



ORIENTAL PLANNING BOARD MINUTES

Wednesday, October 21, 2020 3:00PM
Oriental Town Hall – 507 Church Street, Oriental, NC

CALL MEETING TO ORDER AND ESTABLISH QUORUM

AT 3:02PM, Chairman Flaherty called the meeting to order, noting that all members were physically present. Present as well as the LUA, Commissioners Barrow, Overcash.

Minutes: Member Willi makes a MOTION to accept the Minutes as presented from September 2020. Member Allen Seconds. 5-0.

OLD BUSINESS: Chairman Flaherty asks where the Board is WRT GMO review. LUA Miller notes we are to go over the rest today. Member Willi notes the RV Ordinance states that there will be a shower for each sex and that could be an issue in defining gender as more than two. Might need to reword that.

LUA asks if we want to go through? Yes.

Article 11, nonconforming use vs nonconforming situation. Question: when the use changes: go to document excerpted between LUA and the attorney- situation OTHER than a use- starts when the use stops. Has not been used as that use for years. Grandfathering goes away. However, take it to the studs, and rebuild on foundation- ROI needs to be involved. To remove the building, must be conforming. If destroyed by fire, you have 6 months to start the process to rebuild. GMO changes over time as a living document to adjust to safety issues- away from water, emergency services access. If GMO is replaced, you can get a vested right to the existing rules- once on file, gives you a year/ eighteen months to get plans moving. 196.2 addresses this structure (Broad and Hodges) specifically. Subdividing lots must be conforming. Cannot make a lot unbuildable. Cannot create a new development with unbuildable lots.

Article 12: If the LUA says no, they have remedy to BOA, after that, they can go to Superior Court. BOA does Variances. Interpretations allows LUA to bring into Planning Board for answers. The 120 days extension. Whenever the restrictions for the Governor's orders- add 120 days to everything already granted, and then any that run into that period if it does not expire.

Article 13 Hearings- procedures- things that go to the register of deeds, limitations on processes. If a permit is denied, you either have to wait a year, or there must be substantial changes to it. How to amend the GMO- Public Hearing, specific verbiage, initiation of changes, all in there, including statement of consistency. Processes revoked- that procedure is laid out.

Article 14: Definitions previously in this section- new trend to insert where the section needs them.

Draft Ordinance: Attorney met the Board October 6, 2020. Two pages (attached) were left by the attorney. Vice Chair Rahm and Member Allen were present. Proposed Ordinance was more than we wanted and the attorney suggested that we look at these forms. He offered a much condensed version, also offered to beef up our nuisance ordinance. Always encouraging communication. Be unreasonable reasonable. If owner asks for 3 months to accomplish X, give him 6 months to do it. We can reference the sections in 160D to make all the things happen. Need something in the Ordinance that references the State Code. Need to assess what we actually have. Not vagrants doing drugs in vacant buildings, not 30 buildings about to fall down. We have 3 or 4 vacant structures that we do not want to get worse or dangerous. We are in the position where people die, relatives are not here, nobody is taking care of it. Need to decide WHAT the problem is. Scope of the draft is more robust than we expected. Looking for a recommendation that THIS is the problem we are trying to

fix. LUA notes the attorney noted that if you abate one, you may get movement on others. Commissioner Barrow notes in the “start small” option, we can add as we need. Residential vs Commercial. Header in 160D talks residential, through the Ordinance it simply states structure. Chairman Flaherty tables the issue until the Town Board chooses its path forward. Planning on a joint meeting. 51:06

NEW BUSINESS

- **Compliance forms for review:** This month’s compliance forms were posted online. Braun shed on Styron, New (Corwin) on vacant lot on Falcon, Bilodeau building on Harbor Way. Sea Harbour construction- showed the delineation between flood zone and not flood zone and placement of the house out of the flood zone. Builder and Inspector all watching this trend. Kilborn porch on front of house (Ragan). Brewery contact concerning potential for awnings out back. They have an SUP to reconstruct the shed and raise it. Temp shed on that spot currently. Asked for semi-permanent tents. I advised them to work on the shed prior to submitting another permit for a different project. Also a question about total impervious surface to accomplish that.
- Commissioner Barrow sent example of more structurally geared Ordinance. Looks like a nuisance plus structure in one- no cars on blocks, must have doors and windows.

