



ORIENTAL PLANNING BOARD MINUTES

Wednesday, February 14, 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, Flood and Rasmussen were present. Members Crothers was available by phone. Dep Finance Officer Cox was taking notes for LUA Miller, Commissioner Overcash and Mayor Pro Tempore (MPT) Price were also present as liaisons.

APPROVAL OF THE AGENDA: Member Rasmussen makes the MOTION to approve the agenda, Member Strickland seconds. 4-0.

APPROVAL of January 17, 2024 Minutes: Member Strickland makes a MOTION to approve January Minutes. Member Rasmussen seconds. 4-0.

PUBLIC COMMENT: NONE

OLD BUSINESS.

Welcomes Member Flood to its membership. LUA Miller swore him in prior to meeting.

Online Coursework: Allison explains SOG connection issues. Will reschedule.

Comprehensive Land Use Plan: No changes, TB has scheduled PH for March 5.

Multi-Zoned Parcel on 807 Broad- looking to potentially rezone- ½ is R-3 (Midyette St side) and ½ is MU (Broad St side.) PH scheduled for March 5. Revised to move the line toward Midyette, but not whole parcel. Access to MU portion is not allowable through R-3 zone. Planning Board recommends approval of request. Asks for input from audience. Commissioner Overcash notes parking at the deli will not compete with restaurant parking- open different hours. Mr. Ed Bryant notes as next door neighbor, fully supports this rezoning. Owner good with preserving the R-3 zone on Midyette St. Commissioners see the revised request as a compromise where everybody wins. Member Rasmussen asks if the land left in R-3 is suitable for building. YES. Noting that there is an access easement through the middle. Does anything preclude the USPS from using that access? No- perpetual easement. Need to send a notice to Town Board that this request is reasonable and in the public interest to rezone the property as it is consistent with the GMO, the Comprehensive Plan, and the CAMA Land Use Plan. MOTION by Member Strickland, seconded by Member Rasmussen. 4-0.

SUP process: School- First Baptist Church Asking for a day school program, involving parents-homeschooled students- no bus, no drop off/pick up. PH set for March. No evidence presented why this should not be allowed. Asks for any public input. Commissioner Overcash asks about length-group environment- socialization for home-schooled students- 2/3 times per week, not a full day. MPT Price asks why we're doing this? GMO requires SUP for schools anywhere. Question on parking lot. (Behind Town Hall) Member Rasmussen asks about adult entertainment and school. Must be certain distance away. Right at the limit. Adult entertainment isn't really the brewery, and the brewery was there first. Chair DeWeese makes a MOTION Recommending to TB to approve, hits all 7 steps of Section 86. No evidence presented against and is in general conformity. Requested no additional services from the Town. Member Rasmussen seconds. 4-0.

NEW BUSINESS

Vice Chair: Chair DeWeese makes a MOTION to elect Butch Rasmussen as Vice Chair. Member Strickland seconds. 4-0.

SUP- STR- 301 Ragan Rd. Bond family seeking STR. Chair notes that this is the first property in R-2-STR allowed. No evidence presented against. Request TB schedule PH. No audience comments. Member Flood asks about standard procedure in STRs. Chair notes we may be adjusting procedure, however, currently, all neighbors within 150 ft are noticed, Police reports are surveyed, send to TB for PH. Commissioner Overcash asks if “turtle duty” is required of renters. No answer available. Chair DeWeese makes a MOTION to move the request to the Town Board for a Public Hearing. Member Strickland seconds. 4-0.

SUP- Bakery- 401 Broad St. SUP forwarded by LUA. Had a SUP for bar, but permit lost in transition. Permit still in place for alcohol for another proposal. TPU says it should be SUP under 8.200. Commissioner Overcash asks why it’s not a LUP. Manager not available, but will be reviewed. Chair DeWeese makes a MOTION to forward, if necessary, to the TB for a PH. Member Flood seconds. 4-0.

