plans and asked that sections 1,2 and 3 be zoned R-1 and section 4 be zoned R-3.

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

Commissioner Moat made a motion to approve the voluntary annexation and the zoning as requested. Second by Commissioner Bohmert. Vote 5-0.

Mayor Styron opened the second public hearing, a rezoning request from Mike Craig at 600 Academy Street. Mr. Craig explained to the Board that he felt an error had been made when his property was initially zoned R-2. Mr. Craig felt it had been the intention when zoning was initially established, to zone his property MU. Documentation had been reviewed by the Planning Board but there was no proof supporting Mr. Craig's position. Several citizens spoke against rezoning the property. With no further comments, Commissioner Bohmert made a motion to close the public hearing. Second by Commissioner Moat. Vote 5-0.

Commissioner Bohmert made a motion not to change the zoning at 600 Academy Street (zoning to remain R-2). Second by Commissioner Midyette. Vote 5-0.

Mayor Styron opened the third public hearing, a continuation of the previous month's public hearing concerning notification to property owners within 300 feet of a proposed multi-unit project. After hearing public comments, Commissioner Bohmert made a motion to close the public hearing. Second by Commissioner Midyette. Vote 5-0.

Commissioner Bohmert made a motion not to require the 300-foot notification requirement for multi-unit projects. Second by Commissioner Midyette. Vote 2 to 3 against the motion. Motion failed.

Commissioner Moat made a motion to require all properties within 300 feet of a multi-unit project receive notification of the proposed project (including a requirement that an informational meeting be held) and the ordinance be adopted as written. Second by Commissioner Wagoner. Vote 3 -2 in favor of the motion. Commissioners Harris, Moat, and, Wagoner voting in favor. Motion passed.

Planning Board Report: Chairman Frank Swain reported:

1. The Board was reviewing procedural requirements.
2. Elected new officers - Dee Sage Secretary, Warren Johnson Vice-Chairman and Frank Swain Chairman.
3. Reviewed a request from Camp Creek Partners (presented by Joe Wakefield) for voluntary annexation into the Town of Oriental. The Planning Board was very supportive of the project. However, there is a conflict in the subdivision ordinance dealing with lot sizes. The planning Board recommended that the Town Board hold a public hearing and consider deleting the lot size requirements as specified in the subdivision ordinance and base the lot size requirement on the applicable zoning.
4. Sign Ordinance was discussed. The Planning Board was working on identifying current signs in Oriental and a method to handle violators.

Financial Statement: Town Manager Cutler reported that the General Fund was expecting \$8200 from DNER and that the small boat pier was complete. He also pointed out that the revenue for Water Fund impact fees was \$10,000 which is \$5000 over budget.

BRMSD Report: Commissioner Midyette reported that a public hearing was held to approve the budget, with only one citizen in attendance. The budget was approved, with salaries being approved at another meeting. Also reported was a rate increase to \$8.46 per 1000 gallons of sewer effective July 1, 2005.

Joe Wakefield was present to discuss his new sub-division project and was seeking approval in concept. He explained that he would ask this property be annexed into the Town of Oriental once the Planning Board had reviewed the plans in detail.

John Allison appeared before the Board asking that they adopt a resolution supporting Manteo's efforts to allow oyster gardens in both opened and closed waters.

Commissioner Bohmert made a motion to approve a resolution to support Manteo. Second by Commissioner Midyette. Vote 5-0.

Commissioner Bohmert made a motion to approve a resolution concerning the Town's continuing membership in NCLM. Second by Commissioner Harris. Vote 5-0.

Commissioner Moat made a motion to schedule public hearing for August 2, 2005 for the following:

Section 74 (d) of the GMO relating to preliminary plat review for a subdivision.

Section 83 (b) of the GMO relating to lot size requirements in a subdivision.

Section of 168 of the GMO relating to temporary signs and banners.

Section 168 of the GMO relating to yard sale signs.

Second by Commissioner Bohmert. Vote 5-0.

Commissioner Bohmert made a motion to increase the tap fee on a 2-inch water meters from \$3300 to \$3900. Second by Commissioner Moat. Vote 5-0.

Commissioner Bohmert made a motion to approve impact fees for each unit of a multi-unit development (Chapter K, Schedule V of the General Ordinances). Second by Commissioner Midyette. Vote 5-0.

Town Manager Cutler reported that he had attended a hurricane preparation meeting at the Pamlico County Court House. The National Weather Service is predicting 15 named storms with 3 to 5 being major hurricanes. He also reported that the Town was back on its own water and that the plant was working well with only minor start-up problems.

Commissioner Moat reported that he had received complaints pertaining to dogs. He pointed out that the Town of Oriental did have a nuisance ordinance and that problems with dogs should be reported to the Oriental Police.

Chief Casassa reported only minor parking issues during the Croaker Festival. Chief Casassa expressed his safety concerns about cars parking on the bridge.

Commissioner Bohmert thanked Chief Casassa for his help with the Croaker Festival.

Grace Evans informed the Board that the Oriental Museum of History was opened and invited all to visit.

Commissioner Wagoner made a motion to accept the audit contract with Seiler, Zachman & Assoc. of Washington, NC. Second by Commissioner Bohmert. Vote 5-0.

Commissioner Bohmert reported that County Building Inspector, Skip Lee, had suggested the Town of Oriental consider collecting impact fees for new roads constructed into subdivisions.

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

Mayor

Town Manager