

Town of Oriental Planning Board Meeting
December 13, 2011

The Oriental Planning Board met on Tuesday, December 13, 2011, at 7:00 pm at the Oriental First Baptist Church.

Present were: Board members: Creighton, Hardison, Overcash, and Schmitz
Deputy Clerk Wagoner
Commissioner liaison Venturi
Mayor Sage and Commissioners Johnson and Summers
LRPCII member Dee Sage
Guest Lee Padrick with NC Div. of Community Assistance
One member of the public

Absent: Board member White

Chairman Overcash opened the meeting at 7:00 pm.

SPECIAL PRESENTATION BY MR. LEE PADRICK - Mr. Padrick presented the "Oriental Planning Board Training Session". A copy of the power point and the handout are attached to these minutes.

APPROVAL OF MINUTES - Ms. Schmitz moved to approve the November 15, 2011 minutes as written. Second by Mr. Hardison. Vote 4-0.

ORIENTAL STEAMER RESTAURANT - The restaurant flooded in Hurricane Irene and was forced to close as a restaurant and has reopened as a private game room/bar. Mr. Jeff Tomczak, owner of the restaurant, was notified that this constitutes a change in use and requires a Special Use Permit. He responded saying the change is only temporary as he regroups and rebuilds the restaurant and requested an exception to the rule (copies of the letter exchange are attached). The Town board voted to refer this issue to the Planning Board members for their review and recommendation (copy of the memorandum is attached). After a brief discussion;

MOTION: Mr. Overcash moved to make the recommendation to the Town Board that, in the interest of general harmony and a business friendly relationship, the Oriental Steamer Restaurant & Tavern be allowed to operate as-is for a time frame to be determined by the Town Board. Second by Ms. Schmitz. Vote 4-0.

MOTION AMENDED: Mr. Creighton later amended the motion to include that Mr. Overcash will review the recommendation against the Justification List. Second by Ms. Schmitz. Vote 4-0.

LRPCII - The committee has moved to accept the recommendations for the first two sections of the workbook plan and this will be presented to the Town Board at the next meeting.

PUBLIC COMMENT PERIOD - Regarding the Steamer Restaurant, Mayor Sage commented that it might be appropriate for the owners of the building to be asked if they are in agreement with Mr. Tomczak's intentions to restore the restaurant and to inquire of Mr. Tomczak the realistic time frame to get the restaurant back up and running. Mr. Overcash agreed to do this.

Commissioner Venturi stated that she was appointed the liaison to the Planning Board and she looked forward to having a positive and productive relationship with the board for the next two years.

NON-AGENDA ITEMS - Ms. Wagoner informed the board that on January 28, 2012, from 10 am to 2 pm, a Town Board retreat was scheduled and the chairmen of all the boards and committees will be

asked to join them for a workshop to set goals and strategies for the coming year.

REVIEW LAND USE PERMITS - None

REVIEW OF SIGN PERMITS -

Deborah Steenson

Blue Star Services, LLC

303 Broad Street

Chairman Overcash mentioned that he had been approached by a business that plans to seek a variance to the square footage permitted for a "Property For Sale" sign.

There being no further business to discuss;

MOTION: Mr. Hardison moved to adjourn. Second by Ms. Schmitz. Vote 4-0. Meeting ended at 8:40 pm.

Charles Overcash, Chairman

Lori Wagoner, Deputy Clerk