Rezoning request for parcel J083-24 from R-3 to MU. Representative for the owner Sue Sayger appears to answer questions. Property (31 acres) was annexed in 2021 as R-3. Lot has been subsequently subdivided into a 21 acre parcel and a 10.1 acre parcel. Original intent was to build townhomes on the whole parcel, now looking to build a RV Park on the 21 acre parcel. Oriental has very strict RV Park requirements. Required to submit intent, but PB and TB can only take into account ALL of the potential uses in an MU zone. Public comment: Sue Sayger- engineer for the project. Owner has already invested a lot in clearing this lot. Increase in construction costs make the original plan untenable. Owner always builds top shelf, responsible, sustainable development. Nothing can happen in the floodplain- delineated in the map of proposal. No RV at all in the 100 year floodplain. All of the rest stays wide open. Commissioner Overcash asks about access. Shorey Drive, along other parcel, or down Shorey Dr.- question if it is a town road [it is not.] Can also loop the water lines through here. Chair DeWeese thanks Ms. Sayger for presentation. Best route in is perpetual easement. CAMA permits are already in hand. When draining to SA waters, rules are even more strict. Question about Occupancy Tax for this use- question is already with the attorney. Chair asks about water project. Ms. Cox responds that an hydraulic study would have to be done to see if the pressure holds or if a booster is required.

MPT Price reminds that this is just for rezoning, not the SUP, which would follow. VC Rasmussen notes the word Executive RV park has certain restrictions. Section 135 limits the amount of time any user could be there.

Chair DeWeese notes the looping could help the Town. She makes a MOTION to send this forward to the TB for scheduling a PH. Member Strickland seconds. 4-0.

Bohmert application for raising storage. Original package was approved in 2020, but unable to be constructed. When reapplied, Duke Energy had re-strung high voltage wires that put in place aerial setbacks that move his containers to within 14 feet of separation from original structure. Mr. Bohmert notes asking for a raised walkway in between these structures as well. Chair DeWeese shows photos that delineate the areas discussed. Raising the containers will open up space underneath as well. Chair DeWeese reads from the GMO on Town ROW and setback. It can encroach into setbacks if steps or height, but this situation is not covered by that exception. Floodplain Ordinance directs us to

floodproof as much as possible. Floodplain Ordinance in conflict with setbacks. Also conscious of setting precedence of ignoring one part for another. Situation will be forwarded to our attorney for his interpretation.

Mr. Bohmert – if connected by a walkway, is that not a connected structure? An addition? That’s why we’re sending it to legal. VC Rasmussen notes that these will be all new structures, old structures will be removed. Commissioner Overcash notes he feels like the walkway makes it an attached structure. If one of the containers was attached to the house, that would be an addition. Chair DeWeese makes a MOTION to send this to the attorney and see which Ordinance takes precedence. Member Flood seconds. 4-0.

Compliance Forms:

Kuyn	1/18/2024 2024-03	compliance	504A North St	Y	1/18/2025 add shed
Dellman	2/1/2024 2024-04	compliance	1403 Seafarer	Y	2/1/2025 new SFR

All compliant and signed.

NON-AGENDA ITEMS: members have no additional comments

ADJOURN: VC Rasmussen makes a MOTION to adjourn. Chair DeWeese seconds. 4-0.
Next Meeting scheduled for March 20, 2024, 3PM.

Allison DeWeese, Chair

Diane H. Miller, Clerk to the Board/LUA

Town of Oriental

Harbor and Waterfront Advisory Committee

DRAFT Meeting Minutes from February 08, 2024

The meeting was called to order @ 8:02am, in the Town Hall Meeting room by Chairperson Jim Blackerby with the following committee members in attendance: Dan Allen, Jenny Jones, Jim Kellenberger, Don McGuire, Pat Stockwell and David Szerlag. Also present were Commissioners Breena Litzenberger, Charlie Overcash and members of the public.

Minutes from Dec. 2023 and Jan. 2024 were approved by Jim Kellenberger and seconded by Pat Stockwell

HWAC facilities check review. Weekly recommendations were reported to Town Hall.

