



ORIENTAL PLANNING BOARD MINUTES

Regular Meeting

Wednesday, January 18, 2017 – 3 P.M.

Oriental Town Hall – 507 Church Street, Oriental, NC

Chairman Dammeyer called the meeting to order at 3:15PM.

Present:, Chairman Dammeyer, Vice Chair Lohmar Member Knapp , Member Aeschleman, Member Flaherty, Manager Miller, Liaison Commissioner Charlie Overcash, , M/M Frank Bacon, Members of the Public

OLD BUSINESS

- Approved Minutes from December, 2016, **MOTION** by Member Knapp, Second by Member Aeschleman with approved changes, 5-0.
- Chairman Dammeyer confirms that the Public Hearing has been scheduled as requested and the proper notice has been given. Manager Miller affirms. Mr. Dammeyer opens the floor to Public Comment. There is no public comment. Mr. Bacon confirms they are still on track for their permitting processes. Vice Chair Lohmar asks about capacity and production levels. Mr. Bacon states that he is still working with the Health Dept to determine the number of guests. She also asks about percentage of distribution and brewing relative to number of patrons on-site. Mr. Bacon notes that not likely more than 15 patrons at once, 60-70% of business is distribution. Likely will have happy hour business and after dinner business, but that they have a family and won't be open long hours. They expect to have small tastings. He also notes that pricing will be microbrewery pricing, not \$1/pint night. Ms. Lohmar asked about staffing. Mr. Bacon notes likely one or two employees. He doesn't expect much more. Eventually will need assistants and delivery people. Mr. Larry Summers spoke from the floor reminding the group that one was approved previously and never actually opened. This is a good space for such a business. Commissioner Overcash hopes that parking will not become an issue. Based on interior square footage, the number of parking spaces is more than enough. In addition, business hours with the business upstairs are not the same. Went through the seven questions required for the Board to examine concerning granting of an SUP. No member of the audience presented any evidence that would indicate any reason to forward to the Board of Commissioners to deny the permit. Chairman Dammeyer directed the Clerk to create the document, similar to the last for review by the Planning Board prior to sending to the Town Board recommending approval of the permit, noting that no evidence has been presented, nor has any member of the Planning Board information that would cause denial of the permit. Discussion continued concerning the process and notification of the public of the ways in which an objection is presented that will make a difference in the actual decision. Chairman Dammeyer makes a **MOTION** to recommend approval to the Town Board of the Special Use Permit Application with the discussed findings on the 7

questions, finding the application within the regulations of the Ordinances.
Member Flaherty seconds. 5-0.

NEW BUSINESS

- Review tabled projects: Manager Miller asks that those items be continued. Examples pulled for the sidewalk regulations and “fee in lieu of” all refer to a sidewalk plan. The plan must be forwarded first- then a path to fund the extensions. Then you must designate the path of the funds- new- repair-extension- however the Board chooses and Town Board approves. Manager Miller will diagram the existing sidewalks for use by the Board. Board looks through some of the examples- “if you are less than 1000ft from existing sidewalk, then you must install. If you are 1.5 miles from the nearest, you can opt for fee in lieu of by square footage according to X standard.” Discussion ensued concerning the files submitted for review. Sidewalk Master Plan in Austin on second page of document is a good template, even though significantly larger.
- Green Space- options include % of land development- fee for new homes into recreation fund, some have fees only for new developments and require open space- no fees. Manager asks Board to read through samples uploaded to the GDrive. (Manager directs Board how to access drive from home). Vice Chair Lohmar asks about the green space work done previously. Manager Miller reminds the Board of their work on Chapter N for the Parks and Recreation Board, and the ensuing chaos. The Parks and Rec Board has since met and discussed again the proposal from Planning on Chapter N. Hopefully we will have that draft document for the Planning Board to review. One of the greenspace plan examples does note that land denoted greenspace cannot be in the floodplain.
- Chairman sets meeting workshop for Feb 16, vice Feb 15 at 1PM, then regular meeting at 3PM, with the understanding that members will read through materials provided with suggestions for creating Master Plan.
- Floodplain mapping- is there anything else we can do to prevent loss (mitigation) in flood by zoning restrictions in flood zones. Might want to peruse Pamlico County Hazard Mitigation Plan and see if there is anything that we need to address to save more structures away from the flood plain. Consistency is important- people need to see the floodplain maps before they set their plans. Those floodplain elevation maps should be attached to our development plans.
- Strickland property rebuild of cement block church- restriction only to prevent damage to the street trees. All other dimensions compliant.
- A discussion ensued concerning a 50% renovation requiring an SUP, not including residential uses. (Cited 193.5 and 194.2)

NON-AGENDA ITEMS / PUBLIC COMMENT- none

ADJOURN Chairman Dammeyer made a **MOTION** to adjourn and Member Flaherty seconded. (5-0) Meeting adjourned at 5:15PM.

Eric Dammeyer, Chairman

Diane H. Miller, Clerk to the Board

Approved ___/___/___