



ORIENTAL PLANNING BOARD MINUTES

Regular Meeting

Wednesday, December 7, 2017 – 3 P.M.

Oriental Town Hall – 507 Church Street, Oriental, NC

Present: Interim Chair Lohmar, Member Flaherty, Member Aeschleman, Manager Miller, Commissioner White,

Members of the Public: None

Vice Chair Lohmar called the meeting to order at 3:03 PM.

1. Recommendation for Sharpe short term rental. The request is to use the home part time as a vacation rental. Manager Miller explains that the property is compliant in terms of being in an R-2 zone, which allows for rental, having enough parking available, etc. In addition, the property where the Sharpes live is within line of sight of the property intended to be used for rental- more likely that they are keeping an active eye on anyone using their own rental property.

Interim Chair Lohmar indicates we need a motion to make the recommendation to the Board for its approval. Member Aeschleman asked if the Public Hearing has already been set. Manager Miller says that it has and she recommends the standard recommendation to the Board of Commissioners. Member Aeschleman makes a **MOTION** that the Planning Board forward a recommendation for approval of the SUP request with the usual declarations. Commissioner White, from the audience requests that the Board note as part of their recommendations that no member of the Public showed up to offer any evidence why it should not be approved. Interim Chair Lohmar seconds, 3-0, approved. It had been pushed because the Planning Board had not met prior to the Board of Commissioners meeting.

2. GMO corrections. Manager Miller notes that the corrected Permissible Use Table accepted as a whole by the Board of Commissioners in November is not legal as pertaining to Mobile Homes as it excludes a class of homes. She raised the objection Mr. Barton raised as a member of the Public to the Class restriction. Manager has had this conversation with Dr. David Owens at the School of Government who said we went a long way down the wrong road for the right reasons- citing the Princeville situation where the most vulnerable population is in the worst constructed homes. The fix forwarded. Minimum requirements can be retained, but not Class information. Recommendations from the Manager:

1.000 RESIDENTIAL					
1.100 Single-Family Residences					
1.110 Single-family detached, one dwelling unit per lot					
1.111 Site built	L	L	L	L	L
1.112 Class A MFD. homes	X	L	L	L	L
1.113 MFD homes other than Class A	X	X	X	X	X
1.120 Single-family detached, more than one dwelling unit per lot					

1.121 Site built and class A MFD homes	X	L	L	L	L
1.122 MFD homes other than Class A	X	X	X	X	X

251.109 Manufactured Home: A dwelling unit that is composed of one or more components, each of which was substantially assembled in a manufacturing plant and designed for installation or assembly on the building site.

~~251.110~~ Manufactured Home, ~~Class A~~: A manufactured home meeting or exceeding the United States Department of Housing and Urban Development standards (all manufactured homes built after July 1, 1976), which is of multisectional or double-wide design and meets the following appearance criteria:

250.110.1 Has a minimum width of sixteen (16) feet;

250.110.2 Has a gable roof having a pitch with a minimum vertical rise of three and one-half (3½) feet for each twelve (12) feet of horizontal run;

250.110.3 Has a continuous, permanent brick, stone or stucco curtain wall or foundation, or vinyl underpinning, unpierced except for ventilation and access, installed under the home;

250.110.4 Has a roof finished with roofing material with a fire rating of Class C or better and that is commonly used in standard residential construction;

250.110.5 Has a roof structure that provides an eave projection of no less than six (6) inches, which may include a gutter;

250.110.6 Is set up in accordance with the standards set by the North Carolina Department of Insurance;

250.110.7 Has stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the home installed or constructed in accordance with the standards set by the North Carolina Department of Insurance and attached firmly to the primary structure and anchored securely to the ground;

250.110.8 The moving hitch, wheels and axles and transporting lights have been removed.

250.110.9 Contains 1,200 square feet or more of heated floor space.

~~251.111~~ Manufactured home, ~~Class B~~: A manufactured home meeting or exceeding the United States Department of Housing and Urban Development standards (all manufactured homes built after July 1, 1976), which is of multisectional or single-wide design and meets the following appearance criteria:

~~250.111.1~~ Has a minimum width of eight (8) feet;

~~250.111.2~~ Has a gable roof having a pitch with a minimum vertical rise of three and one-half (3½) feet for each twelve (12) feet of horizontal run;

~~250.111.3~~ Has a roof finished with roofing material with a fire rating of Class C or better and that is commonly used in standard residential construction;

