



ORIENTAL PLANNING BOARD AGENDA

Wednesday, February 16, 2021 3:00PM
Oriental Town Hall – 507 Church Street, Oriental, NC

CALL MEETING TO ORDER AND ESTABLISH QUORUM

Meeting was called to order at 3:01PM with Chairman Rahm, Members Stone and Willi and Quigley. Vice Chair Allen was absent. LUA Miller was present. Commissioners Frank Roe and Charlie Overcash were also present. No members of the Public were present.

January 2021 Minutes for approval. Member Willi made a MOTION to accept the December Minutes. Member Stone seconded. 4-0

OLD BUSINESS

- **Camping:** At the conclusion of the previous meeting, Chair Rahm asked LUA Miller to see if she could produce samples/examples of other municipalities' camping ordinances for review. (Attached.) Most of existing are concerning County regulations, National/State Park camping regulations, or are specifically designed to restrict homeless tent camping. Discussion concerning how restrictive our current RV Ordinance is/ how it can accommodate potential revision that includes tent camping. Member Willi will forward any information he finds on tent camping.

NEW BUSINESS

- **Purchase of Broad St Property for private storage:** In an MU zone, petitioner requests adjudication on ability to build private, enclosed storage facility. Very clear wording in GMO restricting that activity on R-zones. In MU, storage inside not related to use on the property is in 10.210- and requires Land Use Permit. LUA used her option to poll the Board concerning allowing this use/interpretation of the GMO. Member Willi recused himself from the conversation as the petitioner. Broad St Corridor and landscaping requirements addressed. Board concludes that the use is permissible in this zone with LUP.

- **Subdivision:** At South Water and Hodges Sts- dilapidated house and fish market on one lot. To divide, "width" has to be 50'. Width has always been considered the street frontage. The fish house has 125'+ of frontage on Hodges, satisfying that requirement, but is not 50' wide at South Water. Planning Board finds this frontage to be considered width as acceptable and consistent. House portion will also have 50' on South Water.

- **Subdivision:** at 800 Broad St (one building currently housing Pamlico News, one building currently housing Restoration facility. Very few compliant portions of this lot- too close to street, too close to each other, too close to back, insufficient parking, etc. In the attorney's opinion, a subdivision between buildings creating two lots does not increase the nonconformity- it already had nonconforming side setbacks. The advantage to granting is the potential to save both structures and make them able to remain viable, as both are presently occupied, and retaining tax value.

- **Planning Board contact information:** You can reach the Planning Board with concerns at Planning@townoforiental.com

- **Parrish house height:** Following questions, it was determined that the Parrish house on South Ave. was not built as permitted (compliant height), and was refitted at the roof rafters, then surveyed and stamped to be compliant before construction resumed.

- **Compliance forms:** New Village Brewery renewed food truck permit. Abboud- 702 3rd St. (add roof to existing deck), Johnson (vendor permit) , Litzenberger (LUP in MU-1 for short term rental), Sanchez (6016 Dolphin Rd- add shed), Feigenbaum (503 Audubon- roof over existing deck).

- **Land Use Plan:** Chair asked that latest potential revision of land use plan be distributed to the Board for review. LUA forwarded CAMA Land Use Plan, not Long Range Plan. Documents to be forwarded.

NON-AGENDA ITEMS : *Commissioner Roe reiterated his desire to have more participation and asked Chair Rahm to contact other Board Chairs to organize a date/ time maybe in April where all would be available to the Public for questions and suggestions.*

ADJOURN: Member Willi makes a MOTION to adjourn at 4:05PM. Member Quigley seconds. 4-0

Next Meeting scheduled for March 16, 2022, 3PM

Julie Rahm, Chair

Diane H. Miller, Clerk to the Board/LUA