

**TOWN OF OCEAN ISLE BEACH  
PLANNING BOARD MEETING  
JULY 21, 2015  
MINUTES**

**MEMBERS PRESENT**

Carol Grantham, Chairperson  
Don Kauffman, Vice-Chairman  
Larry Cheek  
Ernie Crews  
George "Robbie" Smith  
Frank Williamson

**MEMBERS ABSENT**

Becky Noble

**STAFF PRESENT**

Daisy Ivey, Town Administrator  
Justin Whiteside, Planning & Inspections Director  
Keith Dycus, GIS & Codes Planner  
Kitty Coley, Secretary

**MEETING CALLED TO ORDER**

Chairperson Carol Grantham called the meeting to order.

**ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON**

Upon a motion by Mr. Frank Williamson with a second by Mr. Don Kauffman, Mrs. Carol Grantham was nominated to serve as Chairman of the Planning Board for the upcoming year. Mr. Robbie Smith made the motion with a second by Mr. Larry Cheek to nominate Mr. Don Kauffman to serve as Vice-Chairperson of the Planning Board. Since no other nominations were received, the Planning Board voted unanimously to accept these nominations.

**ADOPTION OF AGENDA**

A motion was made by Mr. Don Kauffman with a second by Mr. Larry Cheek to adopt the agenda. The vote was unanimous.

**APPROVAL OF MINUTES**

The minutes of the June 16, 2015 meeting were unanimously approved upon a motion by Mr. Williamson with a second by Mr. Smith.

**SUMMARY OF BOARD OF COMMISSIONERS' ACTIONS**

Mr. Whiteside noted the following actions from the July 14, 2015 Board of Commissioners' Meeting:

1. Reappointed Mr. Todd Robertson and Mr. David Martin to the Board of Adjustment
2. Approved a subdivision Sketch Plan submitted by G3 Engineering for the east end of the island

## NEW BUSINESS

### DISCUSSION REGARDING PROPOSED AMENDMENTS TO CHAPTER 66, ARTICLE II - DISTRICTS

Chairperson Grantham noted the first item of New Business was discussion regarding the proposed amendments to Chapter 66, Article II – Districts. Mr. Whiteside stated that Session Law 2015-86 no longer allows municipalities to limit the number or type of rooms within a one or two family dwelling. Mr. Whiteside noted the proposed amendments eliminate the sections in which the Town limits the number of bedrooms per lot. Mr. Whiteside specified that it would be necessary that Sections 66-45(9), 66-46(9), 66-50(6), 66-51(7) and 66-52(5) be removed from the Town ordinance and listed as reserved.

After a brief discussion, a motion was made by Mr. Williamson with a second by Mr. Kauffman to recommend approval of removing these items from the zoning districts and the consistency statement to make the current ordinance uniform with Session Law 2015-86 prohibiting limitations on the number and types of rooms within one and two – family dwellings. The vote was unanimous.

(Note: ~~Strikethrough~~ – notates sections to be deleted / **Bold** – notates recommended additions.)

#### Sec. 66-45. - R-1 single-family residential district.

~~(9) *[Limits on platted lots.]* Platted lots containing an area of 5,000 square feet shall be limited such that the construction of a house thereon shall contain five or fewer bedrooms. Platted lots containing an area of more than 5,000 square feet with a 60 foot or less frontage on the road are limited such that the construction of a house thereon shall contain six or fewer bedrooms. Platted lots containing an area of more than 5,000 square feet, with a frontage of more than 60 feet are limited such that the construction of a house thereon shall contain eight or fewer bedrooms.~~

Reserved

#### Sec. 66-46. - R-1M single-family and two-family residential district mainland.

~~(9) *[Limits on platted lots.]* Platted lots containing an area of 5,000 square feet shall be limited such that the construction of a house thereon shall contain five or fewer bedrooms. Platted lots containing an area of more than 5,000 square feet with a 60 foot or less frontage on the road are limited such that the construction of a house thereon shall contain six or fewer bedrooms. Platted lots containing an area of more than 5,000 square feet, with a frontage of more than 60 feet are limited such that the construction of a house thereon shall contain eight or fewer bedrooms.~~

Reserved

**Sec. 66-50. - C-1 commercial accommodations district.**

~~(6) *[Limits on platted lots.]* Platted lots containing an area of 5,000 square feet shall be limited such that the construction of a house thereon shall contain five or fewer bedrooms. Platted lots containing an area of more than 5,000 square feet with a 60 foot or less frontage on the road are limited such that the construction of a house thereon shall contain six or fewer bedrooms. Platted lots containing an area of more than 5,000 square feet, with a frontage of more than 60 feet are limited such that the construction of a house thereon shall contain eight or fewer bedrooms.~~

Reserved

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

~~(7) *[Limits on platted lots.]* Platted lots containing an area of 5,000 square feet shall be limited such that the construction of a house thereon shall contain five or fewer bedrooms. Platted lots containing an area of more than 5,000 square feet with a 60 foot or less frontage on the road are limited such that the construction of a house thereon shall contain six or fewer bedrooms. Platted lots containing an area of more than 5,000 square feet, with a frontage of more than 60 feet are limited such that the construction of a house thereon shall contain eight or fewer bedrooms.~~

Reserved

**Sec. 66-52. - C-2M commercial causeway mainland.**

~~(5) *[Limits on platted lots.]* Platted lots containing an area of 5,000 square feet shall be limited such that the construction of a house thereon shall contain five or fewer bedrooms. Platted lots containing an area of more than 5,000 square feet with a 60 foot or less frontage on the road are limited such that the construction of a house thereon shall contain six or fewer bedrooms. Platted lots containing an area of more than 5,000 square feet, with a frontage of more than 60 feet are limited such that the construction of a house thereon shall contain eight or fewer bedrooms.~~

Reserved

**DISCUSSION REGARDING PROPOSED AMENDMENTS TO CHAPTER 66, ARTICLE XVI – APPEARANCE STANDARDS**

Chairperson Grantham noted the second item of New Business was discussion regarding the proposed amendments to Chapter 66, Article XVI – Appearance Standards. Mr. Whiteside stated that Session Law 2015-86 no longer allows municipalities to regulate “building design elements” in one and two family dwellings. This phrase includes exterior building color; type or style of exterior cladding material; style or materials of roof structure or porches; exterior nonstructural architectural ornamentation, or the location or architectural styling of windows or doors. Mr. Whiteside explained this amendment would eliminate the residential appearance standards section of our zoning ordinance.

After a brief discussion, a motion was made by Mr. Smith with a second by Mr. Cheek to recommend that proposed text amendment Sections 66 – 638 and 66 – 639 to be removed from the Town ordinance and listed as reserved in accordance with Session Law 2015-86 and the consistency statement. The vote was unanimous.

(Note: ~~Strikethrough~~ – notates sections to be deleted / **Bold** – notates recommended additions.)

