



ORIENTAL TOWN BOARD REGULAR MEETING  
Tuesday, September 3, 2024, 6PM  
507 Church Street, Oriental, NC  
Mayor Sally Belangia officiating

1 The Town Board of Oriental regular meeting was held on Tuesday, September 3, 2024 and was called to order at 6  
2 PM. Mayor Belangia determined a quorum to be present. The meeting was open to the public. All documents for the  
3 meeting were available through the Town's website at [www.TownofOriental.com](http://www.TownofOriental.com). Mayor starts with the Pledge of  
4 Allegiance.

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6 Present: Mayor Belangia(SB), Mayor Pro Tempore Price (AP), Commissioner Overcash(CO),  
7 Commissioner Litzenberger(BL), Commissioner Roe(FR), and Commissioner Crosser(BC). Town Manager Diane  
8 Miller(DM), Dep Finance Officer Lisa Millington, and 30 members of the Public.

9  
10 Public Comment: Judy Smith- concerned with the \$265K being carried-and why was it not fixed. Manager responds  
11 that we cannot fix it without the entry from the auditor. Greg Bohmert appreciates the effort to get to BMPs. Gene  
12 Klark discussed his qualifications for the BOA.

13  
14 Approval of the Agenda: An item was moved. The OI Front Porch Music Festival was moved to after the Consent.  
15 FR made a MOTION to approve the amended agenda. CO seconded. 5-0.

16  
17 Consent Agenda: FR made a MOTION to approve the Consent agenda. CO seconded. 5-0.

18  
19 OFPMF: Marjorie Dufek presented the parking plan for this year's festival, noting there were no changes to the  
20 closures, only to the path for golf carts as they were a problem previously.

21  
22 Public Hearings: Short Term Rental (STR) Special Use Permit (SUP) is requested for 306 Mildred. AP makes a  
23 MOTION to open the PH. FR seconds. 5-0. Manager notes the Planning Board's recommendation is included in your  
24 package.

25 Mayor Sally Belangia goes through the questions required:

26 1) The permit is not within its jurisdiction (property is within jurisdiction of TOO)

27 Does the Public have any comment on jurisdiction of the application?

28 Commissioner questions?

29 2) The application is incomplete (the application has been deemed complete by the Land Use Administrator and the  
30 Planning Board.)

31 Does the Public have any comment on the completeness of the application?

32 Commissioner questions?

33 3) If completed as proposed:

34 a) will not comply with one or more requirements of this chapter (GMO)

35 Does any of the Public have any evidence to offer concerning compliance with the GMO?

36 Commissioner questions?

37 b) will materially endanger public health or safety

38 Does any member of the public have any comment on endangerment of public health and safety?

39 Commissioner questions?

40 c) will substantially injure the value of adjoining or abutting property

41 Does any member of the Public have any evidence to offer that indicates that the project will injure the value of  
42 adjoining or abutting property?

43 Commissioner questions?

44 d) will not be in harmony with existing uses/development in the area.

45 Does any member of the public have any evidence that the project is not in harmony with existing uses in the area?

46 Commissioner questions?

47 e) will not be in conformity of the Land Use Plan or other plan, officially adopted by the  
48 Town.

