



ORIENTAL PLANNING BOARD MINUTES

Wednesday, September 21, 2022 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, and Members Quigley, Stone, and Member DeWeese. Member Willi was absent. LUA Miller was present. Commissioners Frank Roe and Allen Price were also present.

Agenda Approval: Member DeWeese makes the MOTION to approve the agenda. Tom Stone seconds. 4-0

August Minutes for approval. Member DeWeese made a MOTION to accept the Minutes. Member Stone seconds. 4-0. Chair Rahm says last meeting was experimental, allowing ongoing conversation.

Member Quigley takes a call and announces he is the proud grandfather of a baby girl- Cynthia, 8lbs 12 oz. Board congratulates Grandpa!

OLD BUSINESS

- **Comprehensive Land Use Plan: 2012 Comprehensive Land Use Plan:** We've been reviewing. The Town Boards' Open House took lots of comments about what they like and what they would like to see in the future. We want to do this as simply as possible. To keep it simple- Part 2- makes sense to have the 2020 data (page 21) added to the chart. First thing is to see how different it is and then hand this document to the committees that were likely created due to this plan. It makes sense that there are pieces of the plan that are particular to each committee. See what goals have been met, what actions have been completed, and see what we want in the future goals based on their own plans and agendas.
- **Commissioner Overcash asks to put some time frames.** Maybe by end of November each committee meets twice. Chair Rahm will pick through and send to committee chairs to give them direction. And then we will reassemble a redlined document for review. If that works, might get there by the end of December. LUA notes most Boards do not meet in December. Chair Rahm moves to January. If we get it back in December, we can reassemble and forward to Town Board.
- LUA notes we have to replace anything that refers to 160A with comparative regulations of 160D.
- Note PKS plan doubles as comprehensive plan and CAMA plan. We have two separate. We can do either. Also a plan from Southport. Please take a look at that plan and see if there is anything we might want to incorporate. Recommends to keep them separate. Can always refer to the CAMA plan in the Comp plan. Chair asks what the holdup was. LUA notes that Board turns over and other pressing issues that pushed and derailed- changes to GMO, SUPs, etc. FLUM maps may need professional assistance in creating new. ECCOG provides that assistance. Shall we call this the Comprehensive Land Use Plan? Yes.

- **CAMA Land Use Plan** . LUA notes the guidance for Land Use Planning and also have Dan's comments on the 160D in the Comp plan. CAMA requires a Public Hearing to update. The samples have been approved much more recently. Chair Rahm asks if we need a workshop setting. CAMA Plan is pretty well adjusted and will take less effort. Set Date for workshop. Oct 5- 9AM large Board Room. Commissioner Roe asks for clarification. PB will go over our marked up plan and other samples. LUA will see if NCDEQ has a checklist for use.
- **Driveways**
- **Issues:** Is it too restrictive?
- **Problem attempting to solve:** too long distance piped in- clogging up drainage. If connected to adjacent open ditchwork, you need to have open ditchwork. Fine line between solving and being overly restrictive. Went through photos again. Potential corrections forwarded by Member Willi for discussion. Attorney recommends we do not go down the road toward SUP attached to parcel restricting or requiring maintenance. Additionally, excessive concrete and broken pavement for fixing water. 20 feet can be cleared. More than that may present problems:

Residential zones (R1, R2, R3)

Driveways may not cover more than 30% of the TOTAL road frontage for that lot.

No single driveway will exceed 20 feet width, in the town right-of-way, measured at the greatest width, including any apron.

Applies to all residential lots regardless of the presence or absence of a drainage ditch, covered drainage or water lines.

Multiuse zones (MU-1, MU)

Driveways may not cover more than 50% of the TOTAL road frontage for that lot.

No maximum width limit. (Allows most flexibility for businesses.)

Applies to all multiuse lots regardless of the presence or absence of a drainage ditch, covered drainage or water lines.

Note: "Total road frontage" addresses lots with streets on two or more sides, adding their total frontage for any calculation.

This solution is regardless of ditchwork or not. LUA recommends that there be a 5' setback between driveways. Also change residential properties to residential zones.

Discussion: Member Stone believes 5' is not enough of a separation. Chair agrees. Propose 10' separation. 50' frontage gives you 2-20' driveways and 10' separation. Percentage does not allow that. Commissioner Price says he has expressed his views. Commissioner Overcash asks about setbacks. LUA says driveways are not subject to setbacks as long as they are at-grade. Chair suggests the 30% be removed. Commissioner Price objects to limits for driveway because lots out in the newer parts of town can do it. Those raised houses should be able to put the entire lead in to the property. Commissioner Price says he is still not in favor of restricting properties. Tom Quigley makes a motion to eliminate the 30% line from the residential section. Tom Stone seconds. 4-0 Commissioner Roe asks if the two driveways under construction are both good with this change. Chair wants a line that says existing can be repaired back to how they are.

Following the meeting, additional conversation revealed that two situations are not covered: (1)duplexes where 2-20' driveways are butted up against each other leaves

40' of driveway. (2) 2- 50' frontages with 2- 20' driveways with a 10' separation also results in 1-40' driveway.

LUA will send cleaned up version at their new meeting with consistency statement, then ask for PH in November.

NEW BUSINESS

- **Compliance forms:**

guimond	9/12/2022	2022-31	compliance	6052 Dolphin Rd	Y	9/12/2022	new SFR
Gilbert	9/16/2022	2022-32	LUP	502 Hodges St	Y		massage therapy/sales Old Hotel

- There was some contention on placement of Guimond house with HOA, has been resolved. Building OK'd by CAMA. Should start construction soon. The other is a LUP for massage therapy in Old Hotel.

- Noted if questions arise from Cheetham construction, the answer is YES- there are additional setbacks 1 for 1 in and up.

Manager notes appreciation for moving the October meeting.

- **ADJOURN:** Chair Rahm asks for a MOTION to adjourn. Member Stone makes the MOTION. Member DeWeese seconds. 4-0.

Next Meeting scheduled for October 5, 2022- 3PM

Julie Rahm, Chair

Diane H. Miller, Clerk to the Board/LUA