



ORIENTAL PLANNING BOARD MINUTES

Wednesday, September 16, 2020 3:00PM
Oriental Town Hall – 507 Church Street, Oriental, NC

CALL MEETING TO ORDER AND ESTABLISH QUORUM

AT 3:02PM, Vice Chairman Rahm called the meeting to order, noting that all members were physically present except Chairman Flaherty. Present as well as the LUA, Commissioners Barrow, Overcash, Simmons.

August, 2020 Minutes for approval. Member Willi questioned the addendum proposed. Everything in it is elsewhere in the Minutes. Member Allen notes that the occupied/unoccupied portion. Member Willi notes that Minutes should be what we said, not what we wanted to say. It is either superfluous or should be discussed separately. Member Allen notes that we should approve the Minutes and then address this. Member Willi makes a MOTION to accept the original Minutes as presented. Member Allen seconds. 4-0.

OLD BUSINESS

- **Added item: Commissioner Barrow's comments on the Minutes:** We went round in circles about commercial vs residential buildings, and other items addressed in Commissioner Barrow's comments. (Attached)
- **GMO for review:** LUA Miller notes that the sections provided were in outline format, and the Board will look at the actual whole sections. LUA notes that the GMO is still in pieces as posted. The TPU in the top link is not correct- the second link is the correct TPU. Solar Ordinance is still standing by itself.
- **Article VI: Development standards-** Section 111 is the hard part, it seems, for the development that wants to move forward. They have organized more than one meeting for the newly annexed portion of Town, but have never given the LUA or either the Town or Planning Board notice of those meetings. They cannot move forward until this happens. Basic limits- minimum lot sizes, can't make a lot unbuildable. Height limits- adjustments- GMO currently says AND between those adjustments- should say OR, setbacks, roof pitch, hurricane standards. The roof pitch was a problem in rewriting mobile home guidelines, but those manufacturers have begun to offer within the range. Density addresses how many structures on one lot, footprint as it relates to drainage, terraforming IS allowed, has additional requirements if done. What we DO NOT regulate here is Tiny Homes- many subdivisions have a minimum number of square feet for a home in that subdivision. We encourage smaller homes for better drainage.
- **Article VIII: Subdivisions-** Process by which new subdivisions are created- approvals required. No duplication of street names. No subdivision smaller than. Exceptions to these rules are for those dividing large residential lots in developed subdivisions- under 2 acres into not more than 3 lots. Written for developers. Road that is being destroyed was not laid to NCDOT standards. Should either require core samples or inspect while paving. 149.4- Planning Board determines bond- we get an engineer's estimate for that work. All required to have underground utilities. No dead-end waterlines- it has to loop. (Chapter K) Sidewalks- potential for fee-in-lieu-of for sidewalk funding- that slipped off the plate. Require the contractor to sign the permit that says he has read all of this and that our ROW is restored following construction.
- **Article IX:** How much is required for business/residential- and then gives the Planning Board adjustments to allow businesses in already developed places so that it does not overwhelm the current capability of on-street parking. We stick to 9' X 20'- old standard, but necessary. Then when

a parking lot abuts a non-commercial space. Driveways used to be in general ordinances and requires 15" minimum internal diameter- new construction- when whole street or subdivision is developed, and then 15" creates stoppage- the PW Director can adjust to keep it moving. Parking boats/campers, etc- that's in the TPU. General Ordinance covers unattended trailers- left overnight- is a problem.

- **Article X:** Signs is up for review- issue about political and politically motivated signs on Town Property. Political Signs are according to State Law- prior to Sept 15, they could only be on Private Property, now you'll see them everywhere.

- **Next** – last 6 sections

- **Draft Housing Ordinance:** Same version that we have seen before. The Town Board has changed the view at their workshop to address some things with the Building Inspector or Health Director- to see if they can assist? Also is there anything that says the Building Inspector that the LUA can do? End result is the unsafe structure is removed or repaired. Remaining questions go to the attorney on Oct 6. If there are additional questions for the BI or Health Director. Member Willi- is the chore to come up with standards, or triggering mechanisms, or to come up with a procedure? Are these in the Ordinance from State Statute? Is it one of these things or all of these things? Do we need all of that? Can we pare it down any? Notes on receivership- in reality- this is how it goes... (notes from the attorney). If you take down some structures, we won't recover anything, others would pay for themselves and abating others as well. We have to engage legal services to make any of this happen. Commissioner Barrow- we have a recipe in front of us- what we're asking is to take out things we may be able to take out. The Town Board is looking for structural integrity issues- not "is the 12X8 leaning" or "is the 12X8 there?" Member Willi: We need to know if it's one or all, so as to not open up other structures that are unintended. Member Allen: Safety issues- Section 20- vacant homes- is "vacant" vacant by property owner? How long does it have to be vacant? How long does it have to be unoccupied? How do we make sure it doesn't get occupied again? Payment to BI for services- we only pay if he comes here to enforce "Oriental-only" Ordinance. Member Allen notes we need answers before we can do more. 75%/50%? Looking at some of these standards- is it window the wrong sizes, or structurally deficient? Older homes will not make the standard. For X reasons, we think its worth having Skip come down to check on its structural integrity. Vice Chair Rahm notes that we will start here- get the answers and move from there.

NEW BUSINESS

- **Compliance forms for review:** This month's compliance forms were posted online. And then a few others came in.
- Bohmert revision of former approved request to elevate buildings and add on on the side interior to the lot. On this property we will be working a drainage issue for the whole neighborhood. Recommend to approve- it does not become any more nonconforming. Public Private Partnership in order to drain the whole neighborhood- best solution for all. Business owners will split the cost.
- Rose property- revised plan- asked for an extension- large property, small house- we will review the revised plan.
- Mr. Wallace- our partner at Whittaker Pointe- would like to install ground mounted solar panels that are not against any of the rules in the new Ordinance. It is outside the 5 miles of Cherry Point, but we sent it over for their awareness. Outside the CAMA lines- 515 sqft off the end of the deck. 13.04 X 39.5 ft, not near the 50% of roofed area. House was 1500sqft of house, not including obs deck, deck, etc. No need for a separate permit while under construction for the first time. LUA notes that's how she reads the Ordinance, if any of the Board has any objection to let her know. Otherwise we will amend the original and move forward with permitting.
- Driveway culvert on Ragan (DeChesser) and Shed (Braun) on Styron

ADJOURN: Member Willi made a MOTION to adjourn. Member Stone seconds. 4-0. **Next Meeting scheduled for October 21, 2020, 3PM**

Signed: _____

Julie Rahm, Vice Chairman

Attest: _____

Diane H. Miller, LUA to Board