



Town of Oak Island

Brunswick County, NC

The Town of Oak Island will preserve, protect, and enhance the quality of the natural and cultural environment of the community. In order to achieve this goal, the Town will improve the quality of its waterways, natural environment, beaches, dunes, water access and residential areas. The Town will maintain a unique scale and character that fosters a sense of community to make the Town a desirable place to live, work and call home, and a family vacation destination. The Town will also develop efficient sidewalks, bikeways, and roadway systems to protect its attractiveness in the future. The Town will also expand its recreational opportunities for residents of all ages and abilities. The Town will balance social and commercial needs and objectives for economic vitality.

Planning Board Meeting Agenda October 19, 2017 • 10:30 AM Town Hall • Council Chambers

I. START-UP

1. **Call to Order:**
2. **Additions or corrections to the agenda**
3. **Approval of the Minutes:** (9-21-17)
4. **Public Comment:** Please state your name and address for the record.

II. OLD BUSINESS

1. **Text Amendment – Driveway**

III. NEW BUSINESS

1. **Driveway Layout**
2. **Text Amendment**

IV. REPORTS/UPDATES

1. **Board Member Reports**
2. **Staff Reports – Regional Bike Plan**
3. **Updates from Council Meeting – Regional Bike Plan**

V. OTHER

Future Meetings: November 16, 2017 (Planning Board)
Adjournment

MINUTES
PLANNING BOARD
September 21, 2017 – 10:30 A.M.
OAK ISLAND TOWN HALL – COUNCIL CHAMBERS

Present: Chairman Denise Pacula, members Cathy Bowes, Bob Carpenter, Mike Defeo, Bob Germaine, Clay Jenkins and Willie Williams, Planning and Zoning Coordinator Jake Vares and Assistant Manager/Town Clerk Lisa P. Stites, CMC.

Chairman Pacula called the meeting to order at 10:30 a.m. She led the Pledge of Allegiance to the flag.

There were no additions or corrections to the agenda.

Approval of Minutes: Chairman Pacula said that she saw a few typos; Ms. Stites said she would look for and correct those. **Ms. Bowes made a motion to approve the Minutes (May 18, 2017, July 13, 2017 and August 17, 2017); Mr. Carpenter seconded the motion and it passed unanimously.**

Public Comments: There were none.

Old Business

1. Selection of Vice-chairman: **Ms. Bowes nominated Bob Carpenter for Vice-chairman. The nomination was seconded by Mr. Jenkins. The nomination was approved unanimously.**
2. Cape Fear Regional Bike Plan: Mr. Vares said that he made a presentation at the last meeting. Ms. Bowes said that she didn't agree with the path location of Oak Island Drive as more people use Yacht Drive. Mr. Jenkins said that he would rather see it on Yacht Drive, though Oak Island Drive is a state-owned road and Yacht Drive is not. Ms. Bowes said that Chairman Pacula asked what the Board's role was in this. Mr. Vares said the Board could make a recommendation to approve or deny it. He said that having such a plan in place helps when applying for grants, etc. Having a plan is not legally binding, however. Mr. Defeo asked about the cost; he wanted to know if the Town would be expected to cover the costs for implementation. Mr. Vares said that this would be a guiding document. He said it would be decided if the Town applied for grant funding to install a bike lane. Ms. Bowes asked how the Town could let them know about using Yacht Drive instead. Mr. Vares said that public input timeframe had already closed and this plan was already in place. Mr. Vares also said this was an innocuous document and he did not see a downside to recommending adoption. Mr. Defeo said he was concerned about the implication of money being spent. **Mr. Jenkins made a motion to recommend approval. Mr. Defeo seconded. The motion passed unanimously.**

New Business:

1. Text Amendment – Driveway: Mr. Vares said this was a citizen-initiated text amendment. He reviewed the proposed changes to the ordinance. In the UDO, driveway regulations are included in Article 10, page 10-28. He said that the Town's stormwater engineer and other staff did not have any comments on the proposed amendment. Ms. Bowes asked how driveway regulations are enforced. Mr. Vares said that a driveway permit is required to install a driveway with new construction. If it is an existing house, if it was compliant when it was put in, then it is grandfathered. But for new driveways, these rules would apply. Ms. Bowes said that on her street, there are 5 houses that have completely graveled or cemented front yards and that had been done in the last two years. She asked how that would be enforced. Chairman Pacula said she should report it to Development Services staff; Ms. Bowes said she was not going to do that. Ms. Bowes said that the rules are not enforced. Mr. Vares disagreed. Ms.

Bowes said that she didn't want to turn in their address as she didn't want them to get in trouble and it was their lot and they can do what they want with it. But she said she was frustrated that the rules are not being enforced. Mr. Carpenter said that he didn't view this as a second driveway; if there can be a 28 or 32-foot driveway, he thinks a lot of people will expand the width of their driveways. He said he thinks the point of the rule was to add a second driveway, not to expand what is already there. Mr. Williams said that the change recommended would suit the petitioner, but not anyone else. He said his recommendation would be to change 60 feet to 90. Mr. Carpenter said that he thought the request for the text amendment should be denied and then the applicant can apply for a variance. Mr. Carpenter said they should not be doing text amendments to accommodate one property owner. Mr. Jenkins agreed and said that as much as he would like to help the applicant out, he also thought a text amendment that would be town-wide is not appropriate. He asked if there was a way the property owner could expand his driveway another way. Mr. Vares said that a variance would be the best route to take. Mr. Jenkins said that he thought the proposed amendment would cause more harm than good. Ms. Bowes said that he could just do it and talk to his neighbors first and if they aren't going to complain, just do it. Mr. Carpenter said that would be in the Minutes.

