



ORIENTAL PLANNING BOARD MINUTES

Wednesday, February 16, 2021 3:00PM
Oriental Town Hall – 507 Church Street, Oriental, NC

CALL MEETING TO ORDER AND ESTABLISH QUORUM

Meeting was called to order at 3:01PM with Chairman Rahm, Members Stone and Willi and Quigley. Vice Chair Allen was absent. LUA Miller was present. Commissioners Frank Roe and Charlie Overcash were also present. No members of the Public were present.

January 2021 Minutes for approval. Member Willi made a MOTION to accept the December Minutes. Member Stone seconded. 4-0

OLD BUSINESS

- **Camping:** At the conclusion of the previous meeting, Chair Rahm asked LUA Miller to see if she could produce samples/examples of other municipalities' camping ordinances for review. (Attached.) Most of existing are concerning County regulations, National/State Park camping regulations, or are specifically designed to restrict homeless tent camping. Discussion concerning how restrictive our current RV Ordinance is/ how it can accommodate potential revision that includes tent camping. Member Willi will forward any information he finds on tent camping.

NEW BUSINESS

- **Purchase of Broad St Property for private storage:** In an MU zone, petitioner requests adjudication on ability to build private, enclosed storage facility. Very clear wording in GMO restricting that activity on R-zones. In MU, storage inside not related to use on the property is in 10.210- and requires Land Use Permit. LUA used her option to poll the Board concerning allowing this use/interpretation of the GMO. Member Willi recused himself from the conversation as the petitioner. Broad St Corridor and landscaping requirements addressed. Board concludes that the use is permissible in this zone with LUP.
- **Subdivision:** At South Water and Hodges Sts- dilapidated house and fish market on one lot. To divide, "width" has to be 50'. Width has always been considered the street frontage. The fish house has 125'+ of frontage on Hodges, satisfying that requirement, but is not 50' wide at South Water. Planning Board finds this frontage to be considered width as acceptable and consistent. House portion will also have 50' on South Water.
- **Subdivision:** at 800 Broad St (one building currently housing Pamlico News, one building currently housing Restoration facility. Very few compliant portions of this lot- too close to street, too close to each other, too close to back, insufficient parking, etc. In the attorney's opinion, a subdivision between buildings creating two lots does not increase the nonconformity- it already had nonconforming side setbacks. The advantage to granting is the potential to save both structures and make them able to remain viable, as both are presently occupied, and retaining tax value.
- **Planning Board contact information:** You can reach the Planning Board with concerns at Planning@townoforiental.com

- **Parrish house height:** Following questions, it was determined that the Parrish house on South Ave. was not built as permitted (compliant height), and was refitted at the roof rafters, then surveyed and stamped to be compliant before construction resumed.

- **Compliance forms:** New Village Brewery renewed food truck permit. Abboud- 702 3rd St. (add roof to existing deck), Johnson (vendor permit) , Litzenberger (IUP in MU-1 for short term rental), Sanchez (6016 Dolphin Rd- add shed), Feigenbaum (503 Audubon- roof over existing deck).

- **Land Use Plan:** Chair asked that latest potential revision of land use plan be distributed to the Board for review. LUA forwarded CAMA Land Use Plan, not Long Range Plan. Documents to be forwarded.

NON-AGENDA ITEMS : *Commissioner Roe reiterated his desire to have more participation and asked Chair Rahm to contact other Board Chairs to organize a date/ time maybe in April where all would be available to the Public for questions and suggestions.*

ADJOURN: Member Willi makes a MOTION to adjourn. Member Quigley seconds. 4-0
Next Meeting scheduled for March 16, 2022, 3PM

Julie Rahm, Chair

Diane H. Miller, Clerk to the Board/LUA

To: Oriental Town Board

From: Debra Khouri, BRMSD Board Member

Re: The Bay River Metropolitan Sewerage District Board Meeting, April 13, 2022

Actions Taken

The Board agreed to retain Stroud Engineering and passed the following resolutions:

1. Oriental Wastewater Treatment Lagoon Improvements
2. The Capital Improvement Plan
3. Oriental Sewer Collections System Rehab Phase 3
4. Replace treatment works destroyed by Hurricane Florence on the Hood Tract
5. Bayboro Wastewater Treatment Facility Improvements
6. Asset Inventory and Assessment Study, Rate Study, and/or merger/regionalization evaluation
7. Arapahoe Spray Fields Rehab
8. Rehab of 7 booster pump stations.

The board approved fees for the next two years and approved the auditors fees for upcoming year.



P.O. Box 758
Bayboro, NC 28515
(252) 745-4812
Facsimile
(252) 745-8057

April 27, 2022

Town of Oriental
PO Box 472
Oriental NC 28571

Attn: Diane Miller, Town Manager
Tammy Cox, Deputy Finance Officer

The Bay River Metropolitan Sewer District Board met on April 13, 2022 and voted to increase the sewer rates as follows effective July 1, 2022:

<u>Current Rate</u>	<u>Increased Rate</u>
\$23.00 Flat Rate	\$23.50 Flat Rate
\$9.00 1,500 – 3,500 gallons	\$ 9.25 1,500 – 3,500 gallons
\$9.85 3,501 – 99,999,999 gallon	\$10.00 3,501 – 99,999,999 gallons

Well Accounts new rate effective July 1, 2022 is \$45.00.

If you have any questions please give me a call at (252) 745-4812.

Sincerely,

Eric Harper
Superintendent

>> The Tourism Board Meeting was held at Town Hall on April 19th at 5:30 PM.
Attending were: Marsha Paplham, Chair, Sally Belangia, Mayor, Carla Fisher, Linda Hoff and Laura McDonald + Frank Roe, liaison and acting secretary.

>> Marsha welcomed new members Linda Hoff and Laura McDonald.

>> Marsha suggested a review and confirmation of the Tourism Board Strategic Plan, last updated 2017. She feels it is valid, but asked for input.

>> She then reviewed the advertising plans agreed to with Mr. Bill Poole of Inner Banks Media (see attachments). This plan will result in radio spots from Wilmington to Norfolk Va, including live interviews and guest spots. It will cover the Croaker Festival, Spirit of Christmas and Front Porch Music Festival resulting in year long promotion of the Town. Multiple stations and genres.

>> Marsha reviewed the pending contract with Matt McCotter for a new video and picture library some of which may be used on the update Town website.

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>> Tourism board is handing off the Spirit of Christmas luminaries to the Parks and Rec Board.

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>> Marsha relayed the results of her meeting with Town Manager Miller and the website upgrade and gave out assignments to the Board as requested by Manager Miller.

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>> Mr. Tom Davis of Shoal Water Enterprises gave a presentation on potential Town web presence. Tom's presentation generated about 2 hours of intense discussion. Next step - Frank Roe and Marsha to meet with Manager Miller for guidance. Depending on outcome a meeting with various Town Board and The Board of Commissioners.

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>> It comes down to money and resources. Many of Tom's ideas are fulfilled by TownDock.net.

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>> It was a very active meeting with lots of energy.

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>> Respectfully submitted, Frank Roe, acting secretary.