**~~Sec. 66-638. – Residential appearance standards. Reserved~~**

~~(a) *Intent.* In keeping with the purpose and intent previously stated at the beginning of this section, it is the desire of the Town of Ocean Isle Beach to promote and preserve the existing high quality residential coastal community character of residential neighborhoods on the island section of Ocean Isle Beach. It is for that reason that residential appearance standards are established as a way of preserving that character on the island and thereby protecting the quality of life and ensuring sustainability of property values in this distinct district. For that reason, these standards shall apply to the island section of Ocean Isle Beach from the Intracoastal Waterway to the Atlantic Ocean.~~

~~(b) *Residential architectural standards.* The prevalent architectural styling of the island includes large homes with well landscaped yards and various combinations of porches and gables. The exterior materials include wood, vinyl siding, brick, and concrete stucco. While there may not be a proper architectural term to classify the predominant style, it is noticeably southern, with an occasional Mediterranean or Caribbean look. The exterior of a structure shall be painted colors that are either earth tones (i.e. beige, brown, green, gray, etc.) or pastels and shall be of a subdued tone. Large covered porches with lattice and millwork lend a Victorian charm to the typical home in this district.~~

~~(c) *Recommended standards for residential construction.* The successful applicant for permit approval should select a style that is compatible with the examples stated and portrayed below.~~

~~(d) *Single-family residential standards.*~~



Figure 8-1 Acceptable Color and Styling with Landscaping

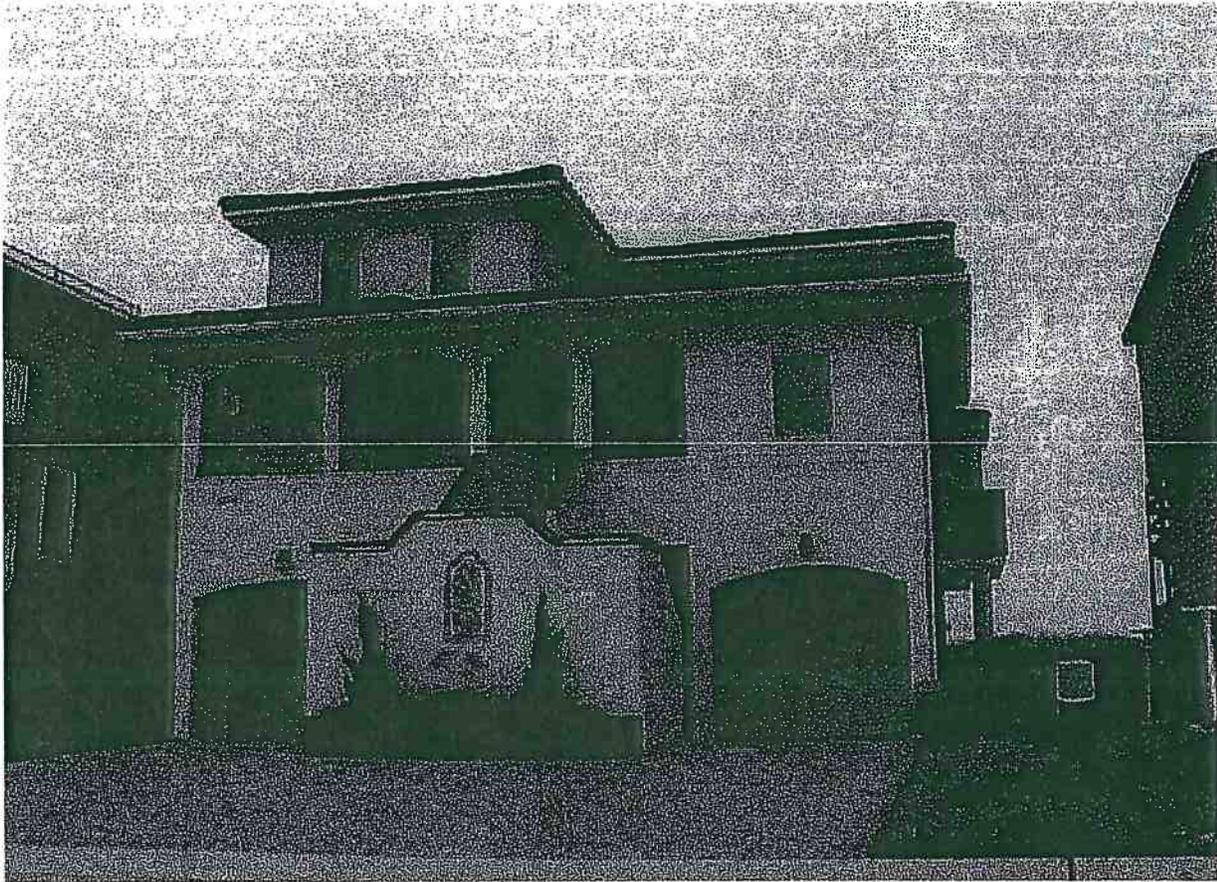
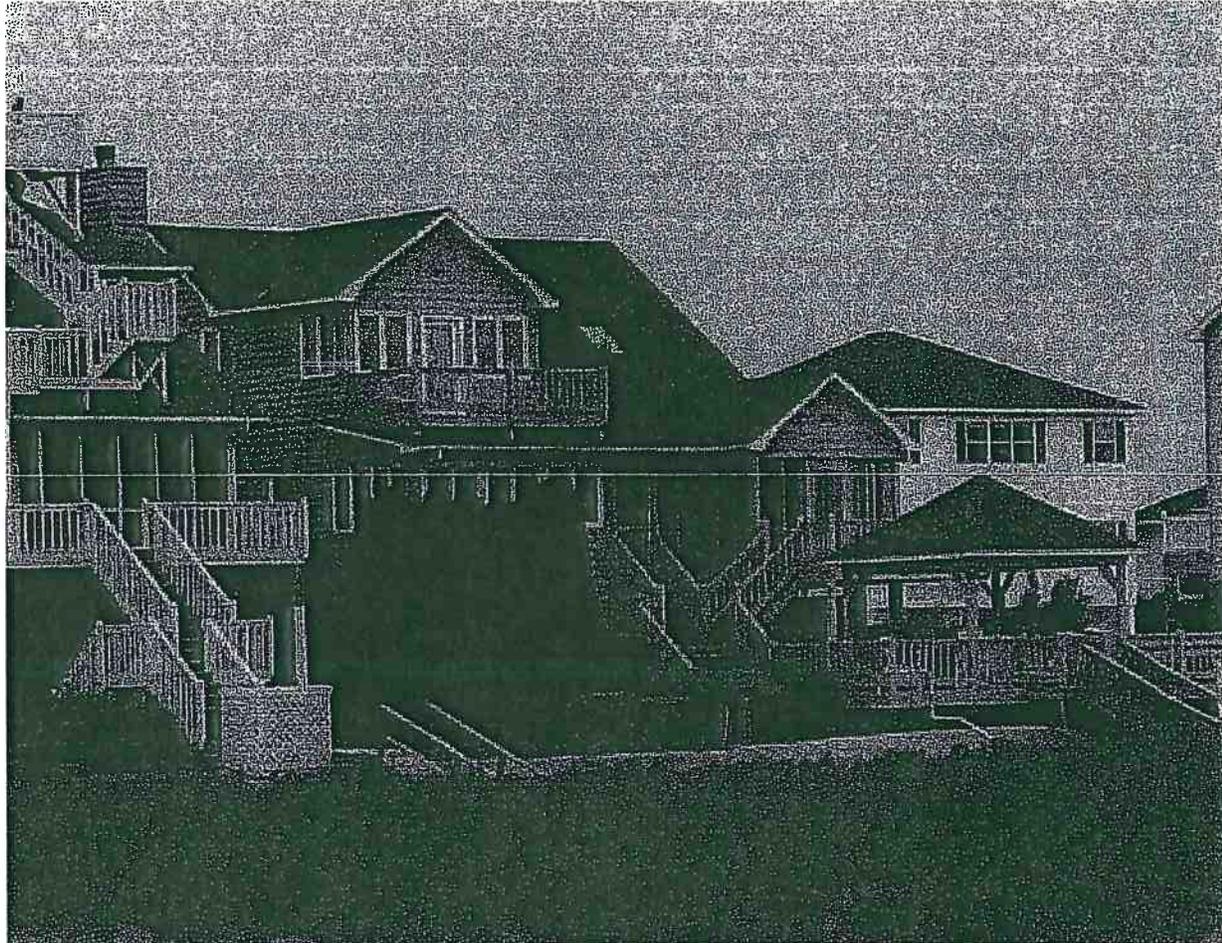