Michael Fiorino, 216 Barbee Blvd: Mr. Fiorino said that his family has a special needs child and there are several caregivers who come to the house. He said he is trying to add more driveway space. He said that if he could widen his driveway rather than add a second driveway, it would add less impervious surface. He said he was trying to get something in place that would allow parking for a third car without increasing the impervious surface coverage. Mr. Jenkins said that he understood the reasoning, but that he felt like this text amendment would be abused. Mr. Jenkins asked if Mr. Fiorino could use a parking pad. Mr. Vares said that he would have to review a site plan to answer that. Chairman Pacula asked Mr. Carpenter and Mr. Jenkins for more detail about their concerns. Mr. Carpenter said it might as well just be changed to a maximum of 28 feet, because it is giving people the option. Chairman Pacula said that if they go to 28 feet they could not have a second driveway; she thinks it is adding 4 feet but then eliminating the ability to have a second driveway. Mr. Jenkins said that he thinks changing the allowance would increase the amount of impervious surface overall in town as more people will pour 26 or 28-foot driveways. Chairman Pacula noted that an additional driveway would create more impervious surface than adding 4 feet to the width of a driveway. Mr. Jenkins said that what he sees in town is one access that balloons out rather than two driveways. He said that people who are not interested in adding a second drive would increase the width of the one driveway they have. Mr. Vares suggested different wording for the proposed amendment. Mr. Carpenter reiterated that he didn't want to make a change for the Town to accommodate one person. He said he agreed with Mr. Jenkins that if this language is changed, 28-foot driveways will be the new norm. Ms. Bowes asked if an individual could have a handicapped parking space. Mr. Vares said he didn't think there was anything to prevent that, but Mr. Carpenter said that could not be enforced since it would be on private property. Mr. Germaine said that he didn't think that it would create a problem to change the allowed width for regular residential properties. He said that people put in whatever they want after the fact anyway. Mr. Jenkins asked what size a parking space was; Mr. Vares said it was 9x18. Mr. Germaine said that was not large enough, because when people come to the beach properties, they bring big trucks, boats, trailers, etc. **Mr. Williams made a motion to recommend denial of the proposed text amendment. Mr. Carpenter seconded.** Mr. Williams said he commended the applicant for trying to follow the correct procedures, but that he believed this would move things in a direction the Town does not want to go. **The motion passed 5-2 with members Bowes, Carpenter, Defeo, Jenkins and Williams in favor and Chairman Pacula and member Germaine opposed.**

Board member reports: Ms. Bowes said that the Town is receiving a PARTF grant for putting in a splash pad, a stage, etc. at the Middleton Park extension. The RFP has been issued for the fishing-t at Veterans Park.

Staff reports: Mr. Vares said that the rezoning application that went before the Planning Board at the last meeting had been withdrawn. The draft UDO had been provided to Council and would be on the agenda in the next few months. Ms. Stites distributed copies of the newly-adopted Committee Handbook.

The next meeting is October 19, 2017 at 10:30 a.m.

Mr. Vares asked the Board for a motion to adopt the plan consistency statement. Mr. Carpenter made a motion to adopt the plan consistency statement for the driveway text amendment, Mr. Germaine seconded and the motion passed unanimously.

Mr. Williams made a motion to adjourn at 11:10 a.m. Mr. Carpenter seconded and the motion passed unanimously.

Denise Pacula, Chairman

Attested: _____
Lisa P. Stites, CMC
Assistant Manager/ Town Clerk

**TOWN OF OAK ISLAND
PLANNING BOARD
AGENDA ITEM MEMO**

Agenda Item: Old Business Number 1

Date: October 5, 2017



Issue: Driveways

Department/Title: Planning & Zoning Administrator

Presented by: Jake Vares

Presentation: None

Estimated Time for Discussion: 35 Minutes

Subject Summary:

This text amendment is initiated by a member of the public. The portion of the ordinance that the applicant is requesting be amended is Section 18-172 Design Requirements. This ordinance describes the regulations for driveway widths and other dimensional standards. This text amendment went before the Planning Board at last month's regular meeting. It is back before you now because some modifications have been made to it.

The applicant originally proposed a driveway which did not meet the standards in our ordinance, which is what spurred this text amendment. Changes were then made to mitigate the concerns the board had at the previous meeting. The revised language should be read in context with the above ordinance sections. The text amendment specifically narrows the applicability to non-water frontage corner lots only and limits the expanded width provision to one side only. The proposed text only applies to properties with a minimum lot width that is greater than 60 feet. The language forfeits the allowance for a second, separate drive in order to keep a conservative cap on total impervious surface.

The applicant has paid the text amendment fee, filled out the paperwork, which is attached, and submitted the appended summary with the revised ordinance wording for your review. The applicant is not present but he did secure a representative for him to stand for his interests and gave her permission to speak for and make decisions on his behalf. She is here today to speak.

