

Town of Oriental, NC
Harbor Waterfronts Advisory Committee
Meeting Minutes – 10 June 2021

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, Dan Allen by telephone, Commissioner Diane Simmons, and Town Manager, Diane Miller. Commissioner Allen Price was a guest.

Approval of Meeting Minutes

Upon motion of Pat Stockwell with a second by Jim Blackerby the minutes of the 13 May 2021 meeting were approved.

Status of Current Projects:

- **Jurisdiction – Local Waterways**

Ms. Miller reported that she had spoken to the attorney about the County's objection to S279 and he is also checking with New Bern.

Ms. Thompson reported that the bill, S279, had moved to the House Marine Resources & Aquaculture Committee chaired by our local representative Bobby Hanig. If approved by that committee then it would move to the local government committee. It was suggested that Rep. Hanig be contacted to impress the importance of passage.

- **Whittaker Pointe Restoration Project**

Ms. Miller reported the following on the restoration project:

Bids have gone out for the remainder of the work on lengthening the openings, and there are funding extensions to pay for the work.

The gate is now up to deter people from going on the property.

Mr. Blackerby reported the following on the restoration project:

Plantings are looking good.

4-wheelers on the property were reported to Oriental Police.

- **Harbor**

Ms. Thompson reported that there had been a small "spill" in the harbor from the fueling dock. Unfortunately all equipment used for clean up had been moved to the Town work yard. A work order was requested to move all tools, pads and equipment from the yard to storage under the restroom until completion of the Net House.

Also repairs are necessary to the pump out standpipe in order to get a good seal for flow to rinse the line. Ms. Thompson reported that a work order had been submitted.

- **Fishing Pier**

Mr. Allen reported that that used fishing line container needs to be emptied. The process is no longer the same for line disposal. Used line is to be placed into trash – Beware of stray hooks when emptying container.

Member Comments

Mr. Stockwell:

It has been a busy season at the docks with many more boats going north and south this year.

Mr. Allen:

Status of donated floating dock – due to its disrepair it will be used as a work dock and a new floating dock will be purchased for use for small boat races once a ladder system from the pier is established.

Mr. Blackerby:

Advised all to check out the Coastal Review from the Coastal Federation.

Commissioner Simmons:

Advised all that there was an online survey from the Covid Task Force relating to the Health Department and health issues/concerns in the County.

Without objection, the meeting was adjourned at 9:05AM with the next meeting scheduled for 8 July at 8:00 AM.

Respectfully submitted,
Lisa Thompson



ORIENTAL PLANNING BOARD MINUTES

Wednesday, June 16, 2021 3:00PM

Oriental Town Hall -- 507 Church Street, Oriental, NC

CALL MEETING TO ORDER AND ESTABLISH QUORUM

At 3:10 PM, called the meeting to order. Vice Chair Rahm Member Stone, and Member Willi were present. Member Allen was absent, forwarded his thoughts to the Board on named items prior to the meeting. The LUA and Commissioner Overcash were also present. There were no members of the Public present. The meeting was properly noticed.

Minutes: Member Willi makes a MOTION to accept the Minutes as presented from May 2021. Member Stone Seconds. 3-0.

- **OLD BUSINESS: Review of Wind Turbine potential**

Member Allen proposed adjusting the height limit (and Member Willi agrees) that 60 feet is a good limit relative to the height building limit, and also relative to the limits of widths of lots- allowing to fall within the lot. Also potential suggestion to take the "plus 10 feet" out altogether. Member Stone says limits have to be above max height limit for buildings. Member Willi speaks of house mounted towers- (5) says it must be self supported tower- not supported by the house. LUA Miller says several things make it consistent- 43.5 makes it consistent with current home height limits. 75 ft is a little much due to general lot sizes and vulnerabilities. Discussion- 60ft is a good compromise. Vice Chair Rahm looking for a standard. LUA states that it's all new- moratorium was in place so long. Decibel levels: What's here is lower than the noise Ordinance, so fairly restrictive- at the lot line. Solar still a better option in NC. Member Willi: Either height+10' or 1.5times (with no setback). Consensus is to remove the plus 10 ft. Solar requires it to be from front of house to the back- can't be in the front yard- 2A also says must be rearward. How many houses would be able to in Town? All of Dolphin Point waterfront would be good candidates. Definition of "small"- again- feds say 5Kw and under. Do we elaborate on or change to residential, or...single parcel? Single family? Single user? Used to power facilities on one parcel? If NCUC defines utility as more than 2 or 2 or more- defines you as a utility, then subject to NCUC code. With Solar- and tied to the grid, how would you divide that discount coming from the larger utility? LUA needs recommendation to set Public Hearing August 3- this Board will meet July 21. Member Willi wants to define "small"...agree with Tom it should be one end-user. Taking out "plus 10 feet" and taking out "roof mounted". Member Willi- wind speed limits- is that standard? Yes- building standard. LUA will clean it up and get some answers. Member Stone makes a MOTION to ask the Town Board to schedule a Public Hearing to add Wind Power to the GMO. Member Willi seconds. 3-0. LUA notes it will go under Solar as Section 138.

- Vice Chair Rahm discusses vacancy. LUA has asked Mr. Warren Johnson to consider, with permission from the VC, and he has asked for a week to consider. Vice Chair Rahm says we can continue forward or wait for that answer. Member Willi immediately proposes that the Board make Vice Chair Rahm the Chair, and draft Member Allen as Vice Chair (absent). Member Stone seconds. 3-0.