Figure 8-2 Acceptable Stucco "Mediterranean" Style



Figure 8-3 Vernacular with Large Stylish Porches



Figures 8-4 Excellent Examples of Colors and Styling Characteristic of Ocean Isle Beach



**Figure 8-5 Excellent example of acceptable residential landscaping**



**Figure 8-6 Example of acceptable colors, styling with ornamental outbuilding (gazebo) and extensive porches. (Note detail given to trim features)**



Figure 8-7 Example of acceptable Multi-Family Residential Development



**Figure 8-8 Typical Island neighborhood with characteristic architectural styling, colors and landscaping**

*(Ord. of 2-12-2002(4), § 8; Ord. of 3-11-2003, § 2)*

**Sec. 66-639. – Development review. Reserved**

~~(a) A pre-submittal conference with the planning department is required prior to the submittal of any building and zoning application to ensure the appearance of each proposed development complies with the intent of this section.~~

~~(b) A building elevation and site plan shall be submitted with each building permit application.~~

~~(c) The elevation and site plan shall illustrate and describe proposed:~~

- ~~(1) Building design features;~~
- ~~(2) Material(c) and color(c);~~
- ~~(3) Landscaping; and~~
- ~~(4) Screening walls, fences, sidewalks, and covers.~~

*(Ord. of 2-12-2002(4), § 9)*

**DISCUSSION REGARDING PROPOSED AMENDMENTS TO CHAPTER 66, ARTICLE VI – OFF STREET PARKING REQUIREMENTS**

The third item of New Business was introduced by Chairperson Grantham regarding the proposed amendments to Chapter 66, Article IV – Off Street Parking Requirements. Mr. Whiteside stated that due to Session Law 2015-86 the Town will no longer be able to limit the number of bedrooms. Mr. Whiteside explained the proposed amendment would base the number of parking spaces on the size of the structure. Mr. Whiteside stated that for single family, two family and multifamily dwellings located on the island to be regulated by gross floor area regarding parking spaces. Bed and breakfast would be allowed one (1) space per every 500 square feet of gross floor area. One and two family dwellings located on the island having a gross floor area of less than or equal to 2,500 square feet shall have a minimum of five (5) parking spaces; 2,501 to 3,000 square feet shall have a minimum of six (6) spaces; 3,001 to 3,500 square feet shall have a minimum of eight (8) spaces; one (1) additional space shall be required for every 500 square feet of gross floor area above 3,500 square feet. Single family, two family and multifamily dwellings located on the mainland shall have a minimum of two (2) parking spaces per dwelling. Mr. Whiteside also stated that other uses not specified in this section would be determined by the Planning Director for sufficient spaces to accommodate the number of vehicles that would ordinarily be attracted to the use in question.

Mr. Williamson suggested that developers consider over flow parking for multi-family. Mrs. Ivey stated that being a barrier island there will always be an issue with parking. After a brief discussion it was the consensus of the Planning Board to address the issue of parking for multi-family dwellings located on the island to have one space per 400 square feet of gross floor area.

A motion was made by Mr. Smith to recommend approval of the attached Consistency Statement and the proposed amendments to Chapter 66, Article VI – Off Street Parking. With a second on the motion by Mr. Kauffman, the vote was unanimous.

Mr. Smith requested to be excused from the meeting for an appointment. A motion was made by Mr. Kauffman with a second by Mr. Cheek. The vote was unanimous.

Sec. 66-133. – Number of spaces required.

The following table gives the required number of parking spaces:

Types of Uses	Standards
<b>Accommodations:</b>	
Motels, hotels, condominium-type hotels and motels or any other facility providing for short-term occupancy	1 parking space for units having 500 square feet gross floor area or less, plus 1 space for each 5 units regardless of unit size. Units having over 500 square feet shall have 1 ½ spaces per unit. Units have over 700 square feet shall have 2 spaces per unit.
Banks	1 space per each 400 square feet of gross floor area
Bed and breakfast	1 space per each bedroom plus 1 space every 500 square feet of gross floor area
<b>Dwellings:</b>	
Single-family, <del>and</del> two-family and multifamily located on the island	Minimum of 2 parking spaces per dwelling or 1 parking space per bedroom, whichever is greater.  <u>Gross floor areas:</u> <u>Less than or equal to 2,500 square feet – 5 spaces</u> <u>2,501 to 3,000 square feet – 6 spaces</u> <u>3,001 to 3,500 square feet – 8 spaces</u>  <u>1 additional space shall be required for every 500 square feet of gross floor area above 3,500 square feet</u>
<u>Multifamily located on the island</u>	<u>1 space per every 400 square feet of gross floor area</u>
Single-family, two-family, multifamily located on the mainland	Minimum of 2 parking spaces per dwelling <u>unit</u> and 0.5 parking space per bedroom over 4 bedrooms
Electronic gaming operation	1 ½ parking spaces for every 2 electronic gaming machines
Clubhouses	1 space for every 80 square feet of area under roof
Golf courses, municipally owned recreational facilities, marinas and fishing piers	1 space for every 3 persons that the facilities are designed to accommodate when fully utilized
Offices	1 space per each 300 square feet of gross floor area
Other uses not specified in this section	Sufficient spaces to accommodate the number of vehicles that would ordinarily be attracted to the use in question, as determined by the building inspector <u>Planning Director</u> .
Restaurants, cafes, nightclubs and similar eating and/or entertainment facilities	1 space for every 3 seating accommodations
Retail and services including shopping centers and grocery stores (big box stores)	1 space per each 300 square feet of gross floor area

**DISCUSSION REGARDING PROPOSED AMENDMENTS TO CHAPTER 10, ARTICLES II, III AND IV – BUILDING AND BUILDING REGULATIONS**

Chairperson Grantham stated the last item of New Business was discussion regarding the proposed amendments to Chapter 10, Articles II, III and IV – Building and Building Regulations. Mr. Dycus explained this was a proposed comprehensive update to most of the chapter to bring the current ordinance in line with current General Statutes and eliminate some outdated requirements.

After a brief discussion, a motion was made by Mr. Kauffman with a second by Mr. Williamson to recommend approval of the removal and addition of specified items in Chapter 10 of the Building and Building Regulations. The vote was unanimous.

(Note: ~~Strikethrough~~ – notates sections to be deleted / **Bold** – notates recommended additions.)