Attachments: Applicant paperwork and justification summary, Proposed Ordinance Language

Recommendation/Action Needed: Recommendation to Town Council to approve or deny with the associated consistency statement

Funds Needed: Public Advertisement Cost

Planning Board Recommendation: _____ TBD _____

Follow up Action Needed: Forward recommendation to Town Council, update staff report

Attachments:

DIVISION 6. - DRIVEWAYS AND CURB CUTS^[4]

Sec. 18-171. - General requirements.

- (a) A permit is required through the department of development services prior to construction or reconstruction of a driveway approach.
- (b) The fee for the permit is specified in the town's fee schedule.
- (c) All driveway work done on state highway rights-of-way is subject to approval by the North Carolina Department of Transportation. No work shall be commenced until a valid copy of a NCDOT driveway permit, if applicable, is provided to the town.
- (d) All driveways shall meet state or town specifications. Driveway construction in the right-of-way of the town shall be inspected by appropriate town personnel.
- (e) Number of driveways permitted:
 - (1) No more than two combined entrances and exits shall be allowed on any parcel of property, the frontage of which is less than 200 feet on each street. Additional entrances and exits on parcels with frontage of greater than 200 feet shall be allowed only after showing of actual requirements for convenience and necessity and upon approval by the planning board. Where safely feasible, driveway access shall be restricted to streets other than E. Oak Island Drive.
 - (2) For corner lots, and lots abutting more than one street, one combined entrance-exit shall be permitted per street frontage provided that an additional point of entrance-exit may be permitted on parcels with greater than 250 feet in width. The additional point of entrance-exit may be applied on one street frontage only; the street frontage selected for the additional point must exceed the minimum 250 feet width standard.
 - (3) Where frontage is less than 50 feet, only one combined entrance-exit shall be permitted.
- (f) No driveway may be installed in a manner that adversely affects adjoining property owners or conflicts with any public facilities or uses such as traffic signals, utility poles, loading zones, and sewer cleanouts. Any adjustments of public facilities to accommodate driveways shall be at the expense of the permit applicant.
- (g) No driveway material shall be installed in a manner that the finished surface shall wash or collect on town or state maintained roads or streets or upon adjacent or abutting property.
- (h) Driveways shall be designed and installed so that the lot and driveway do not drain to the public right-of-way or upon adjacent or abutting property.
- (i) On sections of arterial or collector streets which are not constructed with curb and gutter or drainage channelization, island areas shall be introduced which shall serve as physical barriers to direct the flow of traffic and to separate street traffic from activity on private property. Island shape shall be defined by raised curbing constructed to the North Carolina Department of Transportation specifications, the interior surface of which shall be landscaped with grass or low growing shrubbery.

Sec. 18-172. - Design requirements.

- (a) *Residential uses.*

(1) For a single drive on an interior lot, minimum driveway width at the property line shall be ten feet and maximum width shall be 24 feet at right-of-way.

(2) For two drives on a corner lot, the maximum driveway width of any single drive is 24 feet in a dedicated right-of-way, with a combined maximum total for two drives of 32 feet where lot frontage is 60 feet or less and 40 feet where lot frontage is greater than 60 feet but less than 200 feet. Drives must have a minimum distance of five feet between each point of access as measured at the edge of pavement to the property line, plan is approved by the town stormwater administrator or designee, and is in compliance with all other sections of this chapter.

(3) For a single drive on a corner lot, the maximum driveway width on a front lot line is 24 feet in a dedicated right-of-way.

(4) For a single drive on a corner lot without water frontage, the maximum driveway width on a side lot line is 32 feet in a dedicated right-of-way where lot frontage is greater than 60 feet but less than 200 feet, a second driveway is not permitted on the front lot line, plan is approved by the town stormwater administrator or designee, and is in compliance with all other sections of this chapter.

(b) *Commercial uses.* The minimum driveway width at the property line shall be 16 feet and the maximum width shall be 24 feet at the edge of the street pavement. Where access by tractor trailers or other large vehicles is anticipated, one combined entrance-exit of 36 feet in width may be permitted; where this is allowed, there shall be no other entrance-exit allowed for single frontage lots and no other entrance-exit shall be permitted on the same street frontage on a corner lot. In addition to the foregoing, the following design standards and principles shall be adhered to:

(1) At street intersections, driveways shall be located as far from the intersection as practicable but in no case shall the closest point of a driveway be nearer than 25 feet from the intersecting right-of-way lines to the beginning of the outside driveway radius as measured at the right-of-way line.

(2) The distance between two driveways on the same property on the same side of the street shall not be less than 20 feet, said distance shall be measured along the right-of-way line between the tangent projection of the inside edges of the two driveways.

(3) Driveways shall be constructed to be no less than five feet from any property line.

(4) No loading and/or unloading of vehicles shall take place on the right-of-way adjacent to service stations, convenience stores, or filling stations.

(5) The use of joint or shared driveways shall be encouraged where practicable.

(6) Proposed driveways shall be designed in consideration of existing driveway on adjacent properties and shall be designed to achieve the spacing objectives of this section the degree practicable.

(7) The location of proposed driveways shall be considered in relation to existing driveways on the opposite side of the street and may be required to align with such existing driveways to reduce the potential for turning movement conflicts on the fronting roadway.

