



ORIENTAL PLANNING BOARD MINUTES

Wednesday, May 17, 2023, 3:00PM
Oriental Town Hall – 507 Church Street, Oriental, NC

CALL MEETING TO ORDER AND ESTABLISH QUORUM: At 3:00PM, Chair Rahm called the meeting to order. Members present: Chair Rahm, Members Stone, DeWeese. VC Quigley and Member Crothers had excused absences. LUA Miller present and recording.

APPROVAL OF THE AGENDA: Member Stone makes a MOTION to approve the agenda. Member DeWeese seconds. 3-0.

MINUTES: Chair Rahm thanks LUA for the extensive Minutes. Member DeWeese makes a MOTION to approve the April Minutes. Member Stone seconds. 3-0.

PUBLIC COMMENT:

- **Mr. Whitford for the Pawlikowskis:** Offers a list of conditions. Fence/Landscaped border between 1214 and 1216.
- Commissioner Roe speaks proxy for Ms. Mitchell – full time resident immediately across from the property in question. Requests Board consider her letter (PB has). Biggest concern is the quietness of neighborhood. Speeding, lights, noise.

OLD BUSINESS

- **SUP request:** Sailcraft (Jennifer and Mike Pawlikowski) is asking for the adjacent lot at 1216 Lupton Drive, recently rezoned from R-1 to MU be granted a Special Use Permit to operate a boatyard on the property. The Pawlikowskis have offered conditions to be considered to be imposed with the SUP.
- Chair Rahm notes all concerns, but also notes time can't stand still and things need to progress responsibly. Several things going on at once in the area, including construction on the same street. Commends the Boatyard for making this known to their employees.
- Chair prefers vegetative border instead of fence.
- Lighting that shines downward and does not leave the property would be a good recommendation. Mrs. Pawlikowski notes there are no plans to increase lighting.
- Member Stone notes presence of pump station on the corner.
- Chair Rahm asks about speeding. LUA Miller notes that traffic (speeding) issues are a Town enforcement/ Ordinance change/adjustment for the Board to take up separately.
- LUA asks if there is access onto the water side of the property- noting if not, vegetative buffer could be recommended there also- there is a dock and access.
- **Vegetative screening to be 5 ft tall within 3 years.**
- LUA notes the noise ordinance is what it is- already subject to that. Could note DIYers would be responsible for violation. Violations would be issued to property owners, but owners could pass on.

- Mrs. Pawlikowski said they are very strict on blackwater violations. All kinds of preventative measures in place. Notes 3 employees live on boats there- don't allow violations.
- Chair Rahm adds any security lighting must be contained to the property (not shining into other properties).
- Commissioner Overcash asks about docks- any structure would need to conform to current GMO at the time of request. Parking requirements, landscaping, height limits, etc.
- Manager suggests increased activity on that lot have to be compliant with BMPs of boatyards according to CAMA and DEQ.
- Several questions included regulating the existing MU in addition to the new MU. Can't do that.
- Member DeWeese still has issues that we cannot completely regulate any discharge into the creek. Asks about regulating the Sailcraft Marina lot- can't do it. She also asks for signage that designates which properties are which and numbers to call if there is a problem. LUA notes we cannot require signage displaying the mapped properties.
- Chair notes that people with issues should contact the office to have problems corrected.
- Suggestion for Sailcraft to post phone numbers for contact if there are issues.
- LUA makes sure Police do have off hours contact numbers- Oriental PD does.
- Chair notes all good thoughts- certainly not all go into the SUP recommendation. We have addressed Ms. Mitchell's concerns adequately.
- Mrs. Pawlikowski asks about timing in the meeting. LUA notes the Public Hearing for the budget goes first. This would go second.
- **Comprehensive Plan:** Surveys complete. Direction from Chair. Member DeWeese has been summarizing the responses from the survey to see percentages and trends. Letters to Representatives pushed back the Comp plan. Emphasis on maintaining what we have instead of bringing in more, affordable housing have been noted often. We did online survey, paper survey- all kinds of options- over 230 responses received. Board open house last spring also informed the Plan.

April 19, 2023 Minutes Member Stone makes a MOTION to accept the Minutes from 4/19/23. Member DeWeese seconds. 5-0.

- Manager has secured someone to re-type that document- when we add the new census, recommends that we simply add and not remove previous.
- Still need input from the Commissioners and asked them to get feedback from their assigned volunteer Boards with input. Previous- original creation- went pretty much door to door to get questions answered.

NEW BUSINESS

- **Inn at Oriental: recombination platting as condominiums.** Attorney has advised that this does not have to go through Planning, but LUA felt like we needed a record somewhere. When previously subdivided, we advised them it could not be broken back apart because the one would now be nonconforming. Both our attorney and their attorney have agreed that this is the legal recombination.

- **A new question about** building additional on that lot has to be answered by the attorney. LUA will send to the attorney immediately after the meeting. LUA believes that you cannot add to the smaller building and make the setbacks from NOT common area to common area boundary. Portion behind the smaller structure is already impervious. Potential buyer asks questions about additional building. LUA reiterates she will contact the attorney for the additions.
- **Compliance Forms**
 - NONE
- **Letters to Representatives concerning legislation in the NCGA.** The Planning Board has drafted letters to our representatives as directed by the BOC to address zoning issues in the proposed bills. Information from the Town Board, LUA, and others taken into account in our response- most are zoning issues. Mayor Pro Tempore White notes it needs to go to both Senator Sanderson and Representative Kidwell.
- **SUP** request for Short Term Rental at 407 High St. Need to forward to BOC for Public Hearing. Member Stone makes a MOTION to forward a request to the Town Board for a Short Term Rental. Member DeWeese seconds. 3-0. There was a question of the zone. Form DOES ask for it- applicant did not fill out. LUA will correct. Notes- most people do NOT know what zone they are in. Mayor Pro Tem White asks if the fee is to be raised. LUA answers that it is not- it is the fee to amend the GMO map that will be raised in the proposal the Town Board has- which still may not cover the costs, but will come closer.
- **Development at IceMan property.** Dr. Bob approved planting in the back after the Planning Board required in the front. Had this discussion last week. Chair recommends that the Board pursue revocation of the SUP if the planned planting is not accomplished. Chair notes placement is important to avoid being taken out by trailered boats (primary users).
- **Compliance Forms**
 - NONE

NON-AGENDA ITEMS / PUBLIC COMMENT:

- **STRs:** from research to craft letter to representatives- we do not have a good number of STRs in town. Govt software was cost-prohibitive. Member DeWeese asks if non-government-approved software is acceptable. We would run any potential new software through our IT consultant, but the LUA believes as long as the software does not access the Town's server to complete their work, it should not be a problem. LUA explains the problem- funds forwarded, but the State required paperwork does NOT accompany-ever. No accurate count on how many rooms available, how many rented by month, etc. One of the proposed bills requires that manager/owner must be within 50 miles of the property when rented. Concerns for many empty houses used JUST for short term rentals while we don't have affordable housing for those who work here. Chair Rahm found 23 STRs in our own realtors. Changes every month- people cruise away for months at a time.

ADJOURN: Member Stone Makes a MOTION to adjourn. Member DeWeese seconds. 3-0 at 5:33PM. **Next Meeting scheduled for June 21, 2023, 3PM.**