**Chapter 10 - BUILDINGS AND BUILDING REGULATIONS**

**ARTICLE I. - IN GENERAL**

**Sec. 10-1. - Scope of chapter and codes.**

The provisions of this chapter and of the regulatory codes adopted in this chapter shall apply to the following:

- (1) The location, design, materials, equipment, construction, reconstruction, alteration, repair, maintenance, moving, demolition, removal, use and occupancy of every building or structure or any appurtenances connected or attached to such building or structure;
- (2) The installation, erection, alteration, repair, use and maintenance of plumbing systems consisting of house sewers, building drains, waste and vent systems, hot and cold water supply systems, and all their fixtures and appurtenances;
- (3) The installation, erection, alteration, repair, use and maintenance of mechanical systems consisting of heating, ventilating, air conditioning and refrigeration systems, fuel burning equipment, and their appurtenances; and
- (4) The installation, erection, alteration, repair, use and maintenance of electrical systems and their appurtenances.

(Code 1983, § 7-1-1)

Secs. 10-2—10-30. - Reserved.

**ARTICLE II. - TECHNICAL CODES**

FOOTNOTE(S): **State Law reference**— State building code mandatory throughout state, G.S. 143-138(e); authority to adopt technical codes by reference, G.S. 160A-76.

**Sec. 10-31. - Building code adopted.**

The current edition of the North Carolina State Building Code, as adopted by the North Carolina Building Code Council, which code refers to commercial, residential and general construction, together with and along with all appendices for each of these categories and as same be amended from time to time, is adopted by reference herein as if set out in full.

(Code 1983, § 7-1-2; Ord. of 6-14-2005(3))

**Sec. 10-32. - Plumbing code adopted.**

The current edition of the North Carolina Plumbing Code (~~North Carolina State Building Code, volume II, Plumbing~~) as adopted by the North Carolina Building Code Council, and as amended, is adopted by reference as fully as though set forth in this section.

(Code 1983, § 7-1-3)

Cross reference— Utilities, ch. 58.

**Sec. 10-33. - Mechanical code adopted.**

The current edition of the North Carolina Mechanical Code (~~North Carolina State Building Code, volume III, Mechanical~~) as adopted by the North Carolina Building Code Council, and as amended, is adopted by reference as fully as though set forth in this section.

(Code 1983, § 7-1-4)

Cross reference— Utilities, ch. 58.

**Sec. 10-34. - Electrical code adopted.**

The current edition of the North Carolina Electrical Code (~~North Carolina State Building Code, volume IV, Electrical~~), as adopted by the North Carolina Building Code Council, and as amended, is adopted by reference as fully as though set forth in this section.

(Code 1983, § 7-1-5)

Cross reference— Utilities, ch. 58.

**Sec. 10-35. - Residential building code.**

The current edition of the North Carolina Uniform Residential Building Code, as adopted by the North Carolina Building Code Council, and as amended, is adopted by reference as fully as though set forth in this section.

(Code 1983, § 7-1-6)

**Sec. 10-36. - Amendments to codes.**

Amendments to the regulatory codes adopted by reference in this article, which are from time to time adopted and published by the agencies or organizations referred to in this article, shall be effective in the town at the time the amendments are filed with the town clerk or building inspector as provided in section 10-38.

(Code 1983, § 7-1-7)

**Sec. 10-37. - Compliance with codes.**

- (a) All buildings or structures which are constructed, reconstructed, erected, altered, extended, enlarged, repaired, demolished or moved shall conform to the requirements, minimum standards and other provisions of either the North Carolina State Building Code, ~~General Construction, volume I~~, or the North Carolina Uniform Residential State Building Code, whichever is applicable, or of both if both are applicable.
- (b) Every building or structure intended for human habitation, occupancy or use shall have plumbing, plumbing systems or plumbing fixtures installed, constructed, altered, extended, repaired or reconstructed in accordance with the minimum standards, requirements and other

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provisions of the North Carolina Plumbing Code (~~North Carolina State Building Code, volume II, Plumbing~~).

- (c) All mechanical systems consisting of heating, ventilating, air conditioning and refrigeration systems, fuel burning equipment, and appurtenances shall be installed, erected, altered, repaired, used and maintained in accordance with the minimum standards, requirements and other provisions of the North Carolina Mechanical Code (~~North Carolina State Building Code, volume III, Mechanical~~).
- (d) All electrical wiring, installations and appurtenances shall be erected, altered, repaired, used and maintained in accordance with the minimum standards, requirements and other provisions of the North Carolina Electrical Code (~~North Carolina State Building Code, volume IV, Electrical~~).

(Code 1983, § 7-1-8)

**Sec. 10-38. - Copies of codes filed with clerk.**

An official copy of each regulatory code adopted in this article, and official copies of all amendments to such codes, shall be kept on file in the office of the town clerk or building inspector. The copies shall be the official copies of the codes and the amendments.

(Code 1983, § 7-1-9)

Secs. 10-39—10-70. - Reserved.

**ARTICLE III. - INSPECTION DEPARTMENT**

FOOTNOTE(S):

--- (3) ---

**Cross reference**— officers and employees, § 2-71 et seq.; inspection and enforcement of housing code, § 34-91 et seq.

**State Law reference**— Inspection department, G.S. 160A-411.

**Sec. 10-71. - Organization of department.**

The inspection department of the town shall consist of a building inspector and may also include a plumbing inspector, a heating/air conditioning inspector, an electrical inspector, and such other inspectors or deputy or assistant inspectors as may be authorized by the board of commissioners. The board may, in its discretion, designate a department head or may impose the duties of building inspector upon the director of public utilities.

(Code 1983, § 7-1-21)

State law reference— Building inspection, G.S. 160A-411 et seq.

**Sec. 10-72. - Duties and responsibilities.**

- (a) The duties and responsibilities of the inspection department and of the inspectors in the department shall be to enforce within their territorial jurisdiction state and local laws relating to:

- (1) The construction of buildings and other structures;

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- (2) The installation of such facilities as plumbing systems, electrical systems, heating systems, refrigeration systems and air conditioning systems;
  - (3) The maintenance of buildings and other structures in a safe, sanitary, and healthful condition;
  - (4) Other matters that may be specified by the board of commissioners.
- (b) These duties shall include:
- (1) The receipt of applications for permits and the issuance or denial of permits;
  - (2) The making of any necessary inspections;
  - (3) The issuance or denial of certificates of compliance occupancy;
  - (4) The issuance of orders to correct violations;
  - (5) The bringing of judicial actions against actual or threatened violations;
  - (6) The keeping of adequate records; and
  - (7) Any other actions that may be required in order to adequately enforce those laws.

The board of commissioners shall have the authority to enact reasonable and appropriate provisions governing the enforcement of those laws.

(Code 1983, § 7-1-22)

State law reference— Similar provisions, G.S. 160A-412.

**Sec. 10-73. - Conflicts of interest.**

No member of the inspection department or other individual contracting with the town to conduct inspections shall be financially interested in or employed by a business that is financially interested in the furnishing of labor, material or appliances for the construction, alteration or maintenance of any building within the town's jurisdiction or any part or system of a building, or in the making of plans or specifications, unless he is the owner of the building. No member of the inspection department or other individual contracting with the town to conduct inspections shall engage in any work that is inconsistent with that person's duties or with the interest of the town. The provisions of this section do not apply to a firefighter whose primary duties are fire suppression and rescue, but who engages in some fire inspection activities as a secondary responsibility of the firefighter's employment as a firefighter; except no firefighter may inspect any work actually done, or materials or appliances supplied, by the firefighter or the firefighter's business within the preceding six years.