(c) *The grade of entrance.* The grade of the entrance shall slope away from the street surface for a distance of at least six feet unless otherwise directed by the development services and/or public works department.

(d) Expansion joints shall be required a minimum of 3½ feet from each side of the center line of the public water and sewer line when a driveway of impervious surface is placed over these lines. These joints must be placed in, not cut. The public utilities department will locate the water and sewer lines. All paved driveways must have an expansion joint parallel to the property line.

(e) If driveways are paved, the pavement shall meet the following standards:

Driveways shall have a minimum base equal to four inches (nominal) of ABC stone (crusher run), and one inch of asphalt, or four inches (nominal) of concrete. Alternative paving materials intended to reduce the amount of stormwater runoff from the site may be approved by the development services and/or public works departments.

TEXT AMENDMENT APPLICATION

TOWN OF OAK ISLAND
Planning Department
4601 E. Oak Island Drive
Oak Island, NC 28465



Date: 8/23/17

Fee: \$300 - paid

Project Name (if applicable): _____

Any application for an amendment shall be filed with the department of development services at least 45 days prior to the date on which it is to be introduced to the planning board. Each application shall be signed by the property owner or the property owner's agent and be in triplicate. (Sec. 18-335).

PROCESS

This is a legislative decision, anyone can appeal since a text amendment applies to the whole town. A council member cannot vote on a text amendment if there is a conflict of interest. A public hearing is required, notice of hearing and Planning Board review is mandatory, governing board cannot act on an amendment without written recommendation from Planning Board or on a text amendment. Can appeal for up to 6 months to a year afterward. The application first goes to the Planning Board for recommendation and then to Council for final approval. A written statement by Council or the Board of Commissioners is required for adoption or rejection of all zoning text amendments.

The Planning Board and Town Council may consider consistency with the Land Use Plan as well as any unintended consequences while deciding.

SECTION 1: APPLICANT INFORMATION

Petitioner Name: MICHAEL FIORINO

Mailing Address: 216 BARBEE BLVD
OAK ISLAND NC 28465

Phone: 910-685-5440 Email: mmfiorino@gmail.com

SECTION 2: PROPERTY OWNER INFORMATION (IF DIFFERENT THAN ABOVE)

Owner Name(s): N/A - SAME AS ABOVE

Mailing Address:

Phone: _____

Email: _____

SECTION 3: STATEMENT OF JUSTIFICATION (APPROX. 1 PAGE)

Is the proposed zoning consistent with the Land Use Plan? (Please Check One): Yes ☒ No ☐

Please describe why the Board should vote in your favor. As well as why this change would be advantageous for the Town of Oak Island.

(Attach separate sheet if necessary). *Note: The Oak Island Land Use Plan and all maps can be found online at <http://www.oakislandnc.com/General-Info.aspx>

SEE ATTACHED.

SECTION 4: APPLICANT/OWNER SIGNATURE

In filing this text amendment application, I hereby certify that I am authorized to submit this application and that all of the information presented in this application is accurate to the best of my knowledge, information, and belief.

Signature:  _____

Date: 8.23.17

**TOWN OF OAK ISLAND
PLANNING BOARD
AGENDA ITEM MEMO**

Agenda Item: New Business Number 1

Date: October 6, 2017



Issue: Driveways

Department/Title: Planning & Zoning Administrator

Presented by: Jake Vares

Presentation: None

Estimated Time for Discussion: 30 Minutes

Subject Summary:

The Town of Oak Island zoning ordinance Section 18-171 contains language that states “*No more than two combined entrances and exits shall be allowed on any parcel of property, the frontage of which is less than 200 feet on each street. Additional entrances and exits on parcels with frontage of greater than 200 feet shall be allowed only after showing of actual requirements for convenience and necessity and upon approval by the planning board.*”

As one can see from the attached site-plan survey an uncommon situation exists due to the uniquely long street frontage of the lot. The total street frontage of the property is 469 feet. A decision that requires discretion is supposed to go before a board rather than be left up to staff, hence the reason for this item being on the Planning Board agenda. In staff’s opinion it would be better if specific standards were codified in the ordinance that detailed the driveway allowances in such a situation. The developer and/or property is to be present at the meeting. The Planning Board is requested to vote on whether to permit the driveway layout as shown on the site-plan as permissible or not.

Attachments: Ordinance excerpt, Site-plan survey, General site-area map

Recommendation/Action Needed: Approval or denial of proposed driveway

Funds Needed: None

Planning Board Recommendation: NA

Follow up Action Needed: Process development permit

Attachments:

DIVISION 6. - DRIVEWAYS AND CURB CUTS^[4]

Sec. 18-171. - General requirements.

