

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

**BOARD OF COMMISSIONERS
PUBLIC HEARING
October 11, 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
Casey E. Reeves, Town Clerk	Bobby Hardy, Public Utilities Dir.
Justin Whiteside, Asst. Town Administrator	

OTHERS PRESENT:

Approximately 20 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 proposed amendment to Town Zoning Ordinance – Section 10-111 (Permits Required) (a) 1-6 to be in compliance with S.L. 2016-113 as follows:
Deletions are ~~strikethroughs~~, Additions are double-underlined

Sec. 10-111. - Permits required.

- (a) *Building permits.* No person shall commence or proceed with the construction, reconstruction, alteration, repair, removal or demolition of any building or other structure, or any part of a building or structure, without a written permit from the building inspector. No permit shall be required for the construction, installation, repair, replacement or alteration performed in accordance with the current edition of the North Carolina State Building Code and costing \$15,000.00 or less in any single-family residence or farm building unless the work involves: involves any of the following:
- (1) The addition, repair or replacement of load-bearing structures; structures. However, no permit is required for replacements of windows, doors, exterior siding, or the pickets, railings, stair treads, and decking of porches and exterior decks.
 - (2) The addition (excluding replacement of same size and capacity) or change in the design of plumbing; plumbing. However, no permit is required for replacements otherwise meeting the requirements of this subsection that do not change size or capacity.

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- (3) The addition, replacement or change in the design of heating, air conditioning or electrical wiring, devices, appliances or equipment; equipment, other than like-kind replacement of electrical devices and lighting fixtures.
- (4) The use of materials not permitted by the North Carolina Uniform Residential Building Code; Code for One- and Two-Family Dwellings.
- (5) The addition (excluding replacement of like grade of fire resistance) of roofing; or
- (6) Addition, replacement, repair or change in any impervious or pervious areas of a lot.

OVERVIEW OF HEARING

Mayor Smith opened the floor for Public Comment:

Mr. Whiteside noted that some area contractors have stated they wish to continue acquiring permits for their clients for specific projects regardless of the deletion of the permitting requirement set forth in the new state legislation. Mr. Whiteside explained that these contractors would voluntarily purchase permits which would, in turn, enable the Town to perform an inspection of the property to ensure safety guidelines were being met.

Mayor Pro Tem Walters stated his safety concerns for residents/visitors and the structural integrity of railings, stair treads, and decking of porches and exterior decks as a result of the new legislation and lack of permitting requirements regarding these types of structures in certain cases.

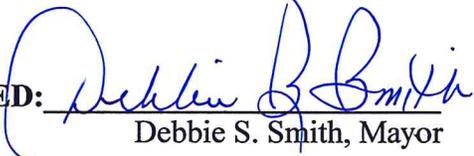
Cherri Cheek – 27 Craven Street – Mrs. Cheek stated she currently serves on a mitigation committee for the North Carolina Department of Insurance and expanded that during a recent meeting, the committee suggested enacting policies in which homeowners would receive discounted premiums for paying to have extra safety measures and inspections performed on their homes. Mrs. Cheek also noted her suggestion to the mitigation committee to approach the Legislature in an effort to encourage them to reconsider the recent amendment of S.L. 2016-113.

David Martin – 248 East First Street – Mr. Martin inquired if the new changes to S.L. 2016-113 would affect the application process for new construction. Mayor Smith replied that it would not apply to new construction applications.

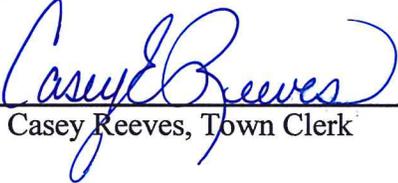
Being no further comment was heard, Mayor Smith declared the hearing closed.

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DATED: 11-8-16

SIGNED: 
Debbie S. Smith, Mayor

(SEAL)

ATTEST: 
Casey Reeves, Town Clerk