(Code 1983, § 7-1-23)

State law reference— Similar provisions, G.S. 160A-415.

**Sec. 10-74. - Reports and records.**

The inspection department shall keep complete, ~~permanent~~ and accurate records in convenient form of all applications received, permits issued, inspections and reinspections made, defects found, certificates of compliance/occupancy granted, and all other work and activities

of the inspection department. These records shall be kept in the manner and for the period prescribed by the North Carolina Department of Cultural Resources. Periodic reports shall be submitted to the board of commissioners and to ~~other agencies~~ the Commissioner of Insurance as they shall by ordinance, rule, or regulation require. as required.

(Code 1983, § 7-1-24)

State law reference— Similar provisions, G.S. 160A-433.

**Sec. 10-75. - Inspection procedure.**

(a) *Inspections.* The inspection department shall inspect all buildings and structures and work in such buildings and structures for which a permit of any kind has been issued as often as necessary in order to determine whether the work complies with the appropriate codes. When deemed necessary by the appropriate inspector, materials and assemblies may be

inspected at the point of manufacture or fabrication, or inspections may be made by approved and recognized inspection organizations; provided, no approval shall be based upon reports of such organizations unless they are in writing and certified by a responsible officer of the organization. All holders of permits or their agents shall notify the inspection department and the appropriate inspector at each of the following stages of construction, so that approval may be given before work is continued:

- (1) Foundation inspection shall be made after trenches are excavated and the necessary reinforcement and forms are in place, and before concrete is placed. Drilled footing, piles and similar types of foundations shall be inspected as installed.
  - (2) Framing inspection shall be made after all structural framing is in place and all roughing-in of plumbing, electrical and heating has been installed, after all fire blocking, chimneys, bracing and vents are installed, but before any of the structure is enclosed or covered. Poured-in-place concrete structural elements shall be inspected before each pour of any structural member.
  - (3) Fireproofing inspection shall be made after all areas required to be protected by fireproofing are lathed, but before the plastering by fireproofing or other fireproofing is applied.
  - (4) Final inspection shall be made after the building or structure has all doors hung, fixtures set, and is ready for occupancy but before the building is occupied.
- (b) *Calls for inspection.* Requests for inspections may be made to the office of the inspection department or to the appropriate inspector. Request for inspections shall not be accepted without the permit number accompanying the request. An inspection shall not be made without the permit placard being posted on the job site. The inspection department shall make requested inspections in a timely manner ~~as soon as practicable after request is made~~ provided the work is ready for inspection at the time the request is made. ~~Reinspections may be made at the convenience of the inspector.~~ No work shall be inspected until it is in proper and completed condition ready for inspection. It is the duty of the homeowner or contractor to notify the building inspections department when an inspection is necessary. If the inspector reports to a job site and the work fails and is not approved, or the work is not ready for inspection, there will be a reinspection fee as set from time to time

charged. The fee shall be paid at the town hall prior to the next inspection request. All work which has been concealed before the inspection and approval shall be uncovered at the request of the inspector and placed in condition for proper inspection. Approval or rejection of the work shall be furnished by the appropriate inspector in the form of a notice posted on the building or given to the permit holder or his agent. Failure to call for inspections or proceeding without approval at each stage of construction shall be deemed a violation of this chapter.

- (c) *Street or alley lines.* Where the applicant for a permit proposes to erect any building or structure on the line of any street, alley or other public place, he shall secure a survey of the line of the street, alley or other public place, adjacent to the property upon which the building or structure is to be erected before proceeding with construction of the building or structure. It shall be the duty of the building inspector to see that the building does not encroach upon the street or alley or other public place.
- (d) *Certificate of compliance/occupancy.* No new building or part of a building shall be occupied, and no addition or enlargement of any existing building after being altered or moved shall be occupied, and no change of occupancy shall be made in any existing building or part of a building until the inspection department has issued a certificate of compliance/occupancy. A temporary certificate of compliance/occupancy may be issued for a portion of a building which may safely be occupied prior to final completion and occupancy of the entire building. Application for a certificate of compliance/occupancy may be made by the owner or his agent after all final inspections have been made for new buildings, or, in the case of existing buildings, after supplying the information and data necessary to determine compliance with this chapter, the appropriate regulatory codes and the zoning ordinance, chapter 66, for the occupancy intended. The inspection department shall issue a certificate of compliance/occupancy when, after examination and inspection, it is found that the building in all respects conforms to the provisions of this chapter, the regulatory codes, and the zoning ordinance for the occupancy intended.
- (e) *Application for certificate.* Application for certificate of compliance/occupancy shall be accompanied by an as-built survey drawn by a state registered engineer or surveyor. Such survey shall contain the following information:
  - (1) Metes and bounds of the property.
  - (2) Elevation of the first floor of the building.
  - (3) Locations of the buildings on the property, including roof overhangs, porches, decks, stairs, architectural features, fences, retaining walls, bulkheads and storage areas.

(Code 1983, § 7-1-25)

State law reference— Inspections of work in process, G.S. 160A-420.

**Sec. 10-76. - Oversight not to legalize violation.**

No oversight or dereliction of duty on the part of any inspector or other official or employee of the inspection department shall be deemed to legalize the violation of any provision of this chapter or any provision of any regulatory code adopted in this chapter.

(Code 1983, § 7-1-26)

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**Sec. 10-77. - Powers of inspection officials.**

- (a) *Authority.* Inspectors are authorized, empowered and directed to enforce all the provisions of this chapter and the regulatory codes adopted in this chapter.
- (b) *Right of entry.* With an appropriate warrant or permission from the owner or occupant, inspectors shall have the right to enter on any premises within the jurisdiction of the regulatory codes adopted in this chapter at reasonable hours for the purpose of inspection or enforcement of the requirements of this chapter and the applicable regulatory codes.
- (c) *Stop orders.* Whenever any building or structure or part of a building or structure is being demolished, constructed, reconstructed, altered or repaired in a hazardous manner, or in violation of any provision of this chapter or any other town ordinance, or in violation of any provision of any regulatory code adopted in this chapter, or in violation of the terms of the permit or permits issued for such work, or in such manner as to endanger life or property, the appropriate inspector may order the work to be immediately stopped. The order shall be in writing to the owner of the property or to his agent, or to the person doing the work, and shall state the reasons for the stop order and the conditions under which the work may be resumed.  
  
(Code 1983, § 7-1-27)

State law reference— Periodic inspections, G.S. 160A-424.

Secs. 10-78—10-110. - Reserved.

**ARTICLE IV. - BUILDING PERMITS**

FOOTNOTE(S):

--- (4) ---

Cross reference— Building permit required for zoning, § 66-312.

State Law reference— Building permit requirements, G.S. 160A-417 et seq.

**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 costing ~~\$5,000.00~~ \$15,000.00 or less in any single-family residence or farm building unless the work involves:
  - (1) Addition, repair or replacement of load-bearing structures;
  - (2) Addition (excluding replacement of same size and capacity) or change in the design of plumbing;
  - (3) Addition, replacement or change in the design of heating, air conditioning or electrical wiring, devices, appliances or equipment;
  - (4) Use of materials not permitted by the North Carolina Uniform Residential Building Code;

- (5) 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.

