

TOWN OF OCEAN ISLE BEACH BOARD OF COMMISSIONERS MEETING

July 8, 2014

AGENDA

8:45 AM Public Hearing

A Public Hearing will be held in the Betty S. Williamson Meeting Hall, 3 West Third Street, **Ocean Isle Beach, NC**. The purpose of this hearing is to solicit public comment with regards to proposed modifications to the Town's Zoning Ordinance Section 66-45 R-1 Single Family Residential District as follows:

1. To amend Section 66-45 (1) Permitted Uses (to include commercial parking) and (3) Lots (to indicate minimum lot area requirement for commercial parking.)
2. To add new Sections 66-45 (13) Commercial Parking and (14) Density as follows:
 - (13) *Commercial parking*. Commercial parking located within the R-1 Zoning District shall only be permitted if the parking is directly adjacent to a commercially zoned lot where a commercial business is being operated. For the purposes of this section, directly adjacent shall mean either the parcel abuts directly to the commercial zoning district or is separated from the commercial zoning district by a street or street right-of-way.
 - a. If the property proposed to be used as parking space is not owned by the adjacent business owner, the owner must submit a lease between him and the lessor in a form that can be properly recorded, said lease terms shall be reviewed and approved by the Town prior to recordation.
 - b. Commercial parking located in the R-1 Zoning District shall not be used to meet the minimum number of spaces required for parking as set out in Chapter 66, Article IV for newly constructed businesses. Parking shall only be used for expansion or overflow purposes for existing businesses or commercial accommodations.
 - c. All parking must meet the minimum requirements set out in Section 66-135 and 66-136. However, commercial parking on residential lots shall be exempt from the paving requirement in Section 66-135(d)(5). If an impervious material is used an engineered stormwater drainage plan must be submitted prior to approval.
 - d. The 5 foot minimum setback shall be used as a vegetative screening from adjacent residential properties. A landscaping plan must be submitted to the Town for approval prior to any improvements being installed on the property. All landscaping shall be maintained for the duration of the parking lease.
 - (14) *Density*. The density limitation within this district shall be six units per acre.
(*Re-numbering of section only*)

All interested persons are invited to attend and provide public comment. A copy of the complete text of the proposed amendments can be reviewed at Town Hall between the hours of 8:00 am and 4:30 pm Monday through Friday. The Board of Commissioners may adopt the proposals, reject the proposals or make modifications to the proposals based upon the public input received during the hearing.

IMMEDIATELY FOLLOWING - BOARD OF COMMISSIONERS MEETING

A. Meeting Called to Order

1. Lord's Prayer
2. Pledge of Allegiance

B. Adoption of Consent Agenda

1. Approval of Board of Commissioners Meeting Minutes - June 10 Board Meeting, June 25, 2014 Public Hearing and Board Meeting
Staff recommends approval of minutes of June 10 Board meeting and June 25 Public Hearing and Board meeting as presented

C. Adoption of Agenda

D. Reports by Mayor

1. Service Awards

E. Departmental Reports

1. Administration
2. Police Department
3. Water/Sewer/Streets
4. Fire Department
5. Planning/Zoning/CAMA
6. Building Inspections

- F. Comments Section:** This time has been set aside to allow our citizens to speak in regards to issues relating to the following agenda items. Due to time constraints, we ask that each speaker limit their comments to three minutes.

G. Old Business

1. **Discussion Regarding Proposed Amendments to Section 66-45 R-1 Single Family Residential District Regarding Commercial Parking.**

Board members will consider proposed changes to the Town's Zoning Ordinance regarding commercial parking areas within the R-1 Zoning District; a public hearing regarding the proposed changes has been scheduled prior to the Board meeting

2. **Discussion Regarding Fireworks Display Held June 29, 2014 and Plans for Future Event in 2015**

Board discussion and debriefing following successful Fireworks and Freedom event held Sunday, June 29 at Ocean Isle Beach

H. New Business

1. **Request for Group Activity – Chamber of Commerce 2014 Oyster Festival Road Race**

The Brunswick County Chamber of Commerce is requesting approval to conduct the Oyster Festival Road Race on Sunday October 19, 2014

2. **Discussion and Approval of Order of Tax Collection F/Y 2014 -15**

This order directs the tax collector to proceed with the processing, billing and collection of taxes for fiscal year 2014-15 as required by General Statutes

3. Approval of Resolution to Authorize Entry into Lease Agreement with the ABC Board - ABC Store Located on 59 Causeway Drive

Discussion and approval of property lease with Ocean Isle Beach ABC Board for F/Y 2014-15

4. Discussion & Appointment to Fill Expiring Term for Member Serving on the Planning Board

Board will consider appointment of member to serve on the Planning Board for term expiring July 2014

5. Discussion Regarding Approval of Resolution Requesting Brunswick County Allow the Town to Exercise Extra Territorial Jurisdiction over Parcel Nos. 2290000101 and 2290000104

A resolution requesting Brunswick County allow the Town to extend its jurisdiction to include two parcels adjacent to the existing northeastern limits of the existing ETJ

6. Discussion Regarding Utility Billing Aged Balances Prior to June 30, 2009

The Utility Billing Department has prepared a list of aged balances that are five years or older for consideration to be written off by the Town

7. Request for Preliminary Plat Modification - Waterway Cove, Phase 2

The builder of Waterway Cove has submitted request for modification to the recorded Plat of Waterway Cove Phase 2

8. Discussion Regarding Proposed Agreement to Lease New Billboard Located on Ocean Isle Beach Road

Board discussion regarding entry into an agreement with McMullan Properties Management Services, Inc. for lease of a new billboard located on Ocean Isle Beach Rd

I. Executive Session

1. Approval of Minutes of June 10 and June 25, 2014 Executive Sessions as per G.S. 143-318.11(1)
2. Consult with Town Attorney regarding pending legal issues as per G.S. 143-318.11(3)
3. Discussion to establish or instruct staff or agent concerning the negotiation of the price and terms of a contract for acquisition of real property described as Runway Protection Zone, Parcel Nos. 2430001801, 2430001802 and 2430001803, 243002701 and a portion of 24300027 and 24300028 as per G.S. 143-318.11 (5).

J. Adjourn