ADJOURN: Member Allen made a MOTION to adjourn. Vice Chair Rahm seconds. 5-0. **Next Meeting scheduled for December 16, 2020, 3PM**

Signed:_____

Dick Flaherty, Chairman

Attest:_____

Diane H. Miller, LUA to Board

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Town of Oriental, NC Harbor Waterfronts Advisory Committee Meeting Minutes – 8 October 2020

With a quorum being present, Ms. Lisa Thompson called the meeting to order at 8:05AM. Present were Lisa Thompson, Jim Blackerby, Pat Stockwell, Don McGuire and Dan Allen, Commissioner Diane Simmons, and Town Manager, Diane Miller.

Approval of Meeting Minutes

Upon motion of Don McGuire with a second by Dan Allen the minutes of the 10 September 2020 meeting were approved.

Status of Current Projects:

- **Whittaker Pointe Restoration Project**

Ms. Miller reported the following on the restoration project:

- The project is approximately 90% complete;
- Placement of oyster bags is near completion;
- Will be applying for CAMA major permit for a 73' sheet piling extension at the end of the point and request for additional sheet piling and oyster bag areas to help mitigate high water energy at pass through areas;
- There will need to be additional mats placed and grasses planted in the spring;
- Decision to be made re: access to the point, liability issue, possible conservation easement;
- Signs and gates will be needed to block access to the area;
- Committee agreed to provide information for establishing a conservation easement;
- Funding, payments and grant time frames are all being monitored and are current;
- A volunteer team to place loose oyster cultch in late October or early November.

- **Whittaker Creek Dredging**

Mr. Allen reported that "Friends of Whittaker Creek" were looking into a plan for additional dredging of an approximately 500' x 20' area around marker #3.

- **Jurisdiction – Local Waterways**

Waiting for legislative action re: waterway jurisdiction – due to Covid no additional legislative actions were undertaken in 2020 session – consideration possibly considered in 2021 session. Legislative approval is necessary before further action can be taken as to bulkhead quality; no wake zones and abandoned and derelict vessels.

- **Net House**

Mr. McGuire reported on the status of the plans for the Net House restoration:

- There was a meeting with the building inspector and contractor re: plans and raising or no issues;
- Building prices are increasing;
- Interior treatment to include – tile floors, mini split HVAC, other interior options based on whether to raise (approx. cost \$10,000) or level at current height;
- Photo presented of 1930s Sargent net house;

DRAFT

If not raised could be finished with tile floor and left “raw” as it was in 1930s being OK to get wet from high water;

Exterior finish to match current restroom style – siding, tin roof, porch additional doors, new gingerbread and cupola.

Mr. McGuire to provided new drawings and costs based on leveling prior to vote to approve and send to Commissioners.

Without objection, the meeting was adjourned at 9:20AM with the next meeting scheduled for 12 November at 8:00 AM.

Respectfully submitted,
Lisa Thompson

Minutes from the 10/13/20 Park and Rec Meeting.

Held: Lupton Park

Attendees: Charlies Overcash, Don Mau, Marting Barrow, Butch Rasmussen, Manager Miller, Andrew Cox, Bonnie Crosser.

1. Park and Rec Survey

Survey will end on 10/16/20 - on Town Dock. 196 Surveys to date. No mail in or drop off surveys have been reached by Town Hall. Agreed to review the summation of the survey comments responses and summarize. The Board will hold a separate meeting to review and summarize comments. Discussed the possibility of holding a Town Hall meeting with the residents to review the survey responses and comments. Will hold off scheduling Town Hall meeting until the Board complete review etc.

2. Oriental Recreation Center

Town of Oriental and County agreed to take the playground equipment out of service. Orange barrier installed. Manager Miller engaged with County on the options for the replace of the playground equipment. Andrew Cox took the action item to determine the condition and provide recommendations of the outdoor shed at the park. Outstanding item from Manager Miller - survey of the park.