- (a) A permit is required through the department of development services prior to construction or reconstruction of a driveway approach.
- (b) The fee for the permit is specified in the town's fee schedule.
- (c) All driveway work done on state highway rights-of-way is subject to approval by the North Carolina Department of Transportation. No work shall be commenced until a valid copy of a NCDOT driveway permit, if applicable, is provided to the town.
- (d) All driveways shall meet state or town specifications. Driveway construction in the right-of-way of the town shall be inspected by appropriate town personnel.
- (e) Number of driveways permitted:
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 - (2) For corner lots, and lots abutting more than one street, one combined entrance-exit shall be permitted per street frontage provided that an additional point of entrance-exit may be permitted on parcels with greater than 250 feet in width. The additional point of entrance-exit may be applied on one street frontage only; the street frontage selected for the additional point must exceed the minimum 250 feet width standard.
 - (3) Where frontage is less than 50 feet, only one combined entrance-exit shall be permitted.
- (f) No driveway may be installed in a manner that adversely affects adjoining property owners or conflicts with any public facilities or uses such as traffic signals, utility poles, loading zones, and sewer cleanouts. Any adjustments of public facilities to accommodate driveways shall be at the expense of the permit applicant.
- (g) No driveway material shall be installed in a manner that the finished surface shall wash or collect on town or state maintained roads or streets or upon adjacent or abutting property.
- (h) Driveways shall be designed and installed so that the lot and driveway do not drain to the public right-of-way or upon adjacent or abutting property.
- (i) On sections of arterial or collector streets which are not constructed with curb and gutter or drainage channelization, island areas shall be introduced which shall serve as physical barriers to direct the flow of traffic and to separate street traffic from activity on private property. Island shape shall be defined by raised curbing constructed to the North Carolina Department of Transportation specifications, the interior surface of which shall be landscaped with grass or low growing shrubbery.

Sec. 18-172. - Design requirements.

(a) Residential uses.

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- (b) *Commercial uses.* The minimum driveway width at the property line shall be 16 feet and the maximum width shall be 24 feet at the edge of the street pavement. Where access by tractor

trailers or other large vehicles is anticipated, one combined entrance-exit of 36 feet in width may be permitted; where this is allowed, there shall be no other entrance-exit allowed for single frontage lots and no other entrance-exit shall be permitted on the same street frontage on a corner lot. In addition to the foregoing, the following design standards and principles shall be adhered to:

- (1) At street intersections, driveways shall be located as far from the intersection as practicable but in no case shall the closest point of a driveway be nearer than 25 feet from the intersecting right-of-way lines to the beginning of the outside driveway radius as measured at the right-of-way line.
 - (2) The distance between two driveways on the same property on the same side of the street shall not be less than 20 feet, said distance shall be measured along the right-of-way line between the tangent projection of the inside edges of the two driveways.
 - (3) Driveways shall be constructed to be no less than five feet from any property line.
 - (4) No loading and/or unloading of vehicles shall take place on the right-of-way adjacent to service stations, convenience stores, or filling stations.
 - (5) The use of joint or shared driveways shall be encouraged where practicable.
 - (6) Proposed driveways shall be designed in consideration of existing driveway on adjacent properties and shall be designed to achieve the spacing objectives of this section the degree practicable.
 - (7) The location of proposed driveways shall be considered in relation to existing driveways on the opposite side of the street and may be required to align with such existing driveways to reduce the potential for turning movement conflicts on the fronting roadway.
- (c) *The grade of entrance.* The grade of the entrance shall slope away from the street surface for a distance of at least six feet unless otherwise directed by the development services and/or public works department.
- (d) Expansion joints shall be required a minimum of 3½ feet from each side of the center line of the public water and sewer line when a driveway of impervious surface is placed over these lines. These joints must be placed in, not cut. The public utilities department will locate the water and sewer lines. All paved driveways must have an expansion joint parallel to the property line.
- (e) If driveways are paved, the pavement shall meet the following standards:
- Driveways shall have a minimum base equal to four inches (nominal) of ABC stone (crusher run), and one inch of asphalt, or four inches (nominal) of concrete. Alternative paving materials intended to reduce the amount of stormwater runoff from the site may be approved by the development services and/or public works departments.

NOTES:

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DIS.

THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

PROPERTY OWNERS:

202 S.E. 64TH STREET
OAK ISLAND, N.C.

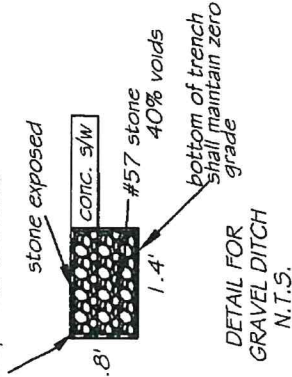
PARCEL # 250AH00801

LOT AREA: 38,226.50 SF. +/-

PROPERTY OWNERS

FRED FUELER & DONNA FINDLAY
LOT 8A, BLOCK 2A, PHASE 1
OAK ISLAND, N.C.
PLAT-101 - PG. 69

geotechnical filter fabric
on sides, ends and bottom.
(overlap 1 min. at breaks)



LOT AREA: 38,226.50 SF +/-
TOTAL IMPERVIOUS AREA: 2,866 SF
2,866 SF / 38,226.50 SF = 8%

IMPERVIOUS CALC. HOUSE

1 = 244 SF X 1.5/12 = 30.5 CF / 3.53 = 8.64 or 10 LF
2 = 500 SF X 1.5/12 = 62.5 CF / 3.53 = 17.7 or 20 LF
3 = 244 SF X 1.5/12 = 30.5 CF / 3.53 = 8.64 or 10 LF
4 = 625 SF X 1.5-12 = 78.13 CF / 3.53 = 22.13 or 25 LF
5 = 625 SF X 1.5/12 = 78.13 CF / 3.53 = 22.13 or 25 LF
6 = 340 SF X 1.5/12 = 42.50 CF / 3.53 = 12.03 or 15 LF

IMPERVIOUS CALC. DRIVEWAY

1 = 96 SF OF CONCRETE DRIVEWAY
96 SF X 1.5/12 = 1.25 = 1.2 CF
0.50 D X 1.4 W X 28' L x .40% VOIDS IN GRAVEL =
1.254 CF

same data for all three driveways

TOTAL VOLUME TO BE STORED = 358.36 CF

SURVEYED BY: JRB
DRAWN BY: JRB
CHECKED BY: JRB
DATE: 09/21/2017
SCALE: 1" = 30'

Island
Surveyors, Inc. P.A.

