



**Minutes
Town of Atlantic Beach
Planning Board Meeting
October 13, 2015**

Members Present

Norman Livengood, Vice Chairman
Rich Johnson
Steve Joyner
Ray Langley
Llewellyn Ramsey
Curt Winbourne

Members Absent

Neil Chamblee, Excused

Staff Present

Jessica Fiester, Planning Director
Kim Tynes, Secretary
David Walker, Town Manager

Others Present

Derek Taylor, Town Attorney
Ron Cullipher, Engineer
Jim Bailey, Developer
Jim Brady, Developer
Jimmy Beckham, IB&RC HOA President
Mike Shutak

Council Members

Trace Cooper
Harry Archer
John Rivers

CALL TO ORDER

The meeting was called to order by Chairman Ray Langley. Planner Jessica Fiester asked the Chairman for a motion to excuse Neil Chamblee. A motion was made by Rich Johnson and Curt Winbourne, with a unanimous vote to excuse him.

APPROVAL OF MINUTES

Chairman Langley called for a motion to approve the minutes from the September 1, 2015 meeting. Rich Johnson made that motion and Llewellyn Ramsey seconded it. The vote was unanimous to approve the minutes.

NEW BUSINESS

Jessica Fiester discussed the revised Seaside Villa plans. Original version was denied due to lack of motion in August. The plan is significantly different as the number of units reduced from 71 to 56. This plan calls for 27 less bedrooms than original plan. Please note when the developers first began reviewing options for this property the proposed number of units was 213, later moved to 176 and now the proposal

is down to 56 units. Egress options went from 5 to 3 and density changed from 15.1 to 12.24 units per acre. The clubhouse has been improved and the impervious area has been condensed.

Public outreach on this project includes posting the area and website on 9/15/15 and 80 neighbors were notified via hard copies letters. The TRC also includes one member of the public.

New plan allows for 3,600 square foot area in the northwest corner of the property to remain open and nothing is proposed for that area.

Section 1.9 C says it is okay to have properties zoned two zones. The use must be appropriate for each zone.

This project has 18 units 4 bedrooms units with a garage and 38 units are 3 bedrooms without a garage. These changes reflect lower density.

Recreation area is 200 sq. feet per unit and exceeded requirements.

The building height is under 55'.

Front of the project will be orientated toward West Ft. Macon Road in the current version.

Project is in X Flood Zone

Driveway – there will be 2 driveways at 20-24' meeting Zoning and Fire Department requirements and all visibility was demonstrated.

Owner of 107 Fairview said the developers spoke to her and she has no objections.

Landscaping and lighting have minimal changes from previous versions and will meet code requirements.

Parking will include 120 spaces and 3 handicap places.

Stormwater permit remains the same, 56.5% is under the required 63.4% for redevelopment.

No need to re-do utility permits because there is less than a 10% change.

Site plan setbacks clearly show 25' on the front. The minimum is 10' on the east and west sides and this is exceeded.

Northern setback when pulled from the northern property line is 95-feet.

Developers may rearrange the four bedroom unit buildings on southern side, developer said no decision yet on which building will be affected but there will be 15' separation side to side. This will not change number of units or number of bedrooms.

This change will be less than 20% of plan. The 20% rule allows ability to make changes exceeding setbacks, not changing setbacks.

Ron Cullipher confirmed the developers will maintain the fence and may remove the one from Jungle Drive. He respects the changes under guidance of many and believes project is ready to proceed.

Options 1, 2 or 3 do not need to be decided at this time. Units are 2 stories with parking under units.

Developers plan to work in phases, starting on Fairview with units 31-34, clubhouse and pool. No plans currently for future structure in open area. If they ever want to use, they will have to present plans to Planning Board.

The lot will be graded and grassed over. Landscaping will be done in phases.

Doug Brady addressed the board with excitement regarding project and they have tried to incorporate the feedback they have heard. He feels like they have accomplished all and are ready to move forward.

Llewellyn Ramsey feels they have met and exceeded requirements. Steve Joyner and Curt Winbourne stated they like it, Neil Chamblee thinks it will be an asset. Rich Johnson said he liked the plan before and likes it even better now.

Jessica Fiester asked for any clarification needs or objections to the density. There was none. Rich Johnson made a motion to approve and forward to Council, Curt Winbourne second and vote was unanimous.

OTHER

Staff report – reminder of Council Work Session at 2pm on Thursday.
When reorganizing the UDO, board members are welcome to attend.

Michelle Shreve has been hired as Code Enforcement Officer. She was chosen by a panel of 3 out of 32 applicants and 5 finalists. She has her undergrad in Geography from ECU and a Masters in Coastal and Ocean Policy from UNCW.

Lookouts at the Grove are coming soon to the corner of West Drive. TRC is meeting on Tuesday at 10am and Norman Livengood will represent the Planning Board.

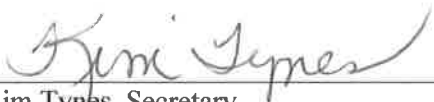
Dollar General is well prepared to move forward to TRC, and then go before the BOA for a Conditional Use Permit to build on the corner of Lee Drive and W Fort Macon Road. TRC meeting is set for 10/27/15 and Curt Winbourne agreed to represent the Planning Board and present findings to the BOA on 11/16/15.

David Walker, on behalf of the Council, thanked the board for their patience and due diligence during the past few months. He noted the Council approved a consultant to help make revisions to the UDO and this is our first big development since the 2008 recession, not much activity until recently. We have processed more building permits in the last few years than in the Town's history. He and Council commend Jessica on her efforts and look forward to providing assistance for her.

ADJOURNMENT

Being no further business, Chairman Ray Langley called for a motion to adjourn the meeting. The motion was made by Steve Joyner and Norman Livengood. The vote was unanimous.

Respectfully Submitted,



Kim Tynes, Secretary

Approved by:



Ray Langley, Chairman