

**TOWN OF OCEAN RIDGE
TOWN COMMISSION WORKSHOP
AGENDA**



**May 13, 2024 at 10:00 AM
Town Hall - Meeting Chambers**

To join the meeting from your computer, tablet or smartphone.
<https://meet.goto.com/930143117>

You can also dial in using your phone.
Access Code: 930-143-117
United States: +1 (872) 240-3212

TOWN COMMISSIONERS

Mayor Geoff Pugh
Vice Mayor Steve Coz
Commissioner Carol Cassidy
Commissioner David Hutchins
Commissioner Ainar Aijala Jr.

ADMINISTRATION

Town Administrator Lynne Ladner
Town Attorney Christy Goddeau
Town Clerk Kelly Avery
Chief of Police Scott McClure

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ADDITIONS, DELETIONS, MODIFICATIONS, AND APPROVAL OF AGENDA

WORKSHOP DISCUSSION ITEMS

1. Walls fronting the ROW to include landscaping requirements/permissions on the exterior side – carried over from Jan. 2023
2. Redefine/Clarify the role of P&Z to include “Architectural Review” carried over from Jan 2023
3. Sea Walls – Raising to reduce/eliminate flooding carried over from Jan 2023
 - Develop an ordinance for minimum seawall height with a requirement for raising seawalls when other major improvements are made (home additions etc.) and date(s) by which all seawalls must meet minimum height.
4. Before any Mill & Pave projects, factor in future road elevation requirements to mitigate standing waters/Improve safety during storm events carried over from Jan 2023
5. Updating landscaping Ordinance/Trees/protecting our canopy carried over from Jan 2023
6. Parking ordinance – regulations related to on-street parking including construction one way and multi-family.

7. Drainage issues – swales, etc
 - Develop a Master Drainage Plan for the town identifying road and drainage improvements needed to manage current and future drainage issues.
8. Authorize P&Z and BOA to allow members to attend remotely and fully participate in meetings.
9. 50% substantial improvement for AE flood zones. How much discretion do we have? For example, can roof, A/C, mold remediation, etc be considered “necessary maintenance,” and therefore not included in the threshold amount for “renovations?”
10. Zoning - most properties in our RMM (5 units per acre) and RHM (10 units per acre) districts are non-conforming. Is this wise? Can we have Cory be present for the workshop, as this is directly pertinent to our Comprehensive Plan?
11. Sign ordinance - Can we dissect our Town Sign Ordinance and see where we need to make changes?
12. Customary use - What is enforceable? Just because we did not put a customary use ordinance in place before the state prohibited it (at least that’s my understanding from Christy), can’t we maintain that the use by the residents of Tropical Drive has been “ancient, reasonable, without interruption, and free from dispute?” What is the erosion control line as compared to the mean high water mark?
13. Permit fees - I would like to look at all permit fees, including the surety bond or LOC that residents are required to provide for demolition. Can we please have a table or chart for the workshop that clearly defines the fee requirements and schedule?
14. Building Permit Process-Changes?
15. Septic to Sewer Conversion
16. FAR Discussion

ADJOURNMENT