JOEY BROCHURE L-1759
427 Womble St
Oak Island, N.C. 28465
PHONE: 910-250-9192
CELL: 910-523-6122
www.islandsurveyor.com

Residential & Commercial Site Plan
Lot Surveys & Flood Elev. Certificate
email: islandsurveyors@gmail.com

SETBACKS
FRONT - 25'
REAR - 20'
SIDE - 8'

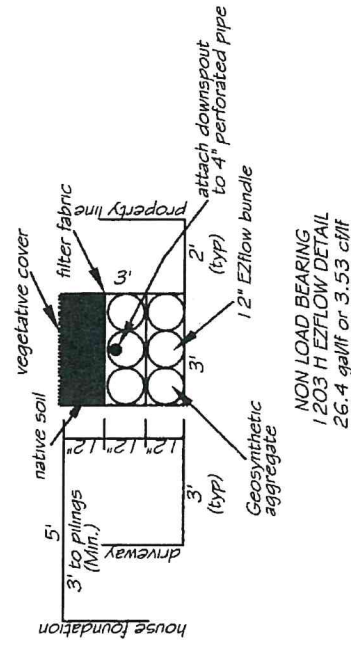
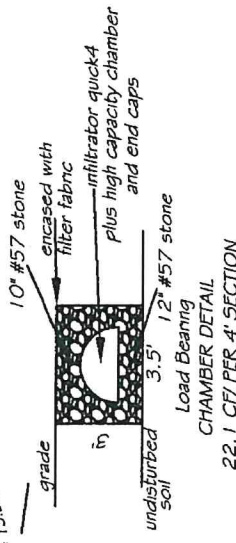
LEGEND:

EIP - EXISTING IRON PIPE
RW - RIGHT OF WAY
CL - CENTERLINE ST.
ISF - IRON STAKE FOUND
IRF - IRON ROD SET

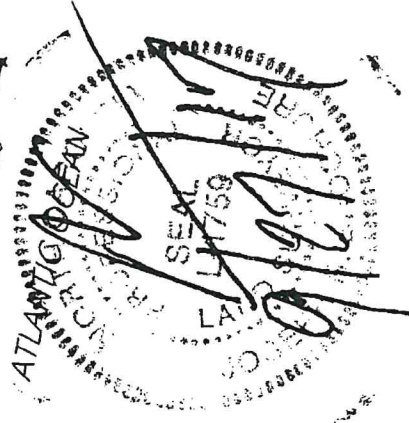
PARKING SPACES
3 - BEDROOMS
2 - LIVING AREA
4 - PARKING SPACES
PROVIDED 6

LOT 7
BLOCK 2A - PHASE ONE
TURTLE CREEK
MAP Y, PG. 55
PARCEL# 250AH007

FLOOD STATEMENT:
FIRM: 370202
PANEL: 2075
PREFIX "J"
ZONED VE 19
EFFECTIVE DATE: 6-2-06



GRAPHIC SCALE

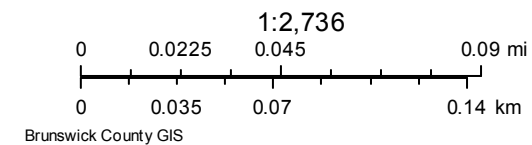


PRELIMINARY: "NOT FOR RECORDATION CONVEYANCES OR SALES"

Brunswick County GIS Data Viewer



October 5, 2017



NOTES:

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DIS.

THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

PROPERTY OWNERS:

202 S.E. 64TH STREET
OAK ISLAND, N.C.

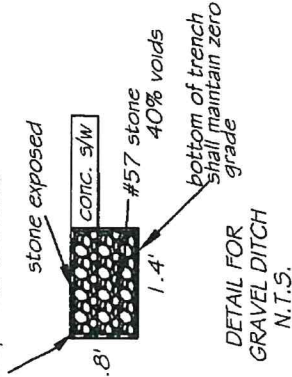
PARCEL # 250AH00801

LOT AREA: 38,226.50 SF. +/-

PROPERTY OWNERS

FRED FLIELER & DONNA FINDLAY
LOT 8A, BLOCK 2A, PHASE 1
OAK ISLAND, N.C.
PLAT-101 - PG. 69

geotechnical filter fabric
on sides, ends and bottom.
(overlap 1 min. at breaks)



