

Ocracoke Planning Board
Methodist Church Meeting Hall
December 8, 2011, 5:30 PM

Members Present: Bill Rich, Amy Srail, Tom Pahl, BJ Oelschlegel, Keith Parker-Lowe
Also present: ODO Enforcement Officer Jerry Hardison, Commissioner Darlene Styron, Norman Miller

Meeting called to order 5:30 PM by Chairman Bill Rich

Minutes of the previous meeting were reviewed. Motion to approve as written. Passed unanimously.

Discussion of the Travel Trailer Ordinance: The ordinance was approved by the County Commissioners on Monday (December 5th). Bill Rich reviewed the discussion at that meeting and relayed the concerns that were expressed by Mary Haggerty at the public hearing which preceded the Commissioners' vote. Among the members of the Planning Board there was general agreement that there had been ample opportunity for public input in the process leading up to the adoption of the ordinance and members regretted that M. Haggerty had not been available to participate in those meetings. Tom Pahl agreed to draft an application form for trailer permits that would reflect the new ordinance and he also said he would attempt to revise the existing application for the ODO as a whole.

Discussion about "Pop-Up" businesses (kiosks). There was considerable discussion that ranged through the pros and cons of these businesses. The following specific questions and concerns were raised:

- These businesses tend to generate trash which becomes a public problem.
- Some of these businesses are apparently encroaching on property line setbacks.
- Do these businesses pay sales tax?
- Some of these businesses might be causing safety issues - customers standing in the streets and/or the kiosk or their signs blocking visibility for cars pulling out.
- Is it fair to other businesses that the pop-ups operate at a lower overhead?
- Is it good for the community in the long run if pop-ups drive established businesses out?
- Are the rules and regulations enforced evenly or are these businesses overlooked?
- Is this the look that Ocracoke wants?
- Are these businesses violating density provisions of the ODO?

The question of property line setbacks was raised repeatedly and became the focus of the discussion. Questions were raised about whether certain structures are subject to or not subject to setback regulations of the ODO; there was discussion about what the definition of a structure is within the ODO. It was generally agreed that the purpose of the discussion was to initiate a conversation and that the Board would have to return to these questions.

Officers were nominated and elected for 2012 as follows: Chairman - Bill Rich (unanimous); Vice Chairman - Keith Parker-Lowe (unanimous)

Meeting adjourned 6:45 PM

Next meeting to be at the Ocracoke Community Center January 12; 5:30 PM

Respectfully Submitted
Tom Pahl (Temporary Recording Secretary)