

**TOWN OF OCEAN ISLE BEACH
PLANNING BOARD MEETING
OCTOBER 21, 2014
MINUTES**

MEMBERS PRESENT

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

STAFF PRESENT

Daisy Ivey, Town Administrator
Keith Dycus, GIS & Codes Planner
Kitty Coley, Secretary

GUEST

Mrs. Cheryle "Cherri" Cheek

MEETING CALLED TO ORDER

Chairperson Carol Grantham called the meeting to order.

ADOPTION OF AGENDA

A motion was made by Mrs. Becky Noble with a second by Mr. Don Kauffman to adopt the agenda. The vote was unanimous.

APPROVAL OF MINUTES

The minutes of the August 19, 2014 meeting were unanimously approved upon a motion by Mr. Kauffman with a second by Mr. Ernie Crews.

SUMMARY OF BOARD OF COMMISSIONERS' ACTIONS

Mr. Dycus noted the following actions from the August 12, 2014 Board of Commissioners' Meeting:

1. Heard a presentation by Jason Reyes of Alta Planning & Design for the final draft of the Ocean Isle Beach Bicycle and Pedestrian Plan
2. Heard a presentation by Coastal Planning & Engineering regarding the 30 Year Beach Management Plan
3. Approved a group activity request from the Museum of Coastal Carolina for the "Brats and Beer" Fundraiser to be held on November 28, 2014
4. Referred an application for a text amendment to the Planning Board
5. Approved a resolution authorizing condemnation of Parcel # 257DI009
6. Approved authorization of funds for condemnation of Parcel # 257DI009
7. Approval of commitment of funds to NCDOT for construction of a roundabout at the intersection of Causeway Drive and Hwy. 179

8. Approved a motion to support a partnership between the Town, OIB Land Conservancy and the State of North Carolina for a nature preserve on the east end of the island

NEW BUSINESS

DISCUSSION REGARDING PROPOSED TEXT AMENDMENT FOR SECTION 66-45(3)(d)

Chairperson Grantham stated the first item of New Business was discussion regarding a proposed text amendment for Section 66-45(3)(d). Following a request by Mr. Larry Cheek to be recused from voting regarding this issue. A motion was made by Mr. Williamson with a second by Mrs. Noble, the vote was unanimous to recuse Mr. Cheek from voting.

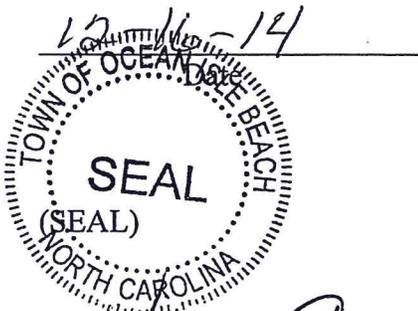
Mr. Dycus stated that Mrs. Cherri Cheek, on behalf of DW OI Investments, LLC, had applied for a text amendment to Section 66-45(3)(d). Mr. Dycus explained the proposed amendment would be a minor modification to allow lots platted prior to 2005 which are less than 5,000 square feet in area to be developed. Mr. Dycus noted this change would affect multiple lots on the island, some which were platted as early as 1968 and others in 1976. Mr. Dycus provided maps showing some areas that would be affected by the proposed amendment along with the proposed zoning text. Mr. Dycus stated that all other setbacks would need to be met.

After a brief discussion, a motion was made by Mr. Williamson to the proposed text amendment as follows: The town takes notice of the fact that there are several lots within residential subdivisions that when originally platted or modified are only 47 feet in width or less than 5,000 square feet. Since these lots were platted prior to 2005, the town will not deny the issuance of a permit for construction as long as these lots are at least 47 feet in width and contain less than 5,000 square feet. However, all other requirements of the zoning ordinance must be met. The Planning Board recommended approval of the attached Consistency Statement. With a second on the motion by Mr. Kauffman, the vote was unanimous. The Planning Board voted unanimously by a motion from Mr. Williamson with a second by Mr. Kauffman for Mr. Cheek to return to the meeting.

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.


Carol Grantham, Chairperson




Kitty Coley, Secretary