

Planning Board Meeting
September 17, 2013

The Town of Oriental held a regularly scheduled meeting of the Planning Board Tuesday, September 17, 2013.

Chairman Overcash called the meeting to order at 7:00 PM.

PRESENT: Chairman Overcash, Members White, Schmitz, Hardison and Creighton, Town Manager Cutler, Administrative Assistant Beyer, Mayor and Mrs. Sage, Commissioner Summers.

The Minutes from the September 17th Regular Meeting were read.

MOTION: Member Schmitz made a motion to accept the Minutes as written. Member White seconded. Motion passed 4-0.

Old Business:

Town Manager Cutler indicated that he had a previous obligation and must leave early from the meeting. Chairman Overcash shifted Agenda Items 3 and 4 in place of Items 1 and 2.

Town Manager Cutler requested that the Planning Board take another look at the GMO Article 77 (7). He feels this is bad policy, and would prevent future growth within the Town. He also pointed out that the R1 zoning areas were not given the same footprint restriction.

It was pointed out by Town Manager Cutler that there already restrictions in other portions of the GMO that make Article 77 (7) obsolete. After discussion, it was recommended by Chairman Overcash that the Planning Board research this matter further and provide a recommendation to the Town Manager and Town Board at a later date.

Item 4, Change to the Table of Permissible Uses, Section 66, Article 10.000 Storage and Parking was then discussed. Town Manager Cutler feels the table should read as follows: 10.240 Storage of vehicles, boats and other items not related to the principal use associated with the property. S in MU zone. Not allowed in all other zones. It was recommended to amend the change to the following: 10.240 Storage of vehicles, boats and other items not related to the principal use associated with the *business*. S in MU zone (Delete the sentence, *not allowed in all other zones*).

Member Schmitz made a Motion that the wording in the proposed change to Section 66, Article 10.000 is consistent with the Long Range Vision and Comprehensive Plan, and move that this wording change be accepted as written. Seconded by Member White. Motion passed 4-0.

Chairman Overcash then continued with Old Business, the Baskervill matter. Town Manager Cutler advised that a Certified letter was sent to the Baskervills, and that gives them 30 days to either come to the Board of Adjustment, or secure a Special Use Permit.

The oversize sign that was not in compliance on Water and Hodges Streets has been removed.

Member Hardison then asked for the floor concerning a permitting issue at 613 Ragan Road. Improvements are being made or have been made to the property and it does not appear the proper permitting channels were followed. Town Hall staff will check and confirm whether permits were submitted for this work.

Member Schmitz then presented her report concerning Parks and Zoning. During her research she found very little park zoning in place within the State, and questioned the wisdom of instituting a Parks Zone just to accommodate the South Avenue property contract. She questioned whether another route could be found. Mayor Sage indicated that the Town has a 3 year time frame, and one year has passed, on the offer to waive setbacks. The Town Attorney will draw up documents for this piece of property that will speak to the issue of use.

New Business:

There was one Permit for 5409 Easy Street, which the Town Manager and Chairman Overcash signed.

Degradation to streets and roads will be researched further and findings brought to the Board at a future meeting.

Discussion then returned to Town Manager Cutler's request to change the footprint allowances in the GMO. Mayor Sage stated that the Town cannot prohibit types of businesses coming into Oriental. Member White asked for controlled growth in Oriental. Information concerning this change will be provided to the Town Attorney.

There being no further business to discuss, Chairman Overcash asked for a Motion to Adjourn.

MOTION: Member White made a Motion to adjourn the meeting. Member Creighton seconded.

The meeting was adjourned at 8:08 PM.

Chairman Charlie Overcash

Secretary Jayne Beyer