County board of health approval of a septic tank is required where the sewer system cannot be connected to the town sewer system. When a permit is requested and the contractor/owner intends to connect to the sewer system at a later date without the use of a septic tank, the inspector may issue a permit for construction provided the contractor/owner signs an indemnification agreement releasing the town from all liability should the sewer system either fail to be completed or not be completed in a timely fashion. In all cases of removal or demolition of a building or structure, a good and sufficient bond may be required to be posted by the property owner or by his contractor at the time of application for a permit, to ensure complete removal or demolition, including all rubble and debris. Failure on the part of the property owner or his contractor to completely demolish, remove and clear the premises after five days, excluding Saturday and Sunday, notice by the building inspector shall be cause for forfeiture of the bond. Beginning work without a building permit shall double the permit fee. The building inspector shall formally notify the proper licensing board of such illegal action by the contractor on the second written offense. Written offenses shall be prepared in duplicate and acknowledged by the building inspector and contractor. A copy of this offense shall be retained in the building permit file, and a copy shall be given to the contractor for his records.

- (b) *Plumbing permit.* No person shall commence or proceed with the installation, extension or general repair of any plumbing system without a written permit from the plumbing inspector; however, no permit shall be required for minor repairs or replacement on the house side of a tap to an installed system of plumbing if the repairs or replacements do not disrupt the original water supply of the waste or ventilating systems.
- (c) *Elevator construction.* Construction of a private residential elevator or lift requires a building permit from the building inspection department. In addition, all elevators shall be required to be inspected by a qualified elevator inspector certified by the state at the expense of the homeowner or builder. Results of such inspection will be provided to the building inspection department. All private residential elevators or lifts must comply with ANSI/ASME A17.1 Safety Code for Elevators and Escalators, and meet the approval of a qualified elevator inspector. For purposes of setbacks, an elevator or lift shall meet all the same setback requirements that the covered portions of the home are allowed without exception.

(Code 1983, § 7-1-41; Ord. of 5-11-1999; Ord. of 6-10-2003, § 1; Ord. of 7-12-2005(2))

**Sec. 10-112. - Application for permit.**

- (a) Written application shall be made for all permits required by this article and shall be made on forms provided by the inspection department. The application shall be made by the owner of the building or structure affected or by his authorized agent or representative and, in addition to such other information as may be required by the appropriate inspector to enable him to determine whether the permit applied for should be issued, shall show the following:
  - (1) Name, residence and business address of the owner.
  - (2) Name, residence and business address of an authorized representative or agent, if any.
  - (3) Name and address of the contractor, if any, together with evidence that he has obtained a certificate from the appropriate state licensing board for such contractor, if the certificate is required for work involved in the permit for which application is made.

- (4) Cost of structure to be built.
  - (5) At the time of the application, an elevation certification done within six months by a registered land surveyor provided by the builder/owner. Each lot corner must be marked on the ground by iron pipe or concrete monuments.
- (b) All application for building permits for new buildings shall be accompanied by a physical survey drawn by a state registered surveyor or engineer. Such survey shall contain the following information:
- (1) Metes and bounds of the property.
  - (2) Elevations of the property at all corners and the center of the lot.
  - (3) Elevation of the centerline of the adjacent street in front of the property.
  - (4) Elevation of the building site above mean sea level. Iron pipes shall be placed at all corners of the property.
- (c) The building inspector shall not issue a building permit unless the property is graded and filled at least eight inches above the centerline of the adjacent street. Elevations greater than eight inches above the street shall occur only in order to match adjacent property. Beginning at the front property line, the property shall slope from the grade at the street right-of-way line to an elevation of eight inches above the street centerline at the building line. The builder and/or owner shall be responsible for grading the lot in such a manner as to absorb surface runoff or divert it to the street.
- (d) Permit applications submitted without items identified in subsections (a) through (c) of this section being correctly completed and in their entirety shall be subject to an additional processing fee.
- (e) The required sewer and water tap-on fees for the town shall be due and payable at the time a building permit is issued.

(Code 1983, § 7-1-42)

State law reference— Similar provisions, G.S. 160A-422.

**Sec. 10-113. - Plans and specifications.**

Detailed plans and specifications shall accompany each application for a permit when the estimated total cost of the building or structure is in excess of \$20,000.00 and for any other building or structure where plans and specifications are deemed necessary by the appropriate inspector in order for him to determine whether the proposed work complies with the appropriate regulatory codes. Plans shall be drawn to scale with sufficient clarity to indicate the nature and extent of the work proposed, and the plans and specifications together shall contain information sufficient to indicate that the work proposed will conform to the provisions of this chapter and the appropriate regulatory codes. The plan must include specifications for the parking layout, showing location, access and size. Where plans and specifications are required, a copy shall be kept at the work site until all authorized operations have been completed and approved by the appropriate inspector.

(Code 1983, § 7-1-43)

**Sec. 10-114. - Limitations on issuance of permits.**

- (a) No building permit shall be issued for any building or structure the estimated total cost of which is more than \$30,000.00 unless the work is to be performed by a general contractor.
- (b) No building permit shall be issued for any building or structure, other than a one- or two-family dwelling, the estimated total cost of which is more than \$90,000.00 unless the plans bear the state seal of a registered architect or a registered engineer.
- (c) Where any provisions of the General Statutes or any ordinance require that work be done by a licensed specialty contractor of any kind, no permit for the work shall be issued unless it is to be performed by the licensed specialty contractor.
- (d) Where detailed plans and specifications are required by this chapter, no building permit shall be issued unless the plans and specifications have been provided.

(Code 1983, § 7-1-44)

**Sec. 10-115. - Issuance of permit.**

- (a) When proper application for a permit has been made, and the appropriate inspector is satisfied that the application and the proposed work comply with the provisions of this chapter and the appropriate regulatory codes, he shall issue the permit upon payment of the proper fees.
- (b) Prior to commencement of any construction, the building permit shall be prominently posted on a pole or stake on the building lot in such a manner as to be visible from the street abutting such lot; and it shall remain in such position until a certificate of occupancy has been issued by the building inspector.

(Code 1983, § 7-1-45)

State law reference— Similar provisions, G.S. 160A-418.

**Sec. 10-116. - Revocation of permits.**

The appropriate inspector may revoke and require the return of any permit by notifying the permit holder in writing, stating the reason for the revocation. Permits shall be revoked for any material substantial departure from the approved application, plans or specifications; for refusal or failure to comply with proper orders of the inspector; for refusal or failure to comply with requirements of this chapter and the appropriate regulatory codes; or for false statements or misrepresentations made in securing the permit.

(Code 1983, § 7-1-46)

**Sec. 10-117. - Time limitations on validity of permits.**

All permits issued under this article shall expire by limitation six months after the date of issuance if the work authorized by the permit has not been commenced. All structures must be completed within one year from the date construction has commenced. The exterior of the structure shall be completed within three months from the date construction has commenced. One extension may be granted by the building inspector if unique or hardship conditions exist for a project. Applications for an extension shall be reviewed on a case-by-case basis. If after commencement the work is discontinued for a period of 12 months, the permit shall immediately expire. No work authorized by any permit which has expired shall be performed until a new permit has been secured.

(Code 1983, § 7-1-47)

State law reference— Similar provisions, G.S. 160A-418.

**Planning Board Meeting (Cont.)**

**July 21, 2015**

**Page 25.**

**Sec. 10-118. - Changes in work.**

After a permit has been issued, changes or deviations from the terms of the application and permit, or changes or deviations from the plans or specifications involving any work under the jurisdiction of this chapter or of any regulatory code adopted in this chapter, shall not be made until specific written approval of the changes or deviations has been obtained from the appropriate inspector.