Manager's report:

Feb 13th open bids for TD1 work. Manager Miller applied for a grant to help fund the TD1 repairs. Pump out (discussion) at TD2 does not need an ordinance change to extend the pump out zone or to set hours of pump out use. Pump out zone is short and often blocked.

Committee Business

1. Budget Retreat – Mid March, committee held a multi-vote session to help prioritize projects for next year. These projects will be covered at the March Budget Retreat. Dan Allen will update the budget numbers.
2. Jenny Jones will make updates to the draft spill description form. The purpose of this form is to standardize our reporting of spills to the Town, Coast Guard and NCDEQ. The form is to be used by the committee members and Town staff.
3. Request from Commissioner Roe for guidance on the CAMA/LUP proposed potential changes. David Szerlag provided insight and an update to the commissioners on the CAMA proposals.
4. Commissioner Litzenberger as well as others offered input on the subject of Town ADA compliance concerning waterfront facilities. Possible beach mat considered.
5. David Szerlag will update the committee when Dr Braxton Davis (NCCF) will be available for a town meet and question day.
6. Whittaker Creek dredging project – no update at this time.

Motion to adjourn by Don McGuire, seconded by Pat Stockwell

Meeting adjourned at 9:15 am
Next Meeting, March 14, 2024

Respectively submitted,
Jenny Jones/Jim Blackerby

Town of Oriental

Harbor and Waterfront Advisory Committee

DRAFT Meeting Minutes from March 14, 2024

Meeting called to order at 8:01am in the Town Hall Meeting room by Chairperson Jim Blackerby with the following in attendance:

D. Allen, D. McGuire, D. Szerlag, J. Kellenberger, P. Stockwell, J. Jones, Commissioner C. Overcash, and Town Manager Diane Miller.

February minutes approved by J. Kellenberger, seconded by D. McGuire.

Facilities check—derelict sailboat left at TD #2 issued 4 citations for overstaying 48 hours, totally stripped of sails, engine, etc. and not registered. Discussed options for removing boat and towing away. J. Kellenberger gave a calendar update on sign-ups through May.

Town Manager Report—TD #1 and #2 repair waiting on contractor (Cahoon) to start. Pump out will be back operational once air temps reach 80 degrees, end of March goal. Coastal Federation--Living shoreline at Wildlife Ramp/Floating dock received estimate. Town Home association board interested in extending the living shoreline project into their area. The Fisheries and Wildlife has not responded to calls at this time for extension along adjacent boat ramp shoreline.

Boat registration for TD1 and TD2—suggestions for gathering more sign-ins from boats docking/visiting. Drop boxes for registration cards need to be more visible, decide where to locate them. D. Miller will go look at the area for locating new boxes.

Town Board Budget Retreat—HWAC presents at 9:00am. Projects tied to access of grants.

Beach Access Grant—mid April deadline. D. Miller asks for narrative to help with getting grant in by deadline. D. Szerlag questioned liability issues and maintenance issues with ADA compliant beach access mat. J. Blackerby asks that everyone go and look at John Bond Beach and email suggestions for mat length and location ideas as well as research costs.

Havelock spills review—D. Allen and J. Blackerby attended meeting. Problems stem from old system, pipes breaking down, unknown location of pipes, and broken covers for sewer systems allowing for major spills into Neuse River.

Spring Workday Scheduling—anything needing cleaned up or repaired before Boat Show April 12-14. J. Kellenberger was concerned about fishing line recycling PVC tubes, cleaning them out, and moving them higher up to access easier. D. Miller will investigate problem/issue. Email J. Blackerby with dates and ideas. Solar lights need to be replaced at Fishing Pier, TD1 and TD2 per P. Stockwell.

Committee comments—D. McGuire asked about Osprey Roost project, J. Blackerby has reached out to person who paid for movement of piling and nest box to contact company hired to do work, has not heard back from said person. D. Allen reported the new picnic table has been delivered to TD 2, thanks to D. Szerlag for donation. D. McGuire reported finding crocs and dog vest at JBB, no dog or person in sight on land or in water...tried to get hold of town police but no answer, didn't know what to do in situation, etc. D. Szerlag has a similar situation at Wildlife Ramp. D. Miller says if can't get in touch with town police, call the sheriff's emergency or non-emergency number. J. Blackerby attended a Lower Neuse Anglers meeting recently. Reports that a new local fishing guide in Oriental relayed a positive report about area getting a reputation for very good fishing.

