



ORIENTAL TOWN BOARD MEETING AGENDA-NEW

Tuesday, December 5, 2023 @ 8AM
507 Church Street, Oriental, NC
Mayor Sally Belangia Officiating

1. **Swearing in of New Board: (Tab 1)** *The Honorable Judge Paul Delamar will be present to swear in the new Board. Following the swearing in, the new Board will be seated.*
2. **Election of the Mayor Pro Tempore (Tab 1):** *The Mayor will discuss the process by which the MPT is elected. § 160A-70. Mayor pro tempore; At the organizational meeting, the council shall elect from among its members a mayor pro tempore to serve at the pleasure of the council. The Honorable Paul Delamar will swear in the Mayor Pro Tempore.*
3. **Approval of Agenda**
4. **Public Comment Period:** *Each speaker is asked to limit comments to three (3) minutes. **Please wait to be recognized by the Mayor prior to speaking.** Direct comments to the full board, not to an individual board member or staff member. Although the Board is interested in hearing your concerns, speakers should not expect Board action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate town officials or staff and may be scheduled for a future agenda.*
5. **Organizational Assignments: (Tab 2)** *The Board had a pre-organizational meeting on November 20 and discussed assignment preference. Traditionally, the Mayor has assigned those duties. Staff offers no opinion on the process of the assignment, or the assignments themselves.*
6. **Schedule Amendment (?): (Tab 3)** *At its pre-organizational meeting, there was discussion on time of meetings. At this time, the Board may elect to remain with the approved schedule, or modify it. Staff offers no opinion on scheduling.*
7. **SUP process options: (Tab 4)** *The Board has discussed, several times, the potential to change the SUP process from its current version of placing the burden of proof on surrounding properties to a version adapted in most communities, whereby the burden is on the requesting entity. In your package find two items: One is a model SUP process that does that, the other is the process for instituting a Moratorium- if you would choose to enact one while working on a new process. Our attorney advises each would likely take the same time. However, until the process is changed, all SUP requests must follow the current process, and we do not know what is going to be recommended by ECCOG to change in the GMO to become compliant with 160D- that is working through its processes. Staff will follow direction set by the Board and pursue appropriate resolution according to that direction.*
8. **ADA Transition Plan: (Tab 5)** *According to the State requirements, an ADA Transition Plan has been paid for and created to bring us into compliance. Attached for your review. This plan must be officially approved by the Board. Staff suggests a workshop environment to go through the plan and prioritize items prior to the next budget cycle, in order to begin progress on it. While not a requirement yet, it is possible that a timeline on required adjustments may come into play. Also, an adopted plan acknowledges deficiencies and commits the Board to dealing with them on an “as capable” basis, removing some liability for the deficiencies.*

9. **CAMA Rule Change discussion: (Tab 6)** *Both our local liaison, Mr. Szerlag, and our County Commissioner Candy Bohmert participate in the process by which the Coastal Resources Advisory Committee formulates and reviews CAMA rules. Proposed changes attached, The Board may have some concerns to voice over these proposals. Included are excerpted emails, in which Commissioner Bohmert and I discussed the potential effects and the increasing creep in authority shift from us to CAMA and enforcement burden from CAMA to us. If the Board will provide direction on a unified response, the Manager will draft. Board may decide to respond individually as well.*
10. **Rezoning Request: (Tab 7)** *Forwarded from the Planning Board, you have a request for a rezoning at 807 Broad St. The front half of the property is zoned MU and the rear half R-3. The owners would like to zone the entire property MU. Attached in this tab are previous actions a previous owner took toward the same end, ultimately dropped by the owner. The Planning Board requests you to set a rezoning Public Hearing. The Town Board has cancelled its January 2 meeting, with the intent to take up any January business in the January 25th workshop, however, the Town Board can also opt to set the Public Hearing for the February Regular Meeting. Staff will perform the necessary notifications and advertisements once the Board sets the date.*
11. **SUP/STR: (Tab 8)** *You also have a forwarded request from the Planning Board to set a Public Hearing for a Special Use Permit for a Short Term Rental. The application was misplaced in the shuffle and has been waiting patiently for the hearing to be set. Same restrictions as above. Town Board can move this off to the February meeting, if it so desires.*
12. **Appointments: (Tab 9)** *The Tree Board offers two candidates for appointment to their numbers: Cathy Washburn and Cynthia Swiskey.*
13. **January 25 Workshop Topics:** *The Board will have a workshop meeting January 25th. Workshops are used for more lengthy discussions on projects or documents prepared for approval. Board's discretion on topics. Staff offers no opinion.*
14. **Police Report: (Tab 10):** *Report attached*
15. **Manager's Report (Tab 11):** *Financials and report attached.*
16. **Auxiliary Board reports: (Tab 12)**

Planning 10-18-23, 11-15-23
Tourism 10-17-23
Parks and Recreation 11-14-23
17. **Commissioner Comments**
18. **Closed Session: The Board will go into Closed Session for legal matters pertaining to land acquisition according to N.C.G.S. 143-318.11 (a) (5)(i).**
19. **Adjourn : Next meeting scheduled for January 25, 2024 8AM.**