



ORIENTAL PLANNING BOARD AGENDA

Wednesday, March 20, 2024, 3:00PM
 Oriental Town Hall – 507 Church Street, Oriental, NC

CALL MEETING TO ORDER AND ESTABLISH QUORUM

APPROVAL OF THE AGENDA

OLD BUSINESS

- **Broad St Rezoning Request: The Town Board delayed the decision to their April 2 meeting with additional questions.** Revision to original request. The Town Board set the Public Hearing for March 5. Delayed decision to April 2. Revised request is not to rezone the entire parcel, but to move the parline so that 15,000 sqft is left in the R-3 zone. Documents attached. Planning Board provided a statement of consistency and recommendation for this request. Additional information pulled dating back to 1916, which still does not record the original line. Surveyor notes best guess is 120-125', but that line is not recorded at Register of Deeds anywhere. (Tab 1)
- **STR SUP for 301 Ragan Rd-** Mrs. Bond's house- requesting STR- need to forward statement of consistency and recommendation. (Tab 2)
- **Official Rezoning Request for recently subdivided lot J083-24 larger portion:** from R-3 (as annexed in) to MU. (paperwork attached, including proposal and maps delineating two properties.) Need to forward statement of consistency. PH scheduled for April 2, 2024. (Tab 3)
- **Bohmert revised request and additional complications on raising structures.** Attorney notes Variance is required. (Tab 4)

NEW BUSINESS:

- **Bakery plans (Tab 5)**
- **160D conversion: (Tab 6)** Final version forwarded by ECCOG for revision to GMO concerning consistency with 160D. Town Board has requested Planning Board take first pass at this (likely a good topic for workshop setting).

- **Compliance Forms:**

Roletter	2/29/2024	2024-05	LUP	100 Pelican Circle	Y	3/1/2024	add deck (finish project)
Hofmeister	3/1/2024	2024-06	compliance	111 Skipper Circle	Y	3/1/2025	new SFR
Lindsey's Creek LLC	2/23/2024	2024-07	LUP	502 Main St	Y		Art Gallery
Carroll Construction	2/26/2024	2024-08	compliance	308 Camp Creek Drive			new SFR
Borders	2/28/2024	2024-09	compliance	6020 Dolphin Rd			new SFR
Tucker	2/8/2024	2024-10	compliance	619 First Ave	Y	3/6/2025	Addition
Carroll Construction	2/26/2024	2024-11	compliance	320 Camp Creek Dr			new SFR
Carroll Construction	2/26/2024	2024-12	compliance	318 Camp Creek Dr.			new SFR
Smith	3/11/2024	2024-13	compliance	400 Whittaker Pointe Rd		3/11/2025	new SFR
johnson	3/12/2024	2024-14	compliance	252 Skipper Circle		3/12/2024	add shed

- **102 Apple Lane request: (Tab 7)** Owners have nonconforming structure AND use, sue to previous agreements. Cannot make the lot more nonconforming.

- **SUP Application for alcohol serving restaurant: 807 Broad St. (Tab 8):** Recall that SUP serving alcohol was revoked when the Brewery was forced to move, so a new SUP will have to be granted to allow restaurant/bar in that space. Need to forward to Town Board for SUP PH. **DO WE NEED THIS? 8.110 or 8.200? If so, we need to request to schedule PH, if not, we refund the application down to Land Use.**

NON-AGENDA ITEMS / PUBLIC COMMENT

ADJOURN: Next Meeting scheduled for April 17, 2024, 3PM.