The meeting was adjourned at 9:21am. Next meeting is April 11 at 8:00am.

Respectfully submitted,

J. Jones

Minutes

Oriental Tree Board Meeting

DATE	March 26, 2024
DURATION	9:05 AM through 10:25 AM
MEETING CALLED TO ORDER BY	John Deaton, chair

IN ATTENDANCE

John Deaton (chair), Phil Borders, Michelle Brooks, Janet Chinaea, Ken King (em), Bob Miller, Missy Tenhet, Cathy Washburn, Alan Price (Commissioner/Liaison)

CHAIR REPORT – OLD BUSINESS

Budget Presentation – On March 15, 2024, John & Bob presented a PowerPoint presentation to the Oriental town Commissioners as part of the annual Budget request for FY2024-2025. The presentation was well received.

Pruning Activities

John reported that, although there are a number of individual trees in Area 2 that still need attention, this month the Tree Board moved to Area 3 for pruning activities. John is continuing to compile a photo survey of all the trees in the OTB jurisdiction, while noting particular problems. Individual problem trees in all pruning areas will be addressed as time allows.

Ken pointed out that the cedar trees at the pump station at the intersection of Factory, First, and Neuse Streets need to be pruned; this may be a sight-line problem for the intersection.

John received a request to remove the live oak at 603 Ragan. The OTB is not willing to remove or top the healthy tree, nor is the property owner permitted to prune or damage the tree. But the OTB will prune it when we get to that pruning area.

Bob Miller pointed out that, now that the leaves are starting to erupt on town trees, we should suspend pruning activities until after all leaves are fully open. This leafing out period is a sensitive time for trees and pruning cuts, as they are more vulnerable to cambium damage and disease. The Board agreed to suspend all but hazard pruning until late spring.

Pamlico Tree Care has not yet given the Board a date for starting the removals of the trees at Lou Mac Park, Neuse Street, and South Avenue. Janet suggested that perhaps the wood from some of the large tree removals could be offered to local artisans. Board members pointed out that any such arrangement would have to be made directly between the artisan(s) and Pamlico Tree Care, especially because of any liability issues. A press release will go out when we have a date for those removals.

Bob offered to touch base with Duke Energy concerning the routine “make-safe” pruning of trees in town; especially at Lou Mac Park, the crepe myrtles on Broad, the trees at the corner of Rick’s BBQ parking lot, the gym, and 207 Neuse. Janet mentioned that she is aware that Duke work orders have been requested at a property on Broad; and that this may be a good time to request that Duke take care of those other trees at the same time.

Bob will present a PowerPoint pruning refresher to OTB members, town Public Works staff, and the general public, on Wednesday, April 3rd, at 9:00 AM at the Oriental Town Hall. Janet will prepare the press releases for both the Arbor Day planting and the pruning demonstrations. The pruning press release will also mention the pruning season pause discussed above.

Town Trees Near Construction Sites:

At 504A North Street utility trenching went through the root zone of the town's live oak. The Tree Board had pruned a couple of other oaks between the corner and the construction site several months ago. There is still damage in the two remaining trees, both of which are blocked by construction vehicles and trailers. There is concern that the driveway will cause more damage.

On Windward, Cathy reported that a third house has been started. There is damage to the roots and canopy of existing trees. John asked Board members to monitor the fencing to prevent additional damage, and report any additional violations.

The construction sites at 208 and 300 Neuse Street also need to be monitored for damage to town trees.

The Board members discussed again the problem of not knowing when construction is planned that may impact town trees. John related that no town permits are required for interior renovations, even if those renovations will require heavy equipment or debris at the site. Diane told John that she would notify him if she gets any requests for permits for new construction going forward rather than taking the contractors' statements for granted. Also, the town does not have the power to make utility companies use alternative methods, such as auguring, to install power lines. John asked OTB members to remain vigilant, and report any construction that may impact town trees.

