

**TOWN OF OCEAN ISLE BEACH
THREE WEST THIRD STREET
OCEAN ISLE BEACH, NC 28469**

**BOARD OF COMMISSIONERS
PUBLIC HEARING
August 9, 2016
MINUTES**

MEMBERS PRESENT:

Mayor Debbie Smith	Mayor Pro Tem Dean Walters
Commissioner Betty Williamson	Commissioner Bob Williams
Commissioner Wayne Rowell	Commissioner Carolyn Blythe
Daisy Ivey, Town Administrator	Mike Isenberg, Town Attorney
Justin Whiteside, Asst. Town Administrator	Bobby Hardy, Public Utilities Dir.

OTHERS PRESENT:

Approximately 50 Property Owners and Guests
Brian Slattery, Brunswick Beacon

HEARING CALLED TO ORDER

Mayor Smith called the hearing to order and stated the purpose of this hearing is to solicit public comment with regards to two (2) proposed modifications to the Town's Ordinance as follows:

1. Amendment to Town Zoning Ordinance - Section 66-472

Proposed amendment to comply with General Statute 160A-385.1(a) regarding vested rights

Sec. 66-472. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Approval authority means the board of commissioners, board of adjustment, or other board or official designated by ordinance or this article as being authorized to grant the specific zoning or land use permit or approval that constitutes a site-specific development plan.

Site-specific development plan means a plan of land development submitted to the town for purposes of obtaining one of the following zoning or land use permits or approvals:

- (1) Planned unit development (PUD);
- (2) Subdivision plat; ~~or~~
- (3) Conditional or special use permit.
- (4) Preliminary or general development plan

Zoning vested right means a right pursuant to G.S. 160A-385.1 to undertake and complete the development and use of property under the terms and conditions of an approved site-specific development plan.

(Code 1983, § 7-2-1; Res. of 6-12-2007(1))

Cross reference— Definitions generally, § 1-2.

2. Amendment to Town Zoning Ordinance - Section 66-51

Proposed amendment to Town Zoning Ordinance to include certain public parks as a permitted use within a C-2 Zoning District

Sec. 66-51. - C-2 commercial business district.

The C-2 district is intended primarily to serve as a business center for provision of retailing and office service usually associated with a beach resort community. The standards established for this district are designed to promote sound, permanent business development and to protect abutting or surrounding residential areas from commercial development.

- (1) *Permitted uses.* Retail businesses providing low-bulk commodities such as groceries, drugs, apparel, variety and convenience merchandise and gifts. Offices, service stations, amusements, restaurants, marinas, fishing piers, churches, public parks owned and/or operated by a unit of local government, and all uses in R-1, R-2 and C-1 are also permitted.

OVERVIEW OF HEARING

Mayor Smith opened the floor for Public Comment:

David Martin – 248 East First Street – (Commenting on Public Hearing Item #2/*Permitted use within a C-2 Zoning District*) - Mr. Martin asked if the Town has clear title to a parcel of property adjacent to Museum. Town Attorney, Mike Isenberg, replied that the Town has a clear title to the property but the condemnation proceeding to determine value of land are still taking place.

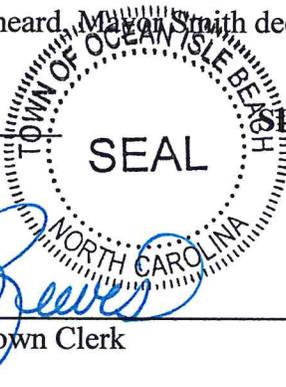
Being no further comment was heard, Mayor Smith declared the hearing closed.

DATED: 9-13-16

(SEAL)

ATTEST:

Casey Reeves
Casey Reeves, Town Clerk



SIGNED:

Debbie S. Smith
Debbie S. Smith, Mayor

NOTICE OF PUBLIC HEARING

Please take notice a public hearing will be held August 9, 2016 beginning at 8:45 am 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 two (2) proposed modifications to the Town's Zoning Ordinance as follows:

1. Amendment to Town Zoning Ordinance - Section 66-472

Proposed amendment to Town Zoning Ordinance to comply with General Statute

160A-385.1(a) regarding vested rights

Sec. 66-472. - Definitions.

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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.

Casey E. Reeves, Town Clerk
Town of Ocean Isle Beach

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