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

BOARD OF COMMISSIONERS
OPEN FORUM
November 21, 2016
MINUTES

MEMBERS PRESENT:

Mayor Debbie Smith
Commissioner Betty Williamson
Commissioner Wayne Rowell
Justin Whiteside, Asst. Town Administrator
Casey Reeves, Town Clerk
Mayor Pro Tem Dean Walters
Commissioner Bob Williams
Commissioner Carolyn Blythe
Daisy Ivey, Town Administrator
Chief Ken Bellamy

OTHERS PRESENT:

Approximately 40 Property Owners and Guests

MEETING CALLED TO ORDER

Mayor Smith called the open forum to order and stated the purpose of the meeting was to hear comments, concerns, and issues from residents. Mayor Smith stated that all issues would be taken under advisement; however, no official action would be taken during the meeting.

OVERVIEW OF HEARING

Russell Dixon – 5 Skimmer Court – Island Park – Mr. Dixon voiced concerns regarding non-residents of Island Park parking on privately owned property within the neighborhood. Mr. Dixon stated that he has observed people parking under the residences of unoccupied homes and then walking down to the canal/sound areas to fish and gather oysters. Mr. Dixon also voiced concerns over possible hunting on an unpopulated piece of land referred to as "Goat Island". Chief Ken Bellamy responded to Mr. Dixon's concerns stating that the Ocean Isle Beach Police Department would monitor the parking/trespassing situation closely. Chief Bellamy also noted that any hunting outside the Town limits would need to be addressed at the County level. Mr. Dixon commented that sand had accumulated in the area of his dock post Hurricane Matthew and asked if the Town had any immediate plans to dredge the Old Sound Creek area. Mayor Smith responded that dredging of Old Sound Creek would require an assessment, consultation with an engineering firm, and cooperation of abutting homeowners in addition to other legal/environmental requirements. Mayor Smith continued that the dredging of Old Sound Creek was not on the list of upcoming projects for the Town at this time.

Mr. Culpepper – Mr. Culpepper commented that he was opposed to the proposed commercial market place by Halpern Enterprises planned for construction near BB&T and adjacent to the Odell Williamson Municipal Airport on Beach Drive. Mr. Culpepper voiced his concerns regarding possible environmental impacts to the wetland areas and increased traffic problems.

Diane Middleton – 607 Culpepper – Representing Crown Creek Neighborhood – Mrs. Middleton read a letter originally sent to the Army Corps of Engineers voicing concerns regarding the construction of proposed commercial market place by Halpern Enterprises. Mrs. Middleton noted issues regarding potential environmental impacts and increases in traffic, crime, and lighting. Mrs. Middleton stated the main concern of her neighbors was the proposed entrance to the shopping center on Culpepper Road. Mayor Smith noted it was her understanding that the majority of patron traffic, and 100 percent of delivery truck traffic, would be isolated to the two main entrances on Causeway Drive and Beach Drive. Mrs. Middleton thanked Town Administrator, Daisy Ivey and Mrs. Cherri Cheek for meeting with her prior to the Open Forum meeting to answer questions regarding the proposed development. Mrs. Middleton expressed gratitude to Mrs. Cheek for offering to meet with other members of Crown Creek neighborhood on November 27th for another Q&A meeting.

Cherri Cheek – Resort Brokerage and Consulting – Mrs. Cheek shared information regarding the proposed commercial market place and stated she has been working with the developers throughout the planning phase. Mrs. Cheek noted 22 acres will separate the new commercial development parcel from existing residential areas on Culpepper street. Mrs. Cheek continued that the proposed market place will aim to bring smaller local businesses in conjunction with the larger anchor stores. Mrs. Cheek reiterated her willingness to answer any questions regarding the development at the meeting later on November 27th.

Glen Doepp – Sand Dwellers II – 445 East Second Street – Mr. Doepp requested updates on multiple Town projects including the dredging of Shallotte Inlet, terminal groin project, and beach renourishment. Mayor Smith summarized timelines for projects and noted the Town is communicating with the Army Corps of Engineers and FEMA regarding possible assistance from damages sustained during Hurricane Matthew. Mrs. Ivey noted that we have not received information yet on whether or not the Town will be declared to receive assistance in all categories.

Robert Stevens – Sand Dwellers II – East Second Street – Mr. Stevens asked if the road in front of Sand Dwellers II was turned over to the Town from NCDOT. Mayor Smith responded that the DOT abandoned the road from the maintenance program. Mr. Stevens asked if the Town had plans to install sandbags to the area. Mayor Smith replied that the location was in front of private property and noted the Town does not install sandbags on private property.

Jim Myers – 125 West First Street – Mr. Myers asked the Board what the Town's plans are for the parcel of property located beside the Museum of Coastal Carolina. Mr. Myers stated it was his understanding that a beach club may be constructed for use by residents of Ocean Isle Palms. Mayor Smith stated that the Town condemned the property and now owns it. Mayor Smith stated the Town wrote a check for 1.2 million dollars for the property, which was the appraised value. Mayor Smith commented that the Town was currently working through litigation proceedings regarding a discrepancy over the fair market value of the property. Mayor Smith stated that there are many factors involved with the legal negotiations and the Board and Town Attorney are working diligently to find a solution that will be in the best financial interest of the Town.

Jimmy Pendergrass – Frink Street – Mr. Pendergrass asked for clarification on where the property Mr. Myers spoke about is located. Mayor Smith stated the location as the vacant lot bordered by Gatha Lane, Causeway Drive, Second Street, and the Museum parking area.

Lori Orzell – 462 East Third Street – Mrs. Orzell expressed her gratitude for the Town's efforts to expedite the debris removal process after Hurricane Matthew.

Janie Withers – 41 Scotland – Mrs. Withers asked the Police Department to consider imposing fines on residences that have repeated noise ordinance violations.

Being no further comments were heard, a motion to adjourn was made by Mayor Pro Tem Walters which received a second from Commissioner Williams. The vote was unanimous.

DATED: December 13, 2016 **SIGNED:** Debbie S. Smith
Debbie S. Smith, Mayor

(SEAL)

TOWN OF OCEAN ISLE BEACH SEAL NORTH CAROLINA

ATTEST: Casey Reeves
Casey Reeves, Town Clerk