



## ORIENTAL PLANNING BOARD MINUTES

Wednesday, June 16, 2021 3:00PM

Oriental Town Hall – 507 Church Street, Oriental, NC

### CALL MEETING TO ORDER AND ESTABLISH QUORUM

AT 3:10 PM, called the meeting to order. Vice Chair Rahm Member Stone, and Member Willi were present. Member Allen was absent, forwarded his thoughts to the Board on named items prior to the meeting. The LUA and Commissioner Overcash were also present. There were no members of the Public present.. The meeting was properly noticed.

**Minutes:** Member Willi makes a MOTION to accept the Minutes as presented from May 2021. Member Stone Seconds. 3-0.

- **OLD BUSINESS: Review of Wind Turbine potential**  
Member Allen proposed adjusting the height limit (and Member Willi agrees) that 60 feet is a good limit relative to the height building limit, and also relative to the limits of widths of lots- allowing to fall within the lot. Also potential suggestion to take the “plus 10 feet” out altogether. Member Stone says limits have to be above max height limit for buildings. Member Willi speaks of house mounted towers- (5) says it must be self supported tower- not supported by the house. LUA Miller says several things make it consistent- 43.5 makes it consistent with current home height limits. 75 ft is a little much due to general lot sizes and vulnerabilities. Discussion- 60ft is a good compromise. Vice Chair Rahm looking for a standard. LUA states that it’s all new- moratorium was in place so long. Decibel levels: What’s here is lower than the noise Ordinance, so fairly restrictive- at the lot line. Solar still a better option in NC. Member Willi: Either height+10’ or 1.5times (with no setback). Consensus is to remove the plus 10 ft. Solar requires it to be from front of house to the back- can’t be in the front yard- 2A also says must be rearward. How many houses would be able to in Town? All of Dolphin Point waterfront would be good candidates. Definition of “small”- again- feds say 5Kw and under. Do we elaborate on or change to residential, or...single parcel? Single family? Single user? Used to power facilities on one parcel? If NCUC defines utility as more than 2 or 2 or more- defines you as a utility, then subject to NCUC code. With Solar- and tied to the grid, how would you divide that discount coming from the larger utility? LUA needs recommendation to set Public Hearing August 3- this Board will meet July 21. Member Willi wants to define “small”...agree with Tom it should be one end-user. Taking out “plus 10 feet” and taking out “roof mounted”. Member Willi- wind speed limits- is that standard? Yes- building standard. LUA will clean it up and get some answers. Member Stone makes a MOTION to ask the Town Board to schedule a Public Hearing to add Wind Power to the GMO. Member Willi seconds. 3-0. LUA notes it will go under Solar as Section 138.
- Vice Chair Rahm discusses vacancy. LUA has asked Mr. Warren Johnson to consider, with permission from the VC, and he has asked for a week to consider. Vice Chair Rahm says we can continue forward or wait for that answer. Member Willi immediately proposes that the Board make Vice Chair Rahm the Chair, and draft Member Allen as Vice Chair (absent). Member Stone seconds. 3-0.

### NEW BUSINESS

- The ONE house in Camp Creek has sold and has applied for a STR for the property, going so far as to having the covenants changed to allow for it. He requests that we ask the Board to schedule a Public Hearing for that property. Still the other property owners must be notified per NCGS. Member Stone makes a MOTION to forward the request to the Town Board for a STR SUP Public Hearing. Member Willi seconds. 3-0.
- **Compliance forms for review:** New SFR and New shed added to property at the corner of Factory and Church- recombined lot. Determination of address still up in the air- taps must be chosen. General CAMA permits- 1201 Whittaker Point Rd- bulkhead (we have no jurisdiction).
- **Ordinance Violations:** Electronic gaming at permitted secondhand store- not allowed within 1000 ft of public space, 300 ft of R-1, R-2, or R-3, with a Special Use Permit. LUA shows distances and violations. Led to another complaint of similar at Mini-Mart, also- too close to a Church and adjacent to an R-2- violation letters sent, machines removed, Police inspected. Again, not an issue of whether or not machines/gaming is illegal, it is legal in SOME zones. Parrish- vacant property at dead end of Wall ST- bulkhead and granite to be installed. We did not object- it will protect the street end.
- Chair Rahm noted the dilapidated house that prompted our foray into minimum housing code is up for sale- maybe progress toward rectifying the situation on Hodges St. Also- old Steamer building is coming down- hopefully on the property and not into the street. State required inspection of asbestos and something else prior to demo- requires a 10 day wait.

**ADJOURN:** Member Willi made a MOTION to adjourn. Member Stone seconds. 3-0. **Next Meeting scheduled for July 21, 3PM**

**Signed:** \_\_\_\_\_

Julie Rahm, Chairperson, Planning Board

Attest: \_\_\_\_\_

Diane H. Miller, LUA to Board