Tree Inventory Project - Janet reported that she and Cathy have been working on building the database for the inventory; they are getting close to completing the spreadsheets. Once that base is established, the OTB will use some of the pruning pause to do a physical count and characteristics survey of all town trees. Bob has been researching apps that have the potential to help in the data collection and species identification. The new inventory data will be invaluable for planning maintenance, tree replacements, and budgeting.

Arbor Day Celebration - Arbor Day is set for April 6. The Board voted to change the time for Bob Parker's memorial tree planting to 9:00 AM and to have a *separate* pruning demonstration on April 3rd (see above). Bob agreed to notify the Parker family and the dragon boat team to advise them of the time change. Missy volunteered to bring water and pine straw to the tree planting. John volunteered to install the three 4"x4" posts to guard the new planting in this high-traffic area.

Planting:

A Yaupon holly was transplanted from Bob's yard to Stan Aeschliman's yard last month, to replace one that had expired.

The live oak for Bob Parker's memorial planting has been ordered, and will be planted April 6 at the NC Wildlife ramp. Missy volunteered to water and monitor this tree.

The two (2) red oaks for 2107 White Farm Road and the Arbor Day live oak are on order with Harborside Garden Center. Missy volunteered to store the trees if they arrive before the planting sites are ready. They are expected to be available on the 6th.

The two crepe myrtles for 1103 Neuse Drive will be available to plant on April 3rd after the pruning demonstration. Site prep started last week.

Harborside Garden Center donated a Natchez oak to the town, to be planted at 400 Ragan to replace dead crepe myrtles.

NEW BUSINESS

The crabapple trees surrounding the Oriental United Methodist Church parking lot have largely expired. The church has asked the town to remove them. They had been planted by the town on church property under a grant program many years ago. Since they are not on town property, several Tree Board members volunteered to help remove them.

Tree Watering – Generally new trees need to be watered for their first full year whenever there has been less than 1” of rain in the previous week. Since the root ball dries faster than the surrounding soil, water must be applied directly to the root ball. The adjacent lot owners should assume the responsibility for trees planted in their ROW. Tree Board members will water trees planted in common areas like parks and town properties. This year the following trees need to be watered by the Tree Board:

- Neuse Street Extension live oak
- Net House memorial trees
- Crepe Myrtles by the town sign at Broad & Silverbrook
- Holly at the end of the recreation field parking lot
- Live oak to be planted at the NC Wildlife ramp April 6th (Missy volunteered to monitor this one)

Phil reminded everyone to keep an eye on the plastic tree collars; some trees have begun to grow into them, and fire ants love their warmth and protection. The collars were placed to help prevent damage from weed whackers.

Michelle mentioned that there is an ongoing problem with lot owners causing damage to town trees with Round-Up (and other herbicides), weed whackers and bad pruning.

Janet brought up that NEXT April will be Oriental's TreeCity USA 30th anniversary. Given the difficulty of finding good commemorative tree locations in town, the Board needs to begin looking for a suitable site now.

NEXT MEETING

The next full Board meeting will be **Tuesday, April 23, 2024, at 9:00 AM** in the town hall main conference room. Pruning crews meet at the town Hall most Tuesdays throughout the year.

ORIENTAL PARKS AND RECREATION COMMITTEE

MARCH 12, 2024

MEETING NOTES

In attendance; Vicki Rasmussen, Kim Langston, Janice Coakley, Commissioner Price, Commissioner Crosser

