



## **ORIENTAL PLANNING BOARD MINUTES**

Regular Meeting

Wednesday, February 16, 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, Manager Miller, Liaison Commissioner Charlie Overcash,

**Absent:** Member Flaherty

### **OLD BUSINESS**

- Approved Minutes from January, 2017, **MOTION** by Member Knapp, Second by Vice Chair Lohmar, with corrections 5-0.

### **NEW BUSINESS**

- Hedrick application for auto/boat sales. Attached documents. Manager Miller notes issues- existing business is nonconforming. To run the new business out of the existing nonconforming is enlarging a nonconformity- which is not allowed. The new application for the separate lot is conforming. To make this a stand-alone business, he will have to erect a building on the adjoining lot and make all aspects conforming- like- parking cannot force drivers to back out onto Hwy 55 (Broad St). With permission of the owner to only do the business on that parcel, he would have to erect that separate building. Parking designated on plan is conforming, both in size and number. He cannot position so many vehicles for sale so that customers must back out. Setbacks are met with the application. Lot has been cleaned up substantially. Cleanup included boat for sale already on the lot and his legal rights to that boat. Member Knapp asks about vehicles on that lot currently. Currently, people are using that lot for Yoga, auto business across the street, etc.

Chairman Dammeyer asks for public comment. No public comment. Chairman Dammeyer asks for a motion to approve. As the Manager can approve without the Board and chose to run this across their desk prior to approval. Without objection the application is approved.

- Table of prioritized projects.
- rescheduling workshop- 30 March at 1PM, as most of the Board is unavailable for the designated date
- Sidewalks
- Manager Miller distributes map that indicates where existing sidewalks are, noting there are a lot less than we have memory of them being. Several things in the long range plans addressing sidewalks- should be incorporated into a plan.
- Commissioner Overcash noted most people walk in the street versus on existing sidewalk.

- Manager Miller notes that sidewalk construction usually, and should, include curb and gutter and assists tremendously with drainage.
- Noted that the tree at the Artesian well is being restored to correct structure buckling the sidewalk.
- Manager Miller notes that specific advantage to sidewalk and curb and gutter on South Water Street to address erosion and drainage, both of which makes the street more walkable. Grade already moves toward Main Street. Drain clearing found collapsed culvert to duck pond.
- Manager Miller begins discussion on how we might set priority- Broad Street has most extensive network. Nothing is past Brantley's on either side. Broad Street is a definite safety issue. Because NCDOT owns the road, we maybe could get some NCDOT funding and/or NCDOT to do the work.
- Member Aeschleman raises the idea of connection between Gilgo and the Piglet. Discussion ensues concerning issues between our property and the Piglet.
- Discussion ensues on "sidewalk in lieu of" fees and connection to priority planning.
- Member Knapp notes there should be a standard or process for how to prioritize- criteria from which to prioritize:
- safe walking, adherence to long term plan, drainage, that should help determine the process of prioritization.
- In addition, this sidewalk plan dovetails with P&R to work on other plans- points on NCDOT applications for funding. Priorities can be weighted- will it help more than one issue. Sidewalks under water, safety of walking at night.
- Green Space Development
- Manager Miller has uploaded Chapter N revisions for review- setbacks are generally addressed in GMO, P&R recommends that those elements are inserted into the GMO.
- Discussion about inserting or not into the GMO- Chairman Dammeyer notes connection between sidewalks and Park designation.
- Manager Miller notes one sentence removed due to HB2.
- Board asks for guidance. Manager Miller suggests that the Planning Board review and forward recommendations to P&R. Chairman Dammeyer wants a common meeting with Parks and Recreation.
- Discussion continued on how to move forward, noting that the whole document should be reviewed individually and comments forwarded to the Manager. Commissioner Overcash asked to be copied on those.
- Member Aeschleman asks what it is we need to review- is this list of things under section 1 compliant with land use plan. Member Knapp has issue with Use permits into the GMO- and Schedule S.
- Chairman Dammeyer notes the change of the section noncompliant with HB2. Motive behind Section 1 is vague- he suggests we decline all of the suggestions except moving permit fees added to Chapter S.
- Vice Chair Lohmar suggests that the zone for P&R might need to be incorporated. Chairman Dammeyer notes that it should be referenced, instead of incorporated. Manager Miller notes that the combined meeting suggested a PR zone, and those already designated would come underneath those. Section 2 to be incorporated to insure longevity of that zone. Chairman Dammeyer wants to review this further.

- Anything to change the GMO needs Public Hearing. Dammeyer suggests that we remove the illegal reference, turn down section one-purposes section. Vice Chair Lohmar does not understand the rejection of section one. What purpose does it serve? If you add, we should understand what it's for. Doesn't need to be added because it's a given. In Article 2- Planning wants to reference it the next time GMO is revised. Manager Miller notes that setbacks and lot size needs to be addressed if incorporated for guidelines. Chairman Dammeyer wants to look at this section and its numbers. Manager Miller recommends that section 2 be removed and sent to the GMO. If GMO map is changed, map has to be approved by the Board just like everything else changed to the GMO. Manager Miller notes that at any given time, without a PR zone, it is all revocable. The Town Board could sell that property to the highest bidder. Creating a PR zone makes the land irrevocably park. It is also an increase to the value of PR land to local residential value. Member Knapp notes section 6.22 of the existing GMO- must be changed or deleted as a PR Zone is created. If privately owned, it would need an SUP, but if publicly owned. Chairman Dammeyer states he does not remember this as an emphasis on irrevocable park land, and that this is a big enough deal to go back through the entire Ordinance. Manager Miller notes that Planning created this document, but if they want to go through it again, it's up to them. Members note that more discussion is needed. The intent was to facilitate new park land in places where there is none. Chairman Dammeyer states he doesn't think the Planning Board really rolled up sleeves and dove in. Manager Miller notes that the impetus was that we needed a plan that showed what and where we have currently, and then application for funding would note the deficiencies. Manager is directed to invite Parks and Recreation to a workshop to discuss. Chairman Dammeyer says the Planning Board should set a workshop and after review decide if P&R should join or Planning go through by itself first after Member Flaherty returns.
- Chairman Dammeyer notes that Green Space is the next priority. Vice Chair Lohmar says we should put the Chapter N issue to bed before anything new. Member Knapp asks if Green Spaces (like street ends) should be rezoned to PR zones also. Chairman Dammeyer calls that the Special Meeting March 30, 1PM will be for sidewalks and Green Space.

**NON-AGENDA ITEMS / PUBLIC COMMENT- none**

**ADJOURN** Vice Chair Lohmarmade a **MOTION** to adjourn and Member Aeschlemanseconded. (5-0) Meeting adjourned at 4:35PM

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Eric Dammeyer, Chairman

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Diane H. Miller, Clerk to the Board

Approved    /    /