

Town of Oriental Planning Board Meeting  
May 31, 2011

The Oriental Planning Board met on Tuesday, May 31, 2011, at 7:00 pm at the Oriental Town Hall.

Present were: Board members: Marlowe, Hardison, Creighton and Sage. One position vacant.  
Recording Secretary Wagoner  
Mayor Sage  
Two members of the public

Chairman Marlowe opened the meeting at 7:00 pm.

**APPROVAL OF MINUTES:**

**MOTION:** Mrs. Sage moved to approve the April 28, 2011, minutes with the addition of more detail to Mrs. Herlands' comments. Second by Mr. Creighton. Vote 4-0.

**PUBLIC COMMENT PERIOD:** Mr. Steve Leech was present as he is considering joining the Planning Board. The Mayor asked the board if they planned to attend the Town Board meeting on June 7, 2011. Mrs. Sage will attend; Mr. Marlowe and the rest were undecided.

Mrs. Sage reported that she met with Commissioners Roe and Johnson to review the proposed changes to the GMO. While Commissioner Johnson was receptive and recommended a few minor changes, Commissioner Roe requested time to review the *Planning Board Report on Several Recommended Changes to the GMO* and had not yet scheduled a follow-up meeting. To date, no other commissioner has expressed any interest in meeting with anyone from the Planning Board about the proposed GMO changes. (Commissioner Bohmert's email response to the report is attached to these minutes.)

**REVIEW REQUEST FOR CHANGE IN USE AT 411 BROAD STREET** - (Note: Mayor Sage left the meeting before discussion began.) Mrs. Camille Wheeler, owner of "Nautical Wheelers," was present and confirmed that no one from the Board of Commissioners had contacted her in reference to the Special Use Permit request. She then explained that the intention was to buy the property contingent on getting the Special Use Permit for change in use. "Nautical Wheelers" has outgrown its space and needs to expand. They plan to use the downstairs as their retail store and the upstairs as storage and possibly an office. Currently there is one other business which produces no traffic, and they may reserve some office space for future tenants. There is adequate parking for "Nautical Wheelers" and current or future tenants as described. Signage requirements will be met.

**MOTION:** Mr. Creighton moved to recommend to the Town Board the support and approval of the change in use requested. Second by Mrs. Sage. Vote 4-0.

**LRPCII REPORT** - Mrs. Sage voiced her appreciation for Mr. Creighton's edits to the Long Range Plan Workbook which will now be returned to the boards/committees/staff for their review and additional input. It will also be given to the Town Board for their review and input. The Planning Board requests that all additional information be returned by the August 30, 2011, PB meeting. (A copy of the Workbook is attached to these minutes.) The LRPCII is comprised of the five Planning Board positions and 2 at-large slots. Currently, 2 positions of the LRPCII are vacant, one Planning Board position and one at-large position. Commissioner Bohmert holds the other at-large position.

The Planning Board positions on LRPCII held by Mrs. Sage and Mr. Marlowe will be vacated when their terms expire today. They have invested a lot in the pursuit of a comprehensive plan and wish to continue serving on LRPCII and indicated that they would like the Town Board to allow them to fill the 2 at-large positions.

**NON-AGENDA ITEMS** – The Planning Board voiced disappointment in the negative reception by some Town Commissioners to some of the recommended GMO changes presented to the Town Board on May 3<sup>rd</sup>. There seemed to be general confusion among commissioners about Planning Board authority and procedure, and the role of the Town Board liaison to the Planning Board. Planning Board members would like to see better and more positive communication between it and the Town Board through its liaison.

It was noted that Mr. Marlowe and Mrs. Sage will both be retiring from the Planning Board effective at the end of the meeting. Mr. Marlowe has served two consecutive terms and though he could remain until a replacement is found, he felt that it was not in his best interest to do so. Mrs. Sage filled an unexpired term which ends today. She, too, expressed no desire to continue because of the current atmosphere. Mr. Hardison is considering his future on the Planning Board. Mr. Creighton's term expires May 2012. As of June 1<sup>st</sup>, there will be three vacant positions of the Planning Board.

Mr. Marlowe reminded remaining Planning Board members that the June meeting is the annual organizational meeting at which time officers are selected and procedures are reviewed and reconfirmed.

Mr. Marlowe commented that the current Planning Board was the best in terms of compatibility that he had experienced and was grateful for the opportunity to serve with them. Mrs. Sage concurred and thanked Mr. Marlowe for his service.

**REVIEW OF LAND USE PERMITS ISSUED:**

Marc & Lynn Kaplan	House additions	1105 Neuse Drive
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**REVIEW OF SIGN PERMITS ISSUED:** None. Ms. Wagoner and Mr. Creighton have visited businesses that did not respond to the letters about missing permits. The matter will now be turned over to the Town Manager for action.

There being no further business to discuss;

**MOTION:** Mr. Hardison moved to adjourn. Second by Mrs. Sage. Vote 4-0. Meeting ended at 7:45 pm.

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Harvey Hardison, Vice Chairman

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Lori Wagoner, Recording Secretary