1. We have been informed by Wheelers that the chairs in Lou-Mac park are under warranty and they asked us to not do any repairs in the future but rather notify them of any issues and they will handle with manufacturer.
2. New signage at the Rec Park is almost completed and should be installed soon. The final bill was for \$2,775.50 which was the estimate plus tax.
3. The horseshoe pit equipment has been ordered and received. Vicki asked Manager Miller to get her the material so arrangements can be made to do the upgrades with the horseshoe enthusiasts.
4. Vicki contacted the county to try and get them to provide a new soccer ball net to replace the torn one in the Rec Park. They have not responded either to calls or emails. It was determined by the committee that we just need to replace it ourselves. New information has come in that the goal post is actually damaged and needs to be replaced as well. Vicki will get pricing.
5. UOMC Reverend Ann discussed with Vicki the potential of having the Town of Oriental build a basketball court for their use in Lupton Park. They want it near their church. She was told no. We cannot put in a real court as that would be cost prohibitive to the town. We cannot use the volleyball court as a temporary basketball court as the wear and tear on the court would be too much for it to maintain. Vicki informed Reverend Ann that there was a Baptist church in Oriental with a basketball stand set up and she could probably get permission to use but she doesn't want to since it is not close to their church. Vicki also suggested to Rev. Ann that we have pickleball set up in that park along with equipment which is free to all. She told the Rev. about Mark Dicain, a local resident, who is trained, licensed and willing to teach young people tennis/pickleball. Everyone is going back to the thinking process to see if we can come up with a way to meet the needs of the youth where possible.
6. Someone from UOMC has also requested we look into sharing some land over in the Rec Park for a community garden. Vicki spoke with Jim Kellenburger who is in charge of this project for UOMC. He said emphatically no. They were going to use the land they have across from the park.
7. Parks will be inventoried sometime in March by Vicki and Kim. Last inventory was in March of last year.
8. The turning of the mulch project has begun. Committee members are asked to just shoot Vicki a text when they want to have a time of fun in the sun turning mulch in the playground areas and she will join them.

9. The committee reviewed the budget proposals for 2024-2025 and approved of the proposed uses. This budget was submitted to the Board of Commissioners on 3/15. No answer as yet if we will get an increase.
10. Pickleball update – their next step is to measure the proposed court sizes at the Rec Park and get the dimensions to the designer. Action may not take place until Eileen returns from cruising as the subcommittee has dwindled down. \$5,000 is still set aside for the designer and will remain earmarked accordingly.
11. The Parks and Recreation Committee meetings will now be broadcast via GoogleMeet. An announcement will be made in TownDock as well as Oriental Facebook pages. It was announced on facebook for this meeting but no one responded. It will catch on as work gets out.

There will be no meeting for the Parks and Recreation Committee for April as Vicki will be out of town all month. Next meeting scheduled is May 14, 2024 3:00 PM.

Submitted by Vicki Rasmussen 3/18/24

Water Advisory Board
Meeting Minutes from 3/8/2024 9:00am

Attendees: Richard Guimond, Steven Drew, Daniel Early, Jeff Sanders, Manager Miller, Bonnie Crosser, Allen Price

1. Completed a review of Chapter K Water Board Ordinance, specific to the focus of the Water Systems Improvements Project.
2. Daniel Early presented an overview of the Oriental water system.
3. Board discussed the requirements for RFP/RFQ for selecting an Engineering Firm to address the first phase of the Water Systems Improvement Project. Reviewed the Request for Qualifications for Engineering Services outline prepared by Jeff Sanders. Decision to eliminate Section F and add MEA information to Section D.4.a.

Action Items:

1. Manager Miller to finalize RFP/RFQ and submit/release.
2. Daniel Early to identify Permit limit on daily water usage for the plant.

Next Steps:

Water Plant tour schedule for Tuesday, 3/12/2024, 9:00am.

Next Water Board meeting 4/12/24, 9:00am, Town Hall

Manager's Report

Period Covered March 1- March 31, 2024

Submitted by: Diane Miller, Manager

- Financial records attached –trial balance and expenditures/revenues YTD
- RFQ for engineering services
- Daniel to B-Distribution March 25-28, exam end of May.
- Local Water Supply Plan will be on MAY Agenda for approval.
- Need new representatives for Flood Mitigation update. WAS Tammy, Diane, Dan Allen, Martin Barrow.
- Demonstration with TextMyGov and another advertising entity.
- Tree Board pruning guide and Arbor Day releases. Pruning April 3, 9AM, Arbor Day planting April 6, 9AM

Project updates:

RFQ out for second pass.

Sam.gov registration still not fixed.