



ORIENTAL PLANNING BOARD MINUTES

Wednesday, February 15, 2023 3:00PM
 Oriental Town Hall – 507 Church Street, Oriental, NC

CALL MEETING TO ORDER AND ESTABLISH QUORUM

Meeting was called to order at 3:00PM with Chairman Rahm, and Members Quigley and DeWeese, Member Stone and Member Crothers. LUA Miller was present. Commissioners Frank Roe and Allen Price were also present.

Agenda Approval: Member Stone makes the MOTION to approve the Agenda. Member DeWeese seconds. 5-0

January 18, 2023 Minutes for approval. Member DeWeese makes the MOTION to approve the minutes. Member Crothers seconds. 5-0

OLD BUSINESS

- **CAMA Land Use Plan**-Allison has recombined the old draft with all the workshop comments and adjustments into a draft document. All reviewing for a final time to catch any last minute things.
- **Driveway Ordinance was approved by the Town Board.** Thanks to all who contributed.
- **Comprehensive Land Use Plan:** All Commissioners have asked their respective Boards for comment. We'll talk about that in April. Census data is new and can be removed/replaced. Should not be as heavy a list on this plan. Try to have it done by April/May time frame. LUA notes Budget meetings will be going on then as well. Chair asks about July meeting. We generally pull the July meeting into June to get budget in balance. Shooting for by end of June. Defining residents- listing Oriental as their primary residence. Includes live-boards. Good to know what challenges are, trends, etc.

NEW BUSINESS:

Compliance:

Keasler	11/29/2022	2022-38	compliance	300 Neuse St	Y	11/29/2023	new SFR
Geer	12/13/2022	2022-39	compliance	Neuse St	Y	12/13/2023	add shed
Klark	12/20/2022	2022-40	compliance	322 Madison Dr	Y	12/20/2023	new SFR

Akin	2/10/2023	2023-01	compliance	805 Midyette	Y	2/10/2024	add shed
LaBreck	2/11/2023	2023-02	compliance	104 Whittaker Point Rd	Y	2/11/2024	add shipping container as shed.

All signed except LaBreck- this has a flat roof. We have NO Ordinance preventing use of storage container for shed, but this has a 0/12 roof and we require 4/12 to 12/12. So if they agree to roof it, we can sign it off. Member Quigley asks about visibility from the street. LUA says that we have only regulated solar panel vista from street. With a roof, it will be compliant.

Geer is on Ragan, not Neuse.

Neuse St lot was recombined making both lots MORE compliant- paperwork already signed off.

Madison- terraforming, but with an engineered drain plan.

Other Business not on the agenda:

- Sea Vista appears to have a campsite in the back. LUA will have Police check it out. Tom Quigley asks about planting on Ice Man property as well. LUA will speak to owner about promised plantings. They are there- IN THE BACK of the property. Workshop next to West Marine.
- Chair Rahm notes at the next meeting you will be reviewing a rezoning request. Pushed to the next meeting because it did not meet the delivery requirement to the Planning Board. Rezoning questions: The Planning Board sees it first. It is a purely political decision. Opinion to be forwarded is relevance to purpose of division, imposition of original zoning-opportunities. LUA: Your opinion is how it affects others, and offer an opinion. Chair asks if rezonings have been granted. Since 2014, both were dropped prior to public hearing- one was this property in 2003, and the other was a property in an R-1 requesting an R-2. Good Question is- if granted, what is the precedent set and how does that affect other parcels and owners. (Shows 902 1st Ave) lays out the request- street was considered the buffer. Board denied because it removed the buffer. Borderline spot zoning also. Chair thankful for the opportunity to formulate the correct questions. LUA shows lot ownership in question, discussed recent letter requesting additional grandfathering. Owners purchased lot from Arnfast, gave up lease for additional space. Board must consider anything allowed in MU, not just what the petitioner is asking for. Believes the petitioner believes they have the support of the community. It would be advisable to have the opinion of those within 150 ft of the property. Commissioner Roe asks if the people who objected the last time lived in the 150ft zone. Yes. Support is coming in in the form of letters, will have to be checked. LUA noted the petitioner be notified if the issue is discussed- this is scheduled for the NEXT meeting. Member Crothers asks what "a political decision" means. LUA notes that there is no burden of proof. Commissioner Price asks if Commissioner White has to recuse himself. LUA notes did not before- will ask the attorney.
- **ADJOURN:** asks for a MOTION to adjourn. Tom Stone makes the MOTION. Vice Chair Quigley seconds. 5-0.

Next Meeting scheduled for – 3:00PM March 15, 2023

Julie Rahm, Chair

Diane H. Miller, Clerk to the Board/LUA