NEW BUSINESS

- The ONE house in Camp Creek has sold and has applied for a STR for the property, going so far as to having the covenants changed to allow for it. He requests that we ask the Board to schedule a Public Hearing for that property. Still the other property owners must be notified per NCGS. Member Stone makes a MOTION to forward the request to the Town Board for a STR SUP Public Hearing. Member Willi seconds. 3-0.
- **Compliance forms for review:** New SFR and New shed added to property at the corner of Factory and Church- recombined lot. Determination of address still up in the air- taps must be chosen. General CAMA permits- 1201 Whittaker Point Rd- bulkhead (we have no jurisdiction).
- **Ordinance Violations:** Electronic gaming at permitted secondhand store- not allowed within 1000 ft of public space, 300 ft of R-1, R-2, or R-3, with a Special Use Permit. LUA shows distances and violations. Led to another complaint of similar at Mini-Mart, also- too close to a Church and adjacent to an R-2- violation letters sent, machines removed, Police inspected. Again, not an issue of whether or not machines/gaming is illegal, it is legal in SOME zones. Parrish- vacant property at dead end of Wall ST- bulkhead and granite to be installed. We did not object- it will protect the street end.
- Chair Rahm noted the dilapidated house that prompted our foray into minimum housing code is up for sale- maybe progress toward rectifying the situation on Hodges St. Also- old Steamer building is coming down- hopefully on the property and not into the street. State required inspection of asbestos and something else prior to demo- requires a 10 day wait.

ADJOURN: Member Willi made a MOTION to adjourn. Member Stone seconds. 3-0. **Next Meeting scheduled for July 21, 3PM**

Signed: _____

Julie Rahm, Chairperson, Planning Board

Attest: _____

Diane H. Miller, LUA to Board

To: Oriental Town Board

From: Debra Khouri, BRMSD Board Member

Re: The Bay River Metropolitan Sewerage District Board Junie Meetings.

Due to technical difficulties with a "Zoom" Presentation by our Auditors, we were unable to cover the evenings agenda in one meeting. My notes reflect our regular meeting on June 3 and the continuation of the meeting on June 24.

Actions taken at the meeting:

The board approved changing our pool adjustment from "once in a twelve month period" to "once in a calendar year".

The board approved using Paychex for all salary payments

Other Business

Mr Ventors updated us on our FEMA projects.

Project 78522: Actions due to the capacity loss of 20% of the district's spray field due to tree damage from the hurricane. The Environmental Assessment, wetlands mapping, and soil testing is complete. The next steps are engineering and applying for permits.

Project 142393: Removing excess water from storage lagoon. (Heavy rains have caused more water than is possible to remove because our output is roughly equal to our input) The regulators required a study of all possible methods with cost estimates (including trucking 8 million gallons to New Bern) before the district could begin the least expensive solution: acquire more property and get a permit to spray. We are now waiting for the required engineering work.

Project 72579" Bayboro lagoon liner repair. Plans were submitted months ago and the District is still waiting for a response from FEMA.

To: Oriental Town Board

From: Debra Khouri, BRMSD Board Member

Re: The Bay River Metropolitan Sewerage District Board July Meeting.

Actions taken at the meeting:

The board approved the final asset inventory. This project of the online mapping all of the district's lines and stations is now complete and all information is available online for district employees to use. In the past employees needed to return to the office to consult paper documents. This should vastly improve efficiency.

Other Business

Mr Ventors updated us on the addition of a booster station on Hwy. 306 and Hwy. 55.

Scott Davis, Attorney for Bay River MSD, undated the board on the alleged embezzlement of District funds by a former employee.

Minutes from Park and Recreation Meeting held on July 13, 2021

Attendees: Charlie Overcash, Manager Miller, Butch Rasmussen, Don Mau, Bonnie Crosser

Agenda Items

1. Open Item. Schedule a walk through the Recreation Center Park with Andrew Cox. Decision to hold session second/third week of August. Focus: rope barrier, "old" exercise stations, and horse shoe area.

2. "Shark Teeth" dig area. Bonnie Crosser took the action to submit a formal request for phosphate reject material to Nutrien. Request was submitted on 7/26/21.

3. Don Mau took the action item to start the "list" of pictures (videos) of the park features within Oriental. The list will be sent out to members to solicit opinions and other recommendations. Task relates to the Oriental Town Web Site re-design project.

4. Open Item. Bonnie Crosser took the action to speak with Martin Barrow regarding status on the "speed limit" discussion with the NCDOT.

5. Manager Miller took the action item to speak to Pamlico County regarding the status of the swing set for the Recreation Center Park.

6. Discussed the planning items for 2021-2022. Decision to focus on near term improvements for the Recreation Center Park - picnic tables, grills, pavilion area, and swing set area. Action item to estimate the cost of a portion of the walking path. Items will be discussed with Andrew Cox during meeting in August.

7. Discussed possible issue with Tennis Court at Lupton Park. Resident complaint regarding the surface. No action taken at this time.

8. Bonnie Crosser took action to discuss possible "Art in the Park" during the Old Porch.

Please note the scheduled Parks and Recreation Meeting will not take place on August 10, 2021. The meeting has been canceled. Next meeting will take place on Tuesday, September 14, 2021, 3:00pm, Town Hall.