49 Does any member of the public have evidence that the project is not in conformity with existing plans?

50 Commissioner questions?  
51 No questions, evidence arose. AP makes a MOTION to close the PH. FR seconds. 5-0.  
52 AP makes a MOTION in the affirmative to grant the SUP. FR seconds. 5-0.  
53  
54 PH #2 SUP request for STR at 503 Mildred. Same as prior. PB report in the package. CO makes a MOTION to open  
55 the PH. FR seconds.  
56 Mayor Belangia goes through the questions:  
57 1) The permit is not within its jurisdiction (property is within jurisdiction of TOO)  
58 Does the Public have any comment on jurisdiction of the application?  
59 Commissioner questions?  
60 2) The application is incomplete (the application has been deemed complete by the Land Use Administrator and the  
61 Planning Board.)  
62 Does the Public have any comment on the completeness of the application?  
63 Commissioner questions?  
64 3) If completed as proposed:  
65 a) will not comply with one or more requirements of this chapter (GMO)  
66 Does any of the Public have any evidence to offer concerning compliance with the GMO?  
67 Commissioner questions?  
68 b) will materially endanger public health or safety  
69 Does any member of the public have any comment on endangerment of public health and safety?  
70 Commissioner questions?  
71 c) will substantially injure the value of adjoining or abutting property  
72 Does any member of the Public have any evidence to offer that indicates that the project will injure the value of  
73 adjoining or abutting property?  
74 Commissioner questions?  
75 d) will not be in harmony with existing uses/development in the area.  
76 Does any member of the public have any evidence that the project is not in harmony with existing uses in the area?  
77 Commissioner questions?  
78 e) will not be in conformity of the Land Use Plan or other plan, officially adopted by the  
79 Town.  
80 Does any member of the public have evidence that the project is not in conformity with existing plans?  
81 Commissioner questions?  
82 AP makes a MOTION in the affirmative to grant the SUP. FR seconds. 5-0.  
83  
84 Auxiliary Board reports: Parks and Recreation will be having a fundraiser at the Rec Park Nov. 2 with Fire personnel,  
85 Police, K-9 demonstration, bocce ball, and lots of entertainment- still lining it all up. Tourism has started on a digital  
86 campaign and will have their rep in town 9/6-9/7 filming various activities in Oriental. BC reports that TRC will have  
87 recommendations to the committee by the end of September.  
88  
89 Manager's report: Financial is attached. BRMSD is complete with construction at Apple/Mildred. Still need  
90 replacement for D. Khouri on BRMSD Board. Notice of Violation received for June Copper exceedance. TRC has  
91 been engaged to assist. Office cross training going well. A few sidewalk issues. Public Works/Tree Board discussing  
92 options to keep trees and sidewalks. Also need any additional topics for workshop. Noted that financial consultant  
93 Tammy Cox has submitted resignation, effective Sept 30, 2024. FEMA money from Florence came in today- we still  
94 expect a bit more.  
95  
96 Financial Liaison report: BC reiterates that the Manager could not fix the carried numbers without the auditor making  
97 those entries and that it was an "accounting nightmare" that got us to this point. Three auditors, all leaving following  
98 catastrophic issues that had nothing to do with the Town, and leaving those entries to the next auditor. We have faith  
99 that the newest auditor can clean this all up. Requests (Motion) that the Board allocate additional funds for that  
100 effort. CO seconds. 5-0. We have made progress in reconciliations, and separation of duties is accomplished. Looking  
101 forward to the audit. Auditors coming in Sept 9 and 10<sup>th</sup> to finish up.  
102  
103 Board of Adjustment appointment: The Board had two candidates in addition to Mr. Moffatt's request to be  
104 reappointed. Several Commissioners noted that both candidates were a good fit for that Board, regardless of how the

105 vote turns out. BL made a MOTION that Chris Moffatt be reappointed to the BOA. CO seconds. 5-0. BL makes a  
106 MOTION to appoint Gene Klark to the BOA. CO seconds. 3-2, Roe and Price dissenting.  
107 Budget Amendment: adds the \$5.4M water project to the budget. BC makes a MOTION to accept. CO seconds. 5-0.  
108  
109 Police Report: Officer Blayney tells the Board of a 100% grant opportunity for some crowd equipment and barricades  
110 and asks to move forward. Board asks Manager,- Manager notes when we have confirmation it is 100% grant funded,  
111 we should accept. Officer Blayney will keep moving forward.  
112  
113 Mayor and Commissioner comments: FR commends BC on her work as Financial Liaison, untangling the whos and  
114 whats of the financial reports and processes.  
115  
116 CO makes a motion that we adjourn- next meeting September 25, 9AM with topics that we removed in August. FR  
117 seconds. 5-0.  
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123 Sally Belangia, Mayor

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Diane H. Miller, Town  
Manager/Clerk

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125  
126 Approved , 2024

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