LOT AREA: 38,226.50 SF +/-
TOTAL IMPERVIOUS AREA: 2,866 SF
2,866 SF / 38,226.50 SF = 8%

IMPERVIOUS CALC. HOUSE

1 = 244 SF X 1.5/12 = 30.5 CF / 3.53 = 8.64 or 10 LF
2 = 500 SF X 1.5/12 = 62.5 CF / 3.53 = 17.7 or 20 LF
3 = 244 SF X 1.5/12 = 30.5 CF / 3.53 = 8.64 or 10 LF
4 = 625 SF X 1.5-12 = 78.13 CF / 3.53 = 22.13 or 25 LF
5 = 625 SF X 1.5/12 = 78.13 CF / 3.53 = 22.13 or 25 LF
6 = 340 SF X 1.5/12 = 42.50 CF / 3.53 = 12.03 or 15 LF

IMPERVIOUS CALC. DRIVEWAY

1 = 96 SF OF CONCRETE DRIVEWAY
96 SF X 1.5/12 = 1.25 = 1.2 CF
0.50 D X 1.4 W X 28' L x .40% VOIDS IN GRAVEL =
1.254 cf

same data for all three driveways

TOTAL VOLUME TO BE STORED = 358.36 CF

SURVEYED BY: JRB
DRAWN BY: JRB
CHECKED BY: JRB
DATE: 09/21/2017
SCALE: 1" = 30'

Island
Surveyors, Inc. P.A.

JOEY BROCHURE L-1759
427 Womble St
Oak Island, N.C. 28465
PHONE: 910-250-9192
CELL: 910-523-6122
www.islandsurveyor.com

Residential & Commercial Site Plan
Lot Surveys & Flood Elev. Certificate
email: islandsurveyors@gmail.com

SETBACKS
FRONT - 25'
REAR - 20'
SIDE - 8'

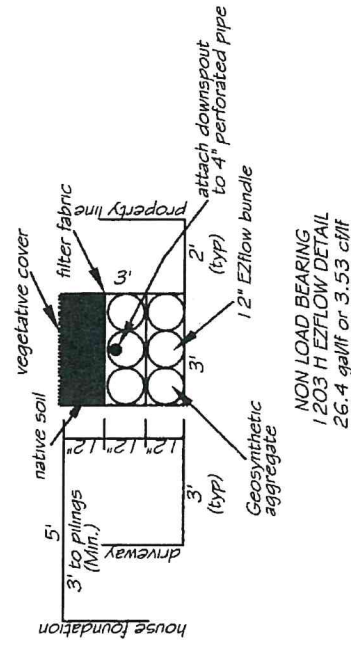
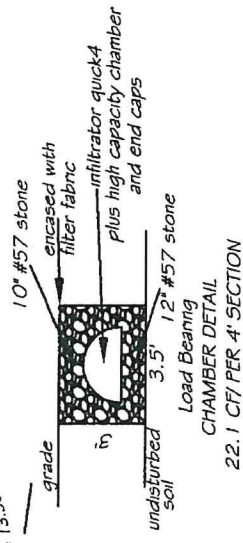
LEGEND:

EIP - EXISTING IRON PIPE
RW - RIGHT OF WAY
CL - CENTERLINE ST.
ISF - IRON STAKE FOUND
IRF - IRON ROD SET

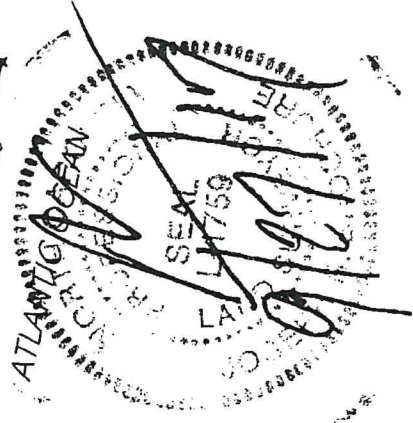
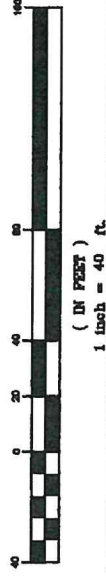
PARKING SPACES
3 - BEDROOMS
2 - LIVING AREA
4 - PARKING SPACES
PROVIDED 6

LOT 7
BLOCK 2A - PHASE ONE
TURTLE CREEK
MAP Y, PG. 55
PARCEL# 250AH007

FLOOD STATEMENT:
FIRM: 370202
PANEL: 2075
PREFIX "J"
ZONED VE 19
EFFECTIVE DATE: 6-2-06



GRAPHIC SCALE

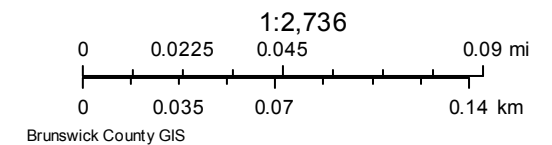


PRELIMINARY: "NOT FOR RECORDATION CONVEYANCES OR SALES"

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October 5, 2017



**TOWN OF OAK ISLAND
PLANNING BOARD
AGENDA ITEM MEMO**

Agenda Item: New Business Number 2

Date: October 6, 2017



Issue: Driveways

Department/Title: Planning & Zoning Administrator

Presented by: Jake Vares

Presentation: None

Estimated Time for Discussion: 35 Minutes

Subject Summary:

This text amendment is initiated by a member of the public. The portion of the ordinance that the applicant is requesting be amended is Section 18-82 Specific Regulations. This ordinance describes the regulations for manufactured home, RV or travel trailer exemptions for accessory business purposes. The amendment is specifically for the airport zoning district and details that such structures cannot be used as a dwelling.