(Code 1983, § 7-1-48)

State law reference— Similar provisions, G.S. 160A-419.

**Sec. 10-119. - Permit fees.**

Fees for permits shall be based upon a schedule adopted by the board of commissioners, which shall be available at the office of the town clerk and the building inspector.

(Code 1983, § 7-1-49)

**Sec. 10-120. - Bond for construction, removal or demolition of buildings.**

(a) In all cases of ~~construction~~, removal or demolition of buildings and structures, a good and sufficient bond in the currently required sum shall be posted by the property owner or his contractor at the time of application for a building or placement permit to ensure complete removal of all rubble and debris as the result of the ~~construction~~, removal or demolition.

(b) Failure on the part of the property owner or his contractor to keep the premises clean during the course of construction and completely remove and clear premises of all rubble and debris prior to time of final inspection shall be cause for forfeiture of the bond and/or reason to delay issuance of a certificate of occupancy.

(Code 1983, § 7-1-50)

~~Sec. 10-121. - Licensing of contractors. **Reserved**~~

~~Every person carrying on the business of, including but not limited to, building contractor, plumbing contractor, heating/air conditioning contractor, or electrical contractor within the town shall be required to purchase a privilege license.~~

~~(Code 1983, § 7-1-51)~~

Cross reference— Schedule of license taxes, § 14-46.

State law reference— Contractors, G.S. 87-1 et seq.

**Sec. 10-122. - Contractor responsible for damages to streets.**

Each building contractor, including the owner of a building in which the owner is acting as his own general building contractor, shall be responsible and liable for any damages which may occur to the town streets, utility systems and drainage systems as a direct result of any work he may perform in constructing buildings. The building inspector shall notify the street foreman in all cases wherein damages have occurred as a result of any actions on the part of the building contractor. Based on the estimate of such damages by the street foreman, the building contractor shall be submitted a bill by the town clerk for the damages. ~~Failure to reimburse the town for such damages shall be adequate grounds for revoking the building contractor's town privilege~~

license. Contractors shall be responsible for removing any debris left on the roadway during and after construction.

(Code 1983, § 7-1-52; Ord. of 4-13-2004, § 1)

**Sec. 10-123. - No utility service until structure certified.**

(a) No utility company shall provide service to any newly erected structure within the town limits without first having obtained from or on behalf of the owner of the structure a certification from the building inspector that the building meets the minimum requirements of the town building code.

~~(b) Any person, prior to commencement of any construction on any lot within the town, shall place with the town clerk the currently required deposit, to be returned by the clerk to the person placing the deposit upon completion of the work, providing proper clean up of trash and debris has been performed. If proper clean up is not to be performed prior to final inspection and an issuance of a certificate of occupancy, the town may remove the trash and debris and deduct the cost thereof from the required deposit. The town shall not be obligated to remove any trash or debris; and, further, should the town perform this work in which the actual cost of such work exceeds the required deposit, the town may deduct such overage from any other deposits made by the same person in its possession, and if there be an insufficient sum in the town's possession to cover the cost incurred by the town, then the person performing the work shall be liable to the town for such amount and a suit may be commenced for the collection of same.~~

(e) (b) The building inspector shall promptly, upon notice, inspect the building or structure after its completion and, if it meets the town's minimum building code requirements, issue a certification to the owner or his representatives that the building meets the requirements, which certification shall be in writing and in the following form:

TOWN OF OCEAN ISLE BEACH  
OCEAN ISLE BEACH, NC 28459

Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**CERTIFICATE OF COMPLIANCE/OCCUPANCY**

I hereby certify that the building located on:

Lot \_\_\_\_\_ Block \_\_\_\_\_ Section \_\_\_\_\_

Street \_\_\_\_\_

of Ocean Isle Beach is in substantial compliance with the N.C. State Building Code and Town ordinances, and utilities may be connected or otherwise furnished to it.

CONDITIONAL APPROVAL

	_____ Building Inspector Town of Ocean Isle Beach
--	---

Owner \_\_\_\_\_

Contractor \_\_\_\_\_

Permit No. \_\_\_\_\_

CONDITIONS OF APPROVAL:

Notice: The above conditions, if any, must be met within five days of the date of this certification or approval is null and void and electrical service will be disconnected.

(d) The building inspector shall, at time of final inspection, determine if all trash and debris created during the building process have been removed and if it has, then he shall orally or in writing so inform the town clerk, whereupon the deposit hereinbefore identified shall forthwith be returned; provided that if the trash and debris have not been satisfactorily removed, he shall notify the builder and the builder shall be given five days excluding Saturday and Sunday from such notification to complete the removal at the builder's expenses as provided by in this section.

~~(e) The town clerk, upon receipt of acknowledgment from the building inspector that satisfactory clean up has been performed, shall return so much of the deposit as is due the builder.~~

(Code 1983, § 7-1-53)

~~Sec. 10-124. Escrow deposit by contractors. **Reserved**~~

~~(a) Each contractor regularly doing business in the town shall deposit the currently required amount into the town's escrow account as provided in sections 10-120 and 10-123. This escrow account must never fall below the currently required amount, and the moneys may be applied to cleanup. If so used, the contractor must redeposit moneys sufficient to raise the escrow to the currently required amount.~~

~~(b) The police department shall have authority and the responsibility to enforce this section and shall see that all construction areas are clean and free of litter and debris. If they are not, the police may cite the contractor for litter and may subject them to criminal penalties in accordance with G.S. 14-4 and this article.~~

(Code 1983, § 7-1-54)

**ADJOURN**

Being no additional business or comment was heard, the Planning Board meeting was unanimously adjourned upon a motion by Mr. Williamson with a second by Mr. Crews.

8/18/15



Kitty Coley  
Kitty Coley, Secretary

Carol Grantham  
Carol Grantham, Chairperson

**Planning Board Plan Consistency Statement**

The Planning Board has reviewed and recommended **approval** to the Town of Ocean Isle Beach Board of Commissioners the following text amendment to the Town of Ocean Isle Beach Zoning Ordinance.

**AN ORDINANCE MODIFYING LANGUAGE REGARDING BEDROOM LIMITATIONS IN SECTIONS 66-45(9), 66-46(9), 66-50(6), 66-51(7), AND 66-52(5), OF THE TOWN OF OCEAN ISLE BEACH ZONING ORDINANCE**

After review of the ordinance, the Planning Board hereby finds and recommends to the Board of Commissioners that the above zoning amendment:

- is consistent with the Town of Ocean Isle Beach CAMA Land Use Plan and any other officially adopted plan that is applicable, AND is reasonable and in the public interest for the reason(s) stated below.

OR

- is NOT consistent with the Town of Ocean Isle Beach CAMA Land Use Plan and any other officially adopted plan that is applicable, AND YET is considered reasonable and in the public interest for the reason(s) set forth below.

OR

- is neither consistent nor inconsistent with the Town of Ocean Isle Beach CAMA Land Use Plan and any other officially adopted plan that is applicable, AND is considered reasonable and in the public interest for the reason(s) set below:

**The proposed amendment will make the current ordinance consistent with Session Law 2015-86 prohibiting limitations on the number and types of rooms within one and two-family dwellings.**

- is NOT considered reasonable or in the public's interest at this this time.

