



ORIENTAL PLANNING BOARD MINUTES

Regular Meeting

Wednesday, March 30, 2017 – 3 P.M.

Oriental Town Hall – 507 Church Street, Oriental, NC

Chairman Dammeyer called the meeting to order at 3:05 PM.

Present:, Chairman Dammeyer, Vice Chair Lohmar Member Knapp , Member Aeschleman, Manager Miller, Member Flaherty, Liaison Commissioner Charlie Overcash,

OLD BUSINESS

- Approved Minutes from February 16, 2017, **MOTION** by Member Aeschleman, Second by Member Knapp, with corrections 5-0.

NEW BUSINESS

- Gravel on old Hinman lot: Conversation with owner's agent concerning requirements of a parking lot happened last week. The Land Use Administrator noted to the agent that a landscaping plan approved by Planning and the Tree Board, as well as a Change of Use form must be filed prior to use as a parking lot. The gravel laid down is acceptable as a parking lot is an approved use in the MU-1 zone, with restrictions. In addition, the entire lot, other than the required landscaping can be impermeable surface. None of that paperwork has come in to Town Hall. The agent was notified that the lot cannot be used as a parking lot until such time as the plan is filed and approved.
- Short term rental: An application for a short term rental at 405 Mildred St was received. Property will be checked by Police for incidents/calls to the address. The Planning Board will discuss their recommendation to the Board of Commissioners at their next meeting. Member Flaherty made a MOTION to request a Public Hearing from the Board of Commissioners for the next available meeting in which to hear the application for a Special Use Permit for short term rental on 405 Mildred St. Vice Chair Cecily Lohmar seconded. 5-0.
- Manager Miller discussed the progress and planned next steps for those who are not yet in compliance with the GMO in terms of short term rentals. Air B&B and VRBO (Vacation Rental By Owner) are services similar to those of a realtor in property management that need to be addressed as such. In addition, Bed and Breakfast offerings must be regulated and inspected by the County Health Dept. Two registered and inspected B&Bs are in Oriental. There should be no other until they are properly licensed. Letters will go out to those whose homes were found to be renting through internet managed sites, as well as one other who is advertising short term in an R-1 zone which is prohibited. Additional discussion concerning payments of the Occupancy Tax ensued with noted issues that some (especially internet mgmt.) are not indicating which properties are renting.

NON-AGENDA ITEMS / PUBLIC COMMENT-

- Manager Miller notes several items we might want to add to the list to address with GMO changes-
- the eave height says 0-25, 25-32. We need a breaking point- 25' can be in either.
- long taps/looped system. If no long taps are permitted on cul-de-sacs or dead ends, there will be a less significant stagnant water issue and less need for flushing/installing blowoffs.

ADJOURN Vice Chair Lohmarmade a **MOTION** to adjourn and Member Aeschlemanseconded. (5-0) Meeting adjourned at 3:50 PM.

Eric Dammeyer, Chairman

Diane H. Miller, Clerk to the Board

Approved __ / __ / __