The applicant has paid the text amendment fee, filled out the paperwork with the summary included within, which is attached, with the revised ordinance wording for your review. The applicant is to be present at the hearing to answer questions.

Attachments: Proposed Ordinance Language, Applicant paperwork,

Recommendation/Action Needed: Recommendation to Town Council to approve or deny with the associated consistency statement

Funds Needed: Public Advertisement Cost

Planning Board Recommendation: TBD

Follow up Action Needed: Forward recommendation to Town Council, update staff report

Attachments:

Sec. 18-82. - Specific regulations.

- (a) Business uses of manufactured homes and travel trailers. No manufactured home, **RV** or travel trailer shall be used as an office or in any manner for business or commercial purposes except when used for temporary purposes, such as construction offices, blood mobiles, book mobiles, traveling museums, **storage of such structures within the airport zoning district not used as a private dwelling**, and political offices for no more than 48 hours at one site unless obtaining a storage permit from the town or unless in conjunction with a permanent manufactured home sales lot.
- (b) Visibility at intersections. On a corner lot in all zoning districts nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of 2½ feet and ten feet in a triangular area formed by a diagonal line between two points on the right-of-way lines, 20 feet from where they intersect.
- (c) Tents and recreational vehicles outside campgrounds. No tent, shack or temporary structure shall be located on any lot and no recreational vehicle may be used as a residence on any lot except when in conjunction with construction on the lot, and then only by a nonrenewable permit granted by the town for a period not to exceed 90 days. Sanitary facilities shall be required before a permit can be issued.

TEXT AMENDMENT APPLICATION

TOWN OF OAK ISLAND
Planning Department
4601 E. Oak Island Drive
Oak Island, NC 28465



Date: 10-2-17

Fee: \$300

Project Name (if applicable): CAPE FEAR REGIONAL JETPORT - STORAGE & CAMPING

Any application for an amendment shall be filed with the department of development services at least 45 days prior to the date on which it is to be introduced to the planning board. Each application shall be signed by the property owner or the property owner's agent and be in triplicate. (Sec. 18-335).

PROCESS

This is a legislative decision, anyone can appeal since a text amendment applies to the whole town. A council member cannot vote on a text amendment if there is a conflict of interest. A public hearing is required, notice of hearing and Planning Board review is mandatory, governing board cannot act on an amendment without written recommendation from Planning Board or on a text amendment. Can appeal for up to 6 months to a year afterward. The application first goes to the Planning Board for recommendation and then to Council for final approval. A written statement by Council or the Board of Commissioners is required for adoption or rejection of all zoning text amendments.

The Planning Board and Town Council may consider consistency with the Land Use Plan as well as any unintended consequences while deciding.

SECTION 1: APPLICANT INFORMATION

Petitioner Name: CAPE FEAR REGIONAL JETPORT - HOWIE FRANKLIN

Mailing Address: 4019 LONG BEACH ROAD
OAK ISLAND, N.C. 28461

Phone: 910-457-6483

Email: hfranklin@ec.nc.com

SECTION 2: PROPERTY OWNER INFORMATION (IF DIFFERENT THAN ABOVE)

Owner Name(s): _____

Mailing Address:

SAME AS ABOVE

Phone: _____

Email: _____

SECTION 3: STATEMENT OF JUSTIFICATION (APPROX. 1 PAGE)

Is the proposed zoning consistent with the Land Use Plan? (Please Check One): Yes ☐ No ☐

Please describe why the Board should vote in your favor. As well as why this change would be advantageous for the Town of Oak Island.

(Attach separate sheet if necessary). *Note: The Oak Island Land Use Plan and all maps can be found online at <http://www.oakislandnc.com/General-Info.aspx>

SINCE THE AIRPORT DEVELOPMENT PLAN IN MAY 13, 1961- THE AVIATION CUSTOMERS HAVE USED DESIGNATED PARKING AREAS FOR CARS, TRUCKS, BOATS, TRAILERS, AND CAMPER. SO I AM NOW APPLYING FOR A PERMIT SO OUR CUSTOMERS WILL CONTINUE TO USE OUR FACILITY. THIS IS AN EXTREMELY ONGOING PRACTICE FOR ALL AIRPORTS NOT ONLY IN THE U.S.A. BUT AROUND THE WORLD. WE ARE A COASTAL RECREATIONAL COMMUNITY AND IF THE FACILITY BECOMES UNSIGHTLY WE WILL BE HAPPY TO ADDRESS THE SITUATION. OUR IMAGE IS VITAL TO OUR SUCCESS.

SECTION 4: APPLICANT/OWNER SIGNATURE

In filing this text amendment application, I hereby certify that I am authorized to submit this application and that all of the information presented in this application is accurate to the best of my knowledge, information, and belief.

Signature: _____

Howie Frank

Date: _____

2 Oct 2017

TEXT AMENDMENT APPLICATION

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4601 E. Oak Island Drive
Oak Island, NC 28465



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Howie Frank

Date: _____

2 Oct 2017