7/21/15  
Date  
*Carol Newton*  
Planning Board Chairperson  
Town of Ocean Isle Beach

**Planning Board Plan Consistency Statement**

The Planning Board has reviewed and recommended **approval** to the Town of Ocean Isle Beach Board of Commissioners the following text amendment to the Town of Ocean Isle Beach Building and Building Regulations Ordinance.

**AN ORDINANCE MODIFYING LANGUAGE REGARDING THE TECHNICAL CODES,  
THE INSPECTION DEPARTMENT, AND BUILDING PERMITS IN CHAPTER 10,  
ARTICLES II, III, AND IV, OF THE TOWN OF OCEAN ISLE BEACH BUILDING AND  
BUILDING REGULATIONS ORDINANCE**

After review of the ordinance, the Planning Board hereby finds and recommends to the Board of Commissioners that the above amendment:

- is consistent with the Town of Ocean Isle Beach CAMA Land Use Plan and any other officially adopted plan that is applicable, AND is reasonable and in the public interest for the reason(s) stated below.

OR

- is NOT consistent with the Town of Ocean Isle Beach CAMA Land Use Plan and any other officially adopted plan that is applicable, AND YET is considered reasonable and in the public interest for the reason(s) set forth below.

OR

- is neither consistent nor inconsistent with the Town of Ocean Isle Beach CAMA Land Use Plan and any other officially adopted plan that is applicable, AND is considered reasonable and in the public interest for the reason(s) set below:

**The proposed amendments will bring the Chapter in line with current NC General Statutes and eliminate some outdated ordinances. This change is reasonable and in the public interest as it will eliminate any conflicting regulations between Town Ordinance and State Law.**

- is NOT considered reasonable or in the public's interest at this this time.

7/21/15  
Date

*Carol Gassman*

Planning Board Chairperson  
Town of Ocean Isle Beach

**Planning Board Plan Consistency Statement**

The Planning Board has reviewed and recommended **approval** to the Town of Ocean Isle Beach Board of Commissioners the following text amendment to the Town of Ocean Isle Beach Zoning Ordinance.

**AN ORDINANCE DELETING LANGUAGE REGARDING OFF-STREET PARKING REQUIREMENTS IN SECTION 66-133, OF THE TOWN OF OCEAN ISLE BEACH ZONING ORDINANCE**

After review of the ordinance, the Planning Board hereby finds and recommends to the Board of Commissioners that the above zoning amendment:

- is consistent with the Town of Ocean Isle Beach CAMA Land Use Plan and any other officially adopted plan that is applicable, AND is reasonable and in the public interest for the reason(s) stated below.

OR

- is NOT consistent with the Town of Ocean Isle Beach CAMA Land Use Plan and any other officially adopted plan that is applicable, AND YET is considered reasonable and in the public interest for the reason(s) set forth below.

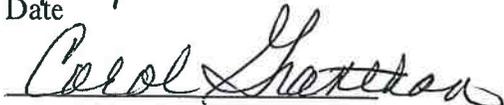
OR

- is neither consistent nor inconsistent with the Town of Ocean Isle Beach CAMA Land Use Plan and any other officially adopted plan that is applicable, AND is considered reasonable and in the public interest for the reason(s) set below:

**The proposed amendment will modifies the parking requirements for residential structures to be based upon the square footage of the structure rather than the number of bedrooms. This change is reasonable and in the public interest as it maintains a fair requirement for parking spaces in residential structures. Requiring adequate off-street parking will help ensure public safety.**

- is NOT considered reasonable or in the public's interest at this this time.

7/21/15  
Date



Planning Board Chairperson  
Town of Ocean Isle Beach

**Planning Board Plan Consistency Statement**

The Planning Board has reviewed and recommended **approval** to the Town of Ocean Isle Beach Board of Commissioners the following text amendment to the Town of Ocean Isle Beach Zoning Ordinance.

**AN ORDINANCE DELETING LANGUAGE REGARDING RESIDENTIAL APPEARANCE STANDARDS IN SECTIONS 66-638 AND 66-639, OF THE TOWN OF OCEAN ISLE BEACH ZONING ORDINANCE**

After review of the ordinance, the Planning Board hereby finds and recommends to the Board of Commissioners that the above zoning amendment:

- is consistent with the Town of Ocean Isle Beach CAMA Land Use Plan and any other officially adopted plan that is applicable, AND is reasonable and in the public interest for the reason(s) stated below.

OR

- is NOT consistent with the Town of Ocean Isle Beach CAMA Land Use Plan and any other officially adopted plan that is applicable, AND YET is considered reasonable and in the public interest for the reason(s) set forth below.

OR

- is neither consistent nor inconsistent with the Town of Ocean Isle Beach CAMA Land Use Plan and any other officially adopted plan that is applicable, AND is considered reasonable and in the public interest for the reason(s) set below:

**The proposed amendment will make the current ordinance consistent with Session Law 2015-86 prohibiting any zoning and development regulation ordinance relating to building design elements for one and two-family dwellings.**

- is NOT considered reasonable or in the public's interest at this this time.

7/21/15  
Date  
*Carol Granton*  
Planning Board Chairperson  
Town of Ocean Isle Beach



TO: Mayor Smith and Board of Commissioners  
FROM: Planning Board  
DATE: July 29, 2015  
SUBJECT: RECOMMENDATIONS FROM PLANNING BOARD

The following report reflects the recommendations of the Planning Board during their meeting held on the 21st day of July, 2015:

1. The Planning Board recommended approval to the Board of Commissioners for the attached amendment to Town's Zoning Ordinance – Section 66-45 through 66-52 regarding proposed amendments eliminating the sections in which we limit the number of bedrooms per lot.

Additions are double underlined with the deletions indicated by ~~strike through~~.

2. The Planning Board recommended approval to the Board of Commissioners for the attached amendment to Town's Zoning Ordinance – Section 66-638 and 639 regarding the proposed amendments eliminating the regulations that no longer allows municipalities to regulate "building design elements" in one or two-family dwellings. Including exterior building color; type or style of exterior cladding material; style or materials of roof structure or porches; exterior nonstructural architectural ornamentation, or the location or architectural styling of windows or doors. This amendment will eliminate the residential appearance standards section of the Town's zoning ordinance.

Additions are double underlined with the deletions indicated by ~~strike through~~.

3. The Planning Board recommended approval to the Board of Commissioners for the attached amendment to Town's Zoning Ordinance – Section 66-133 regarding the proposed amendments eliminating the regulations that no longer limits the number of bedrooms. This proposed amendment will base the number of parking spaces on the size of the structure.

Additions are double underlined with the deletions indicated by ~~strike through~~.

4. The Planning Board recommended approval to the Board of Commissioners for the attached amendment to Town's Ordinance – Section 10-32, 33, 34, 36, 37, 38, 72, 74, 75, 111, 116, 117, 119, 120, 121, 122, 123 and 124 regarding the proposed amendments updating most of the chapter to bring the current ordinance in line with current General Statutes and eliminating some outdated requirements.

Additions are double underlined with the deletions indicated by ~~strike through~~.

This application is consistent with all of the objectives and policies for growth and development contained in the Town of Ocean Isle Beach Comprehensive Land Use Plan.

Attest:

  
Kitty Coley, Planning Board Secretary

  
Justin Whiteside, Planning Director