~~250.111.4~~ Has a roof structure that provides an eave projection of no

~~less than six (6) inches, which may include a gutter;
 250.111.5 Has a continuous, permanent brick, stone or stucco curtain wall or foundation, or vinyl underpinning, unpierced except for ventilation and access, installed under the home;
 250.111.6 Is set up in accordance with the standards set by the North Carolina Department of Insurance;
 250.111.7 Has stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the home shall be installed or constructed in accordance with the standards set by the North Carolina Department of Insurance and attached firmly to the primary structure and anchored securely to the ground; and
 250.111.8 From which the moving hitch, wheels and axles and transporting lights have been removed.~~

PREVIOUS TO NOVEMBER CHANGES:

1.000 RESIDENTIAL					
1.100 Single-Family Residences					
1.110 Single-family detached, one dwelling unit per lot					
1.111 Site built	L	L	L	L	L
1.112 Class A MFD. homes	X	L	L	L	L
1.113 Class B MFD homes	X	X	X	L	X
1.120 Single-family detached, more than one dwelling unit per lot					
1.121 Site built and class A MFD homes	X	L	L	L	L
1.130 Attached Multi-Unit Residences					
1.130.1 Apartment(s) accessory to a commercial use	X	X	X	S	S

Manager Miller asked the Planning Board to look at the Class A restrictions by zone and see if there is anything they want changed in the line 1.112 before we go further.

Member Aeschleman asks if it is a density issue. Manager Miller says no. The reason is that we have no minimum footage requirement- you can build smaller stick built, with no restrictions, unless in covenants.

Member Aeschleman asks why and if it should be all Mobile Homes from R-1.

Discussion shifted to Modular Homes- there are modular homes in R-1. So, modular homes are treated as stick built homes. We need to address that in revisions- we have no definition of modular. Manager Miller will research and bring additional definitions and revisions of the manufactured homes that redefines it as mobile homes to the next meeting.

Interim Chair Lohmar wants justification why mobile is allowed everywhere except R-1, and that “because we paid more for the lot” is not enough. Is there a justification for treating R-1 differently, Member Aeschleman notes setbacks are greater, density is less. Manager Miller notes that R-1 is traditionally a more exclusive zone. Those that have purchased expect that exclusivity, and it is allowed in every other zone. Interim Chair acknowledges that it is allowed in every other zone. Question about evidence of value of land in different zones. Manager Miller notes that would be gathered through survey of tax roles. Commissioner White notes that when the GMO was enacted, the survey was done looking at where things were already existing and that there were no mobile homes in the R-1 zones. (South Ave, Whittaker Point, Dolphin Point)

Interim Chair Lohmar is much more comfortable with the historical perspective and original zoning.

Somehow the site-built definition needs to indicate it includes modular homes- once transported, it is made permanent on the foundation.

Member Aeschleman notes that our discussion of this line was early on in the process and it did not occur to us to reconsider the allowance of sub-par built homes in any zone.

Manager asks the Planning Board to have a Public Hearing set for February at the Board of Commissioners January meeting. The Planning Board will wait for a recommendation for GMO revision until after their next meeting.

3. Board Member recommendations: Manager Miller offers that Commissioner Winfrey is agreeable to serving on the Planning Board once his term as Commissioner expires. Manager Miller notes that she believes that it is always a good idea to have a general contractor or builder on the Board as they look at Land Regulations from a different perspective.

Interim Chair asks who makes recommendations and chooses- the Planning Board is welcome to make recommendations- Town Board appoints. We had approached Warren Johnson, and several others, who all had other obligations that will prevent them from committing to a number of meetings. Interim Chair Lohmar notes that Sandy is very familiar with codes and reasons for construction limitations. Commissioner Winfrey also lives in an R-2, away from other members of the Board. Several other suggestions were made and other individuals will be approached and asked if they are interested in serving, and bring back to the Board suggestions.

4. Anything new? Several compliance forms- lots of additions, new homes- standard stuff- all compliant. Interim Chair asks that those documents approved be copied into the meeting materials. Also- look to see the Fulcher Parking Lot plan for approval. Mr. Fornes is working with the Tree Board to get the plan acceptable before the Planning Board sees it. Also, perhaps electing a new Chair if all members can make it.

Date for next meeting set as January 17, 3PM

ADJOURN: Member Aeschleman made a **MOTION** to adjourn and Member Flaherty seconded. (3-0) Meeting adjourned at 4:10PM.

Cecily Lohmar, Vice Chairman

Diane H. Miller, Clerk to the Board

Approved __ / __ / __