



## ORIENTAL PLANNING BOARD WORKSHOP MINUTES

Wednesday, October 5, 2022 9:00 AM  
Oriental Town Hall – 507 Church Street, Oriental, NC

### CALL MEETING TO ORDER AND ESTABLISH QUORUM

Meeting was called to order at 9:02AM with Chairman Rahm, and Members Quigley, Stone, and Member DeWeese. Member Willi was absent. LUA Miller was present. Commissioners Frank Roe, Allen Price, and Charlie Overcash were also present, as was one member of the Public, Jennifer Roe.

### BUSINESS-WORKSHOP CALLED TO REVIEW PREVIOUS CORRECTIONS MADE TO THE CAMA LAND USE PLAN AND MOVE THE DOCUMENT FORWARD.

- Chairman Rahm notes thanks for participation from Board, Commissioners and Mrs. Roe. Gathering today to review changes made in the 2016-2017 time frame and get it updated so that we can push it across the finish line. Also looking to make sure we are compliant with 160D following repeal of 160A.
- Member Allen noted changes that need adjustment. (Document attached)
- Subchapter 07B- State guidelines for Land Use Planning. (Document attached)
- Chair Rahm suggests we break after 50 minutes
- **Chair Rahm** will look at correcting grammatical errors as we go along.
- Goal after substance is fixed is to provide to Commissioners in the November time frame. Also a path for approval. Requires Public Hearing. Town Meeting scheduled for Dec 6, Town Volunteer Appreciation Dec 2. (confirmed following meeting) At Oct 26 mtg, we will send request forward to schedule for Dec 6.
- Current Plan does not state how the Town got the directive to create the Plan. Did the County delegate? Would bet the Town choose to do its own? Maybe look through old Minutes. **Diane** will do this research (**attached**).
- Chair Rahm: Elements: review charts and plans. Go to page 24, which was updated in 2016.
- Public Restrooms and docks have been expanded, other issues should be updated. Strikethroughs are from 2016-2017. Vista: we discussed this when the recent developer presented potential plan. 3. Community problems- not enough space. How to improve anchorage? They crossed it out. Small anchorage. Assets: GMO, working waterfronts, PUMPOUT to be added. Take Public Docks to bottom and attach pumpout and EV Charger- put it in to have more access to waterfront. Net House used as Visitor's Welcome Center. Beach- streets end benches at water's edge. Dog Park not to be included- not a water asset. Boaters do use it. Land above Main St used to have benches- were wiped out twice, not replaced again. We own the adjacent land. (2/3) of surrounding parcels (**attached**). Growth and Development goals: May want to refer this section to HWAC. **Diane** will Send to Jim and have them comment on goals- Public Access Goals and Development. (sent 10/7)

