

Ocracoke Planning Advisory Board  
July 11, 2013 5:30PM  
Ocracoke Community Center

Board members present: Tom Payne, Corky Pentz, Amy Johnson, BJ Oelschlegel, Butch Bryan, Jerry Midgett, & Sharon Justice

Board members absent: None

Also present: Commissioner John Fletcher, Manager Bill Rich, Inspector Jerry Hardison, Planning & Economic Development Director Kris Noble, Public Information Officer Sarah Johnson, and ~10 citizens

Meeting called to order by Kris Noble

Consideration of Agenda

- No additions or deletions.

Consideration of Minutes

- May 9, 2013
  - Motion to approve minutes “as is” by Butch, second by Sharon, all in favor, none opposed.
- June 13, 2013
  - Motion to approve minutes “as is” by Sharon, second by Butch, all in favor, none opposed.

Public comments

- Connie Leinbach, speaking as the Secretary of the Ocracoke Civic & Business Association (OCBA), mentions that OCBA is concerned with the number and appearance of new outdoor businesses. OCBA wants to partner with the Ocracoke branch of the Outer Banks Scenic Byways Commission to bring in a rural planner to provide insight on the issue. Connie extends an invitation to the OPAB to be involved. The goal is to get various stakeholders from the community together with an expert in the field.
  - Butch cautions that the recommendations of a previous land use consultant alienated the community.
  - In response to Amy’s question about funding, Connie says OCBA will pay for the expert’s services.
- Robin Payne explains that the person the OCBA has in mind for the task is Ed McMahon. McMahon works for the Urban Land Institute and works extensively with ‘gateway communities’ that border park areas. McMahon works with communities similar to Ocracoke to identify their goals in terms of economic development, cultural integrity, natural beauty, etc.
  - Jerry Midgett expresses concern about creating any type of plan that might treat some businesses differently than others.
- Mickey Baker says she wants the island’s charming aesthetics to be preserved.

- In response to Mickey's comment, Butch says the reason people come here is because of the beautiful beach, friendly people, lighthouses, horses, charter fishing, and no chain stores. He thinks that bringing in a person who is familiar with similar communities, ie: not Carolina Beach or Wrightsville Beach, could be a good idea.
- Carmie Prete says she has never heard more disappointed people in past 30 years as she has this year. Her customers think the community needs to preserve the island's peace and beauty. She also mentions that the crowd is changing.
- The Board agrees that they would like to be involved in the conversation the OCBA and the Outer Banks Scenic Byways Commission has with Ed McMahon; the Board would like to hear what he has to say.

#### Correspondence

- None at this time.

#### Old Business

- Election of officers
  - Chair
    - Motion by Butch to elect Corky as Board Chair, all in favor, none opposed. Corky accepts.
  - Vice chair
    - Motion by Corky to elect Butch as Vice Chair, all in favor, none opposed. Butch accepts the position.
  - Secretary
    - Hyde County Public Information Officer Sarah Johnson will be secretary per the OPAB bylaws.
- Outdoor Sales Amendment review & discussion
  - Jerry Midgett doesn't think the Amendment is fair because the section on grandfathering means some businesses will be treated differently than others.
  - Jerry Hardison says he thinks some businesses, such as golf cart rentals, will easily exceed the Amendment's 2 parking space requirement causing parking issues.
- Ocracoke Development Ordinance (ODO) discussion in regard to possible revision and follow up with the UNC School of Government
  - Corky asks former Board Chair Tom Pahl to forward the contact information for Richard Ducker at the UNC School of Government.
    - Kris Noble mentions that Mr. Ducker's contact information is likely on the School of Government's website.
  - Amy formally requests a copy of the Ocracoke Development Ordinance map from Jerry Hardison.
  - The Board agrees to hear what Mr. Ducker has to say about the ODO.

#### New Business

- Discussion of the public comment process at OPAB meetings.

- Kris Noble suggests that the public comment process could be more efficient with established “ground rules” such as a time limit or restricting Board members from responding during public comment.
- BJ feels that the OPAB has been able to incorporate the community more via the fluid public comment process.
- Discussion of business inspections by Health Department & Department of Agriculture, and the general difficulty in enforcing any regulations on the island.
- The Board wants to take a look at the OPAB bylaws. Manager Bill Rich will compile the most recent edition of the OPAB bylaws and send them to Sarah Johnson who will distribute them to the Board.
- Sarah reviews that the entire Hyde County CAMA Land Use plan including maps is available on the OPAB webpage  
[http://www.hydecountync.gov/boards\\_and\\_committees/ocracoke\\_planning\\_board.php](http://www.hydecountync.gov/boards_and_committees/ocracoke_planning_board.php).

#### Public comment

- Tom Pahl does not feel that Jerry Midgett’s comment about the former Board grandfathering themselves in and restricting everyone else is correct. Paul explains that drafting the Amendment was a long process with numerous public meetings. Furthermore the County Attorney said that it would be illegal to write the Amendment in a way that affected someone retroactively, thus existing businesses had to be grandfathered.
- Darlene Styron believes this Board has done a lot of good work with the Outdoor Sales Amendment. When Darlene was the Commissioner it was her responsibility to bring the concerns she heard about pop-up businesses to the Board and have them address the issue as they saw fit. She hopes that the new Board will listen to the public by being open-minded and respectful of what people say.

#### Adjournment

- Motion to adjourn from BJ, second from Amy, all in favor, none opposed.