



**Minutes
Town of Atlantic Beach
Planning Board Meeting
November 4, 2015**

Members Present

Ray Langley
Rich Johnson
Steve Joyner
Llewellyn Ramsey
Curt Winbourne

Staff Present

Jessica Fiester, Planning Director
Katrina Tyer, Clerk

Council Members

Harry Archer

Members Absent

Norman Livengood, Excused

Others Present

George Barnes
Jimmy Beckham, IB&RC HOA President
Fred Bunn, Developer
Ron Cullipher, Engineer
Mike Shutak, Carteret News Times
Joe Tarascio
John and Alice Green

Planning Board Chairman Ray Langley introduced Developer Fred Bunn to the audience. Chairman Langley explained that the first part of the meeting is not run by the Planning Board, but is a chance for Mr. Bunn to present his project to the public and answer questions they may have. Planning Director Jessica Fiester explained invitations were sent inviting the public to attend this information session. (This portion of the meeting was not recorded).

Mr. Bunn said that after struggling over what to do with the old motel currently on the West Drive site, he developed the Lookouts Plan and is excited to present it. The project consists of seven commercial units, 22 residential units, an expanded and improved sidewalk and landscaping and, 62 parking spaces. The buildings on West Drive will have commercial on the lower level and residential on the second floor. He hopes to begin construction of the five units on the north end in January.

Mr. Bunn confirmed the pastel colors and design represented in the drawings are what he intends to use. He anticipates selling the residential units and leasing the commercial spaces. He hates to get ahead of himself and discuss retail possibilities, but he feels the square footage and layouts will meet retailer's needs. The commercial units will be entered from the front and most of the residential units will be entered from the sides of the building.

He plans to disguise the wastewater treatment plant with something other than landscaping; he would like to see an art wall or something more decorative.

Planner Fiester reviewed the handicap parking requirements and confirmed the space requirements must be met during the privilege license process.

There were no questions or comments from the audience.

CALL TO ORDER

The meeting was called to order by Chairman Langley. Steve Joyner made a motion to excuse Norman Livengood. Seconded by Curt Winbourne. Vote was unanimous.

APPROVAL OF MINUTES

Llewellyn Ramsey made a motion to approve the minutes from the October 13, 2015 meeting. Seconded by Rich Johnson. Neil Chamblee was not present at the October meeting and refrained from voting. The minutes were approved.

NEW BUSINESS

Recommendation of Conditions for Proposed Dollar General for CUP Hearing Nov. 16, 2015

Planner Fiester reviewed the project for a proposed 9,002 sq. ft. Dollar General at 2410 West Fort Macon Road. Renderings from all four angles of the store facade were presented. The renderings were based on requirements in Article 7 and input from the October 27, 2015 Technical Review Committee (TRC) meeting. The store will be white with a regular brick foundation, similar to the Manteo, NC store. It will have a metal hip roof with a 3:12 slope. Hardie-plank siding will be used.

General Facts:

- 2410 West Fort Macon Road address has been assigned
- 9,002 square foot building
- Seeking a Conditional Use Permit (Quasi-Judicial) from BOA (11/16)
- Three Signs posted on site by Public Works Department on October 27
- 190 letters mailed to property owners within 500-feet or at request
- Project was reviewed by TRC on October 27, 2015 & passed on to BOA
- Multiple sites reviewed for appropriate location
- A great deal of attention has been paid to aesthetic design
- A great deal of effort has been put forth to mitigate environmental impacts
- Preference leaned towards residential and coastal style & neutral colors
- Sidewalks to be installed at developer's expense on Lee Drive and Hwy 58
- Buffers to be included voluntarily by preserving existing vegetation
- Parcel is zoned Resort Services (RS)
- All land contiguous to this parcel is zoned RS
- Land is currently owned by Baker & Smith Properties
- A simple subdivision will occur if permitted (currently on 2.185 acres, actual site is proposed to be 1.305 acres)
- Remainder of land will remain undeveloped (0.88 acres)
- 50-feet of frontage and 100-feet of depth requirements can be fulfilled on each new lot
- Parking requirements are exceeded 30 spaces provided, (18 required @ 1/500 sf floor area)
- 2 handicap spaces provided (1 required)
- 2 Off-street loading spaces are proposed per section 9.7 (12'x30')
- 8 bicycle parking spaces provided (exceeded)
- Setbacks are exceeded (front/25, side/10, rear/20)
- Signage will be ground monument on the ground and 18" individual letters on the wall
- Dumpsters & HVAC screening demonstrated (developer has put extra effort in disguising the dumpster area)

- Landscaping
- Sidewalks

Mr. Bunn will monitor the parking flow and designate the residential and commercial parking locations as needed.

Public Comment:

Ron Cullipher, Stroud Engineering, Morehead City, NC: He wanted to let the board know he is available if they have questions. He thinks Planner Fiester and the TRC have done a great job on getting them this far.

No additional comments were received from the audience.

Mr. Johnson wanted to clarify this project meets the open space requirements. Planner Fiester explained the open space is calculated on the whole Grove Project, not this specific Lookouts project area. She feels confident the space is being applied correctly.

The existing alley will remain open for emergency vehicles; it is not encouraged for public traffic. The town manager made this a condition at the TRC meeting.

Neil Chamblee made a motion to accept the plan as presented and send to the Town Council for approval. Seconded by Curt Winbourne. Vote was unanimous.

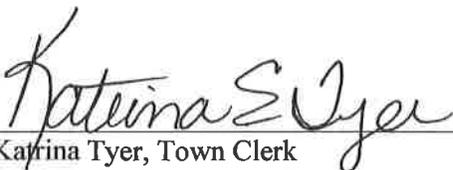
OTHER

No other business.

ADJOURNMENT

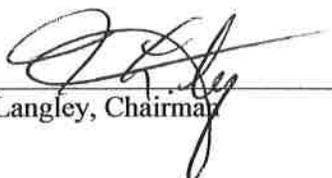
Being no further business, Steve Joyner made a motion to adjourn the meeting. Seconded by Llewellyn Ramsey. The vote was unanimous. The time was 7:00pm.

Respectfully Submitted,



Katrina Tyer, Town Clerk

Approved by:



Ray Langley, Chairman