



ORIENTAL PLANNING BOARD WORKSHOP MINUTES

Wednesday, July 17, 2023, 3:00PM

Oriental Town Hall – 507 Church Street, Oriental, NC

CALL MEETING TO ORDER AND ESTABLISH QUORUM: At 3:00PM, Vice Chair Quigley did not have a quorum. Manager Miller swore Butch Rasmussen into the position vacated by former Chair Rahm. Commissioners Roe, Overcash, and Price were in attendance, as well as Mrs. Rasmussen and Mr. Linwood Strickland- a potential future member.

Vice Chair Quigley called the meeting to order at 3:06PM with a quorum present. Vice Chair Quigley, Member Crothers, and Member Rasmussen were present. Member DeWeese was called away on a family emergency and thus was excused.

Former Chair Rahm arrives, offers to correct the document as we go through it. VC Quigley thanks Julie for staying with the project.

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

MINUTES: LUA does not have Minutes for approval today.

PUBLIC COMMENT:

- None

OLD BUSINESS.

- **Comprehensive Plan:** The Planning Board went through the entire Comprehensive Plan- adjusted it for goals accomplished and language that may be outdated or unclear. Inserted sustainable and do-able tasks and assignments as things have changed since the Plan's initial writing.
- **PB has the compiled survey responses.** Widely varied interesting responses. Also a separate response from HWAC- encouraging sustainability to be more prevalent and environmentally conscious solutions, like we did at Whittaker Pointe. A lot of things we have no control over were noted- attracting specific businesses- bringing in a pharmacy- those are economic development assignments- County has one.
- **Diane will revise the list of existing Plans.** Broad St overlay was put in since this plan (as recommended) Terraforming, driveway revision. Floodplain Ordinance, Tree Plan, etc.
- **Legislation moving:** There will be- every year- additional changes required as state statute is revised. Planning Board working on this document should be added
- **Adding/changing** Encourages partnerships to make large projects happen. Continue pursuing grant funding. PB goes through every goal, recommendation, and recommended action. Draft to be forwarded from Julie for final review in August.
- **Discussion on “expansion” of maritime businesses on waterfront:** to avoid issues as the last rezoning (which was a unique situation). Discussed Sea Harbour expansion into residential possibility. First three lots not developed- existing undeveloped residential. Julie notes their covenants are fairly strict- restrict commercial development. Replacing expansion with

sustainability options. Clarify exact plan moving forward. Remove expansion- sustainable practices? Remove and go over it. Talked about additional rezoning requests. Rezoning does not set a precedent- each lot is unique- all particular to the lot requesting to be rezoned. Movement toward motorboats on parallel with sailboats- Board will hear a presentation on recreational fishing, guided fishing trips, etc in August/Sept.

- **Definition of “old village” and overlay for waterfronts.** Doesn't seem to be as relevant today. Overlay for Broad St is the only one in GMO. Encourage preservation, restoration. Do want to promote history. Discussed why we do NOT have historical standards. Designations are there without the restrictive covenants Not following Dept of Cultural Resources requirements- replacing plaster with plaster. Remove barriers to preservation- no designated districts. Discussion on existing exceptions that allow for raising homes from the floodplain.
- **Accomplished goals removed.** New goals? Defining Oriental. Regularly assess opinions of public and continue to promote. ~~Continue to~~ Regularly solicit community opinion. Adjust Ordinances to support.
- **Additional Corrections:** sustainability of working waterfront instead of expansion, especially into residential zones. Several suggestions to change. Encourage the sustainability...Environmentally responsible development...(discussion concerning recent spills). Inventory of waterfront- no- marketing plan-no, proportion of sailboats to powerboats has changed. Assist Tourism to attract and inform visitors- we do that. Cataloguing facilities and amenities. Coordination of resources- businesses include nonprofits. Enumerate the Boards that do the work. Diane will check the 160A reference to see if repealed/replaced.
- **Further additions:** ADA Transition plan needs to be added. It is almost complete. Continue to provide education to the public.... Recycling. Procedures to check facilities- Parks and Rec and HWAC. Population adjustment. Water System- no adjustment, expansion of system; we have extra capacity currently. Capital Improvement Plan updating ongoing. Leadership County group- no Mayors group only. #2- actions. Correcting insure to ensure...throughout document. Repair and replace sidewalks- no new. Bicycle Plan shelved for access. Environmentally and physically safe alternative transportation. Partner with NCDOT when possible to provide safer transportation spaces. Safety issue with Bike path through woods- too much dangerous flora and fauna. Scrap #6. Safety issues on Main working into the Hodges St fix proposal. Discussions were ongoing about a separate Park ZONE, but that didn't happen. Discussed the minimum housing code process and outcome. Board chose not to enact because of requirements that came with it they had no desire to track. Julie will use the adjusted Census data- that's what the state uses.

NEW BUSINESS

- **160D Conversion:** Manager received a proposal from ECCOG to do our conversion from 160A to 160D. In light of recent turnover on Planning Board, and cost to have the attorney review, this may be the least painful option. Proposed at \$14,500. Our GMO is substantial- especially for our size. The attorney would have to review every line to make sure we catch all corrections. As part of the procedure, the document from ECCOG will have been reviewed prior to our presentation from them. The Board decides that forwarding this proposal to the Town Board and recommending this proposal is the best path forward. The conversion was due July 1, but we were also told the CAMA Plan update and the Comp Plan update should be done first. Those were delayed repeatedly for other Town business (rezoning, SUPs). VC Quigley makes a MOTION to recommend that the Town Board accept the contract and appropriate the funds to have the conversion completed. VC Quigley seconds. 3-0. LUA went through exactly what the conversion would entail- only removal of newly illegal activity- no

other content review. Julie will retype and send the draft version ahead of the August PB meeting.

- **Looking for September Public Hearing:** PB still has another opportunity in August to review.
- **SUP and TPU for review:** Chair asks if we will review the SUP process to place the burden more on the requestor than those opposing. Have already discussed with attorney- trying to get past the rezoning/SUP issue. Chair Rahm asks if Attorney Davis can forward examples for us. Also need to evaluate potential software for tracking SUP/STRs.
- **Elect New Chair for the fiscal year:** Might be best to wait until the Board's ranks are full again. Members agree.
- **Former Chair Rahm asks if there is news of our CAMA plan progress.** LUA will email our District Planner to check on progress.
- **Compliance Forms**
NONE

ADJOURN: Member DeWeese Makes a MOTION to adjourn. Member Stone seconds. 3-0-0 at 5:35PM . **Next Meeting scheduled for August 16, 2023, 3PM.**