



ORIENTAL PLANNING BOARD MINUTES

Wednesday, January 17, 2024, 3:00PM
Oriental Town Hall – 507 Church Street, Oriental, NC

CALL MEETING TO ORDER AND ESTABLISH QUORUM: At 3:00PM, Chair DeWeese calls meeting to order. Members Strickland and Rasmussen, VC Quigley were present. Members Crothers was available by phone.

APPROVAL OF THE AGENDA: Chair DeWeese need to add that under approval of agenda. Chair DeWeese makes the MOTION to approve the agenda as amended, VC Quigley seconds. 4-0.

APPROVAL of December 2023 Minutes: Member Rasmussen makes a MOTION to approve December Minutes. Member Strickland seconds. 4-0.

PUBLIC COMMENT: NONE

OLD BUSINESS.

SUP process: Board has declined to give further direction as yet- 160D conversion/compliance is 75% done. Anything that needs to be changed would have to go through Public Hearing also. Might want to get it all done at once- their call. Lots of municipalities are looking at this issue and tightening regulations. PB Chair asks if we could impose a moratorium. YES. Instituting a moratorium will take as long as scheduling PH to change Ordinance. Justifiably can be moved to MU and MU-1 zones only. Can we do a moratorium on R zones only? Will check with attorney. PB Chair also looking at software that crawls the web to find any available homes. Can we get back taxes? (Question for attorney) She will be reviewing SUP and LUPs for STRs to try and get an accurate count. Question from Commissioner Roe about differentiation between zones. Part of gathering info needs to be how many and where (on a map). LUA notes some of the SUPs not recorded at Register since COVID. Is there a way to make the permit NOT move with the land? (Attorney question). Commissioner Roe looking for a way to fund the enforcement and monitoring of the issue.

Multi-Zoned Parcel on 807 Broad- looking to potentially rezone- ½ is R-3 (Midyette St side) and ½ is MU (Broad St side.) Several questions have been raised, including the access to Midyette St and the access easement. BOC has declined to schedule PH until those are answered. Parline adjustment is more likely acceptable, but that is not the request in front of us. Noted easement owned by Post Office service. History of residents on Midyette protesting opening that back up. LUA explains USE vs ZONE. All MU uses must be considered on rezoning the parcel to MU. Surveyor was present to explain the several moving parts of the request. Leaving enough space to build 3 homes fixes the access to Midyette St and gives the MU owner the space desired. Member Strickland and others suggest they ask for what they need, not the whole parcel. PB will see this again in February to make a recommendation.

Chas1 LLC property (604 Shorey Dr) will be coming with rezoning application.-previously annexed into town as one parcel- now divided according to GMO- PB agreed that Mgr should sign off on subdivision- does not include roads, more than 10 acres with no street right-of-way is involved- does not require PB to hear or sign off. Plan introduced for potential RV Park on back half of parcel. PB will see the rezoning request in February. (Section 141 discussed)

Online Coursework: Planning Board training due to turnover now scheduled for Jan 24.

Comprehensive Land Use Plan : Recommended to forward to BOC for scheduling Public Hearing.

SUP request for Short Term rental 304 Main St- Police have no reports filed on new owners at this residence. Has already been forwarded to BOC. Planning Board has no evidence to prevent. Motion to forward approval from Planning Board to BOC by Member Rasmussen, seconded by VC Quigley. No public input on this application, no evidence presented.4-0.

NEW BUSINESS

Newman Land Use Permit- New owners at corner of S. Water and Broad bring plans for mobile restaurant on that lot, including commissary and restroom, picnic tables. LUA could find nothing to prevent this application. Suggests this may be the highest/best use- able to remove facilities in case of weather event.

School proposal: Oriental First Baptist Church has applied for change from Church to Church/School- lower grades, small population. Concerns include traffic issues- crosswalk application prior was denied by NCDOT- offered crosswalk at intersection only. How/when will students be dropped off/picked up? Will they use a bus? Will they forward to NCDOT request for speed limit change? Crossing guard? Questions to be answered by applicant prior to recommendation made to Town Board.

Compliance Forms:

Borders	12/4/2023	2023-34	compliance	6020 Dolphin Rd	Y	12/4/2024	new SFR
Willis	12/20/2023	2023-35	compliance	3013 Maritime	Y	12/20/2024	new SFR
Creel	12/20/2023	2023-36	compliance	5904 Oak Lane	Y	12/20/2024	raising house from flood
Roletter	12/28/2023	2023-37	compliance	100 Pelican Circle	Y	12/28/2024	adding front porch
Roberts	1/5/2024	2024-01	compliance	6001 Dolphin Rd	Y	1/5/2025	new SFR
Dammeyer	12/1/2023	2023-33	compliance	1116 Link Lane	Y	12/1/2024	add lift
Boswell	10/23/2023	2023-27	compliance	1113 Link Lane	Y	10/23/2024	add shed and gazebo

All compliant and signed.

NON-AGENDA ITEMS: LUA notes PB will see a Special Use Permit request in February for bakery.

ADJOURN:

Next Meeting scheduled for February 21, 2024, 3PM.

Allison DeWeese, Chair

Diane H. Miller, Clerk to the Board/LUA