

Planning Board Meeting
January 12, 2012
5:30 PM

Board members present: BJ Oelschlegel, Tom Pahl, Bill Rich
Board members absent: Keith Parker-Lowe, Amy Srail, Jennifer Esham
Also present: Mazie Smith, Hyde County Manager, Jamie Tunnell Carter, Admin Asst, Jenny Scarborough, media, Brian Pompei, research student

Chairperson Rich called the meeting is over.

At last meeting, discussed changes to bylaws to make secretary not required to be a board member, set meeting schedule 2nd Tuesday of each month at 5:30 pm, and only post minutes to Post Office, not Community Center.

Discussion about taking out any mention of scheduled times from bylaws and just post meeting notices as required.

No action taken since no quorum at meeting.

Discussion about requirement for ethics training for all appointed committee members/ board members. Manager Smith will let board know requirement and upcoming classes.

Public Comments

Norman Miller – Potential business for discussion at next meeting; was at last month's Board of Adjustments meeting. There seems to be a lot of confusion between building department and members of board of adjustments about nonconformity. In ODO, there is an added "in their nonconformity" to a statement in the bylaws about expansions and extensions. There is a misunderstanding because it is not clear about adding to a nonconforming structure. Opinion of some in past that not being able to permit nonconforming structures would intend them to eventually disappear.

Pahl said there could be some grey area in interpreting bylaws.

Volume is addressed in commercial buildings, but not residential.

Pahl said the ordinance is not eloquently written and so you can find specific problems easily.

Pahl suggested to clarify height restriction for trailers in ODO in language in ordinance instead of how inspector should interpret it.

Oelschlegel agrees because had question from a buyer that were not addressed in the ODO.

Popup businesses/kiosks: discussion

Corky Pentz talked about what he had to do to get his kiosk put down on the harbor.

Contacted Hugh Watson (Health Dept), but since didn't have cooking meat, etc, was not under his jurisdiction.

With Jerry Hardison (Inspections), needed permit for temp electric panel.

Called CAMA since his kiosk is on the water. 50 foot setback from water for CAMA.

Got automatic 30 foot setback from Tar River Basin group. Division of Water Quality required a minor permit. Pentz never had to fill out an ODO application since “it wasn’t a development”.

Pahl said that the last amendment took care of setbacks for travel trailers used as residences.

Next step to retackle and revise the entire ordinance or take one piece at time?

Pahl presented proposed revised application for ODO. Requirement to use plot plan or not. Use official survey? Attempted to include trailer application as part of overall ODO application. Existing application angers applicants with repetitive and useless questions. The application has to be able to handle every spectrum of development.

Mazie said the inspector says that are no penalties or fines associated with ordinance and so hard to enforce.

Next meeting is set for February 9, 2012 at 5:30 PM at the Community Center.

Attachment:
DRAFT new application