

Ocracoke Planning Advisory Board
Meeting Minutes
March 12, 2015 at 5:30PM
Ocracoke Community Center

Board members present: Corky Pentz, Jerry Midgett, Benji Hart, Amy Johnson, and Tom Payne

Board members absent: Butch Bryan & Sharon Justice (due to health issues)

Also present: Commissioner John Fletcher, Inspector Jerry Hardison, PIO Sarah Johnson, and 7 members of public

Review of February 12, 2015 Minutes

- Motion to approve the minutes by Amy. Second by Jerry. All in favor, none opposed.

Additions or changes to the Agenda

- Add Bubby under new business

New Business

- Discussion of 10-day post period for ODO permit
 - Inspector Jerry Hardison explains how elimination of the 10-day posting period would work, if passed by the Commissioners on April 6th. People on Ocracoke will have to fill out the ODO permit along with building permit. If they chose to come over, they need to make sure they have all necessary materials for Jerry to issue the permit. Permit applications can be sent via fax or mail.
 - Corky thinks it would be good for the community to still know what is going on by having Inspector Hardison post approved permits at the Post Office.
 - Amy and Benji point out that permits have to be posted at the work site, so putting up at the Post Office is unnecessary.
 - Commissioner Fletcher says that in other places, the county provides regular information to the newspapers regarding building permits, deeds, etc.
- Other new business
 - General discussion of upcoming property tax re-evaluation
 - Commissioner Fletcher says that Linda Basnight (in the Tax Office) has decided to do walk-around re-evaluations for both the mainland and island.
 - Bubbie Boos
 - Is here to try to get the Board to write an ordinance to allow him to build cabins at his campground. There is no ordinance now and he can't do anything without an ordinance that allows for it.
 - All cabins will be less than 400 sq feet - some 14x24, 12x20, and 12x12. He would like to have 10-15 total, built over time. They will have a bathroom, microwave, and fridge.
 - As long as he doesn't put a stove in, Hugh Watson with the Health Dept. and David Tolson with the Water District says, they can be considered as campers

and would be able to use existing water and septic (can put up to 3 cabins on each septic).

- A stove classifies a cabin as a “dwelling”, no stove would be classified as an “efficiency”.
- Amy wants Bubbie to present what kind of campground ordinance he would like to see that can be fair to everyone. She wants recommendations on size, setback, road requirements, etc.
- Corky wants to contact other counties to see what they’re doing.
- Inspector Hardison says that Frisco Campground classifies their cabins as “wooden tents”. They’re not permanently attached to the ground, which is how they got them approved.

Old Business

- Continue review of ODO
 - *Section 36-176 Signs (Section 36-183 Home occupations has been addressed)*
 - (c)(4) No changes necessary
 - (d) No changes necessary
 - *Section 36-177 Parking*
 - (1) No changes necessary
 - (2) No changes necessary
 - (3) No changes necessary
 - (4) No changes necessary
 - (5) No changes necessary
 - (6) No changes necessary
 - (7) Need to change 7 to “Drystack boat facilities are not allowed”
 - (8) No changes necessary
 - Rudy Austin thinks one of the big parking issues is dry parking for boats.
 - Will resume at *Section 36-178 Fences*

Public Comment

Next meeting set for Thursday, April 9, 2015 at 5:30 pm in the Ocracoke Community Center.

Motion to adjourn by Benji. Second by Jerry. All in favor, none opposed.