3. Light for LouMac

Bonnie Crosser to the action item to complete the estimate for the lights and coordinate with Marsha. Final Quote will be forwarded to Manager Miller. Agreement to finalize the estimate by EOD on 10/16/20. Commercial grade lighting solution.

4. Other business.

a. Benches at the end of the Street. Agreed to table further promotion of the benches. Signage will be reviewed after the first of the year.

b. Web Site. Don Mau agree to start a review of the Town's web site featuring "park" information. Purpose of the review to begin a refresh of language and focus on promoting the parks.

c. Tour of Lupton Park. Bonnie Crosser took action to send email to Tree Board regarding the trimming of a couple of trees near playground equipment and grill. Andrew Cox agree to install the ash can near the grill.

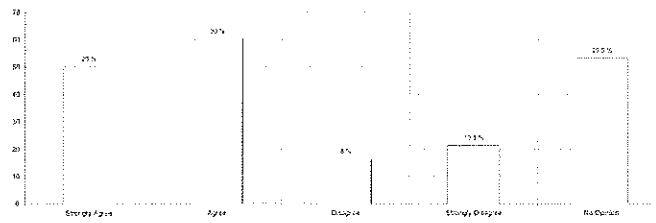
Greenfield Parks and Rec Survey Results

Of 200 total valid responses, 200 responses regarding the benefits of thought full and well thought out design and use of the park.

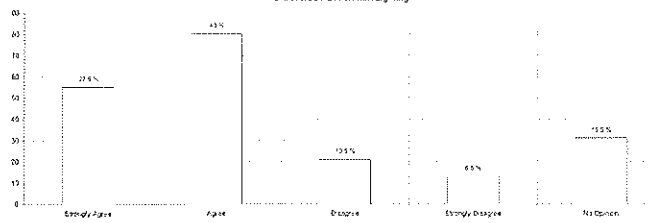
The raw data from the survey is available here as a download.
The analysis of the data from the survey is available here as a download.

Graphs are provided as pie charts. Raw data can be created as requested.
5 column bar graphs are also available for each of the survey questions.

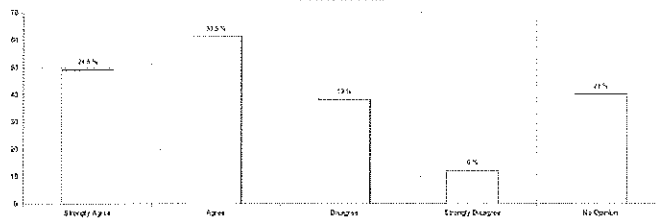
#1 Tennis and Pickleball Courts



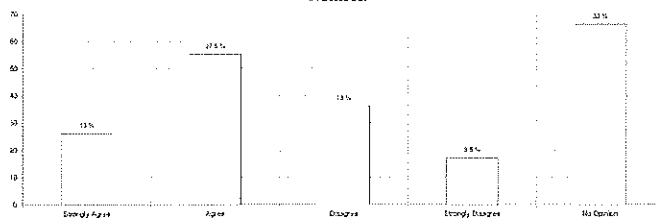
#2 Covered Pavilion with Lighting



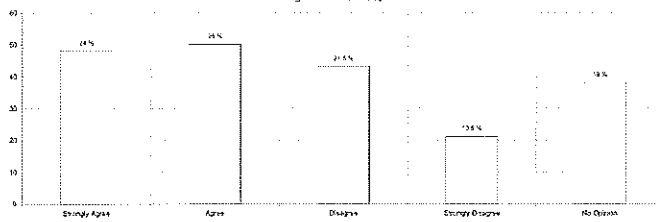
#3 Movies in the Park



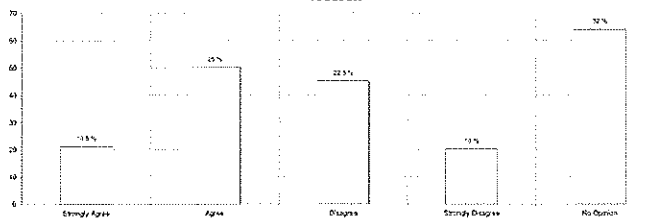
#4 Bocce Ball



#5 Agri-Center / Garden plots



#6 Disc Golf



#7 RC Controller