- Question if anything was added. Printed out colored sheet to see if there were any additions. Fishing Pier and HWAC were added. People are anchoring in the Neuse and off Lou Mac Pier, weather permitting. Smaller sailboats and powerboats can also go under the bridge and anchor up there.
  - **Julie** has offered to make additional corrections for next time.
  - HWAC has gone back and forth about mooring field and enforcement. Chair notes mooring field limits size of boats out there. Mooring field can restrict access too.
  - Land Use Compatibility section- community problems- remove “Uncoordinated.” GMO reset in 2018 captured this by allowing development of everything except heavy industrial and medium industrial away from water’s edge. Those land-locked parcels currently adjacent to town land can be heavier industrial use. Also then prevents water’s edge properties from industrial use/pollution points. Also- CAMA rules prevent polluting activity at the edge- example would be boat wash requiring capturing systems.
  - Community Assets: 4) Remove “thriving”, remove #5, Growth and Development- remove and replace with “Maintain” on 1) and 2)
  - On Policies: remove “and/or”, 2) remove “will” Change to: “Continue to adhere”- NO- old facilities are still not all up to standard- “Will?” (no decision)
  - Growth and Development- naming committees. All Boards would be useful, but citing one, not others, might be offensive. remove “tree Board”. HWAC is in this process- the rest are auxiliary.
  - Question about History Museum- the archiving of our history is useful in applying for assistance and establishing when structures began.
  - Infrastructure Carrying Capacity (drainage systems) (stays with 2017 corrections)
  - “Road CONDITIONS are not...”
  - Pedestrian and Bicycle-extended discussion. Prefer to widen roads for safe path instead of path through the woods. Not that it is not an issue- but we’re likely not going forward. Sidewalks not added to because of shifting blocks, continuous shaving. Would not recommend putting in additional. Julie relays story concerning WHY some people do not walk on sidewalks. Julie suggests we take it off and insert that we need better drivers!
- Revisions of GMO have incorporated these things toward the CAMA and Comprehensive Plans.
- Community Assets: Natural Hazards: remove GMO.
  - Remove 2)
  - Remove 3)
  - (Commissioner Overcash leaves for another meeting)
  - Ditchwork- some places runs right into river- overflow- solution is retention ponds and rain gardens- requires more land than we have to make more environmentally friendly settling. We DO require new development to follow CAMA and have detention facilities.
  - Traffic calming- already doing all that.
  - Natural Hazard Areas: Page 25 Natural Hazards under community assets add Whittaker Pointe Restoration Project. **Pamlico AMATEUR Radio Society**,
  - **Pamlico Sound Regional Hazard Mitigation Plan**- proper name, updated 2020. Countywide plan that all municipalities contributed to and signed onto. It is an additional checkoff on our permitting that the Building Inspector confirms that

elevation is compatible with Floodplain Ordinance and Hazard Mitigation requirements from FEMA. There are exceptions in the GMO to raise homes out of the floodplain.

- Under GMO-CONTINUE to...
- Have changed filtration AND SOFTENER systems at Oriental Water Plant
- Several questions about what is in the water and what we filter out. Manager does note that all of that information is published as required by law and on our website under 2021 Consumer Confidence Report
- HOLY CRAP ON A CRACKER!
- **Allison** offered to check Neuse River Foundation Result: (Under Water Quality, under assets - the **Neuse River Foundation is now Sound Rivers**. From their site: "Founded in 2015 with the merger of two of the state's oldest grassroots conservation organizations, Sound Rivers combines the deep history of advocacy of the Neuse River Foundation, established in 1980, and the Pamlico-Tar River Foundation, established in 1981. This union to become Sound Rivers creates a powerful advocate protecting our most cherished waterways and bolsters our impact within the State of North Carolina.")
- Dog Stations- looking at redistributing- Dolphin Point has none. Complaints out there- especially on Madison Ave.
- Leave the rest. **Before we give Jim Blackerby the chart, add these.(Julie)**
- Local Areas of concern: moving toward second homes/rental properties. Might need to adjust the statement about Comprehensive Plan- that happened in 2012.
- Change Boards to Parks and Recreation Advisory Committee, Tourism Board.
- Goals: 5) Support
- Parking issues usually only when events are in town. Satellite parking is allowed.
- Supporting Transient boaters? YES-
- Policies – remove “shall”- add “will continue” Can take out “Town Shall” and just continue on.
- Leave last line-invest in land for Public Use.
- We'll put those changes in and change it to 2022 version. **Diane** will get you these minutes as soon as possible.
- Julie asks that the Board review and see if there is anything else that needs to be changed.
- LUA noted that your last plans for the Driveway Ordinance had two exceptions not addressed. Ms. Roe offered a solution – that there is a setback of 2.5 ft and 5ft in between, allows ACCESS to both driveways and prevents a continuous 40ft.
- **ADJOURN:** Without objection, the meeting was adjourned. 4-0.

**Next Meeting scheduled for October 26, 2022- 3PM**

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Julie Rahm, Chair

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Diane H. Miller, Clerk to the Board/LUA