

**TOWN OF OCEAN ISLE BEACH  
PLANNING BOARD MEETING  
DECEMBER 16, 2014  
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**

Justin Whiteside, Planning Director  
Keith Dycus, GIS & Codes Planner  
Kitty Coley, Secretary

**MEETING CALLED TO ORDER**

Chairperson Carol Grantham called the meeting to order.

**ADOPTION OF AGENDA**

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

**APPROVAL OF MINUTES**

The minutes of the October 21, 2014 meeting were unanimously approved as corrected upon a motion by Mr. Williamson with a second by Mr. Robbie Smith.

**SUMMARY OF BOARD OF COMMISSIONERS' ACTIONS**

Mr. Whiteside noted the following actions from the December 11, 2014 Board of Commissioners' Meeting:

1. Referred a discussion regarding fencing regulations to the Planning Board for review.

**NEW BUSINESS**

**DISCUSSION REGARDING PROPOSED TEXT AMENDMENT FOR SECTION 10-125**

Chairperson Grantham stated the first item of New Business was discussion regarding a proposed text amendment for Section 10-125. Mr. Whiteside stated that at the request of Town staff, the Board of Commissioners referred a discussion regarding fencing requirements to the Planning Board. Mr. Whiteside explained that currently, fences are only regulated within the town limits and have a maximum height of four (4) feet. Fences located around swimming pools

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could be five (5) feet in height and fully enclosed. Mr. Whiteside noted that staff had included draft language that would allow solid fences up to a height of six (6) feet on commercially zoned lots that also have commercial uses. Residential uses on commercially zoned lots would not be allowed to use the increased fence height.

After a brief discussion, a motion was made by Mr. Williamson with a second by Mr. Crews to approve the proposed amendment to Section 10-125 - Fencing. The motion was unanimously approved.

~~Deletions are in strikethrough~~ and **additions are in bold and underlined.**

**Sec. 10-125. - Fencing.**

(a) Fencing must have at least 50 percent open construction and will be limited to split rail, lattice, picket and noncorrosive aluminum types. Maximum height allowed will be four feet from ground level to the highest point of the fencing. The following types of fencing are prohibited: above-ground electric fences, chain-link fencing and metallic-type fencing. Replacement or repair of any existing fence must comply with these requirements. ~~Exemption: Government facilities (i.e. water towers, sewer treatment facilities, storage yards, etc.) are exempt from this requirement.~~ A building permit will be required prior to installation of fencing.

(b) Owners of residential structures who construct in-ground or above-ground pools can completely enclose the pool structure with a fence provided that said fence be designed to collapse or break way. Above and in-ground pool fencing shall meet a five-foot maximum height limitation and shall utilize the split rail, lattice, picket, shadow box or a closed design fence. The definition of a pool is any structure intended for swimming or recreational bathing that could contain 24 inches of water. This depth includes both in-ground and above-ground pools, hot tubs and spas.

(c) Commercially zoned lots which also contain commercial uses may install solid fencing up to a height of five feet measured from ground level to the highest point of the fencing. Multi-family structures do not constitute a commercial use for the purpose of this ordinance, however, hotels and motels shall. Fences shall not extend closer than ten feet to the front property line

(d) No fence shall impede the visual locating of 911 emergency street addresses.

(e) No fence shall block access from doors or windows. Fences must have a clearance of at least two feet from building walls, except where fences project to or from a building wall.

(f) Fences shall not alter or impede the natural flow of water in any stream, creek, drainage swale or ditch.

(g) The finished side of the fence shall face off site.

(h) Pedestrian connections through fences that connect to adjoining neighborhoods or other uses are encouraged.

(i) In no case shall fencing be allowed across a front property boundary.

(j) Government facilities (i.e. water towers, sewer treatment facilities, storage yards, etc.) are exempt from these requirements.

**ADJOURN**

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

2/17/15  
Date

Carol Grantham  
Carol Grantham, Chairperson



Kitty Coley  
Kitty Coley, Secretary