



**Minutes
Town of Atlantic Beach
Planning Board Meeting
September 2, 2014**

Members Present:

Llewellyn Ramsey
Neil Chamblee
Ray Langley, Chairman
Larry Burke
Steve Joyner

Members Absent:

Scott Rice, Unexcused
Norman Livengood, Excused

Staff Present:

Jessica Fiester, Planning Director
KimTynes, Secretary

Others Present:

Harry Archer, Council
John Rivers, Council
Mike Shutak, Reporter

CALL TO ORDER.

The meeting was called to order by Chairman Ray Langley. The audience was welcomed with a brief welcome to Councilmen Harry Archer and John Rivers. Jessica called for a motion to excuse Norman Livengood from the meeting. Motion carried by Larry Burke and second by Steve Joyner.

Ray opened the floor to Public Comments, there were no comments.

APPROVAL OF MINUTES

Ray Langley called for a motion to approve the minutes from the July 1st meeting. Llewellyn Ramsey called for the motion and Neil Chamblee seconded it. The vote was unanimous.

NEW BUSINESS

Exterior Liftavators and Elevators

The board discussed the dramatic increase in requests for exterior elevators in Atlantic Beach (we issued permits for 5 in August). The board directed Jessica to draft an amendment for their review to specifically allow liftavators in all zones and to amend Section 2.8 (A) of the UDO to allow this equipment to encroach 18" into the side setbacks and 36" into the rear setbacks in all zoning districts. A variety of setbacks were discussed, however keeping in line with what is already allowed for other mechanical equipment was what was agreed upon unanimously. We will also add this use to Article 5 for all districts. To date, staff has been issuing these permits treating them like other mechanical units.

Handicap Ramps

The board was presented with the fact that there was no specific area in the UDO to guide the installation of handicap ramp. The board directed Jessica to draft an amendment that specifically allows handicap ramps to encroach into the side setbacks 18" and the rear setbacks 36" (the same as stairs). This would require adding the use to Article 5 and to amend Article 2 to allow this encroachment. The board also requested that handicap ramps be

allowed on the front of a property when necessary and approved by the UDO Administrator. They asked for this exception since most residential front yard setbacks are calculated by an average. They also felt there would not be frivolous requests for front yard handicap ramps.

Accessory Structure Setbacks

Currently the UDO requires all accessory structures (sheds by definition) to meet the same setbacks as the underlying zoning district. This creates a great deal of non-conformities throughout residential districts where we increased setback requirements in 2009. The problem is in single family districts a 20-foot rear setback usually puts an accessory structure looking like it is sitting in the middle of a yard. The board directed Jessica to draft an amendment to make an across the board accessory structure setback of 5-feet from the side property line and 10-feet from the rear property line.

Permeable Pavement and Driveway Requirements

The board received a report from Jessica on the high volume of complaints received when new driveways are installed. With the unprecedented rainfall, properties with recently installed driveways were constantly being blamed (usually unfairly) for street flooding. The board also heard how difficult it is to enforce stormwater controls on driveways without an engineer on staff. This is because new impervious surfaces over 100 square feet but under \$30,000 don't need to have stormwater controls engineered in our UDO. They heard how difficult it is to provide proof to someone complaining that this is being met. That being said, the board recognized that requiring engineering just for a driveway would be cost prohibitive and would be inconvenient on the homeowner. The board is not interested in requiring permeable driveways at this point either. They believe with any heavy rain and an incline they will not be any more effective. The board was however interested in obtaining information on the price gap between traditional surfaces and permeable surfaces at the next meeting to continue discussion. The board consensus was to leave the policy that an impermeable driveway can go in when a lot does not exceed 40%. The board recognized slanted driveways will always displace some water, but for our staff and our lot sizes this was the best way to continue to deal with this.

Sandwich Board Signage

The Planning Board directed Jessica to draft an amendment that allows businesses to have up to 2 sandwich boards advertising the business name that may be placed outside while the business is open only. They do not want brand specific or product specific sandwich boards (ie "Costa Sunglasses here" or "Bait inside" would not be allowed but "Captain Stacy is open" would be okay). The board did not want to dictate location of these signs as they recognized the value of them is where a motorist can see them.

Feather Advertising Flags

After lengthy discussion the board directed Jessica to find out other policies on these flags and tabled discussion. The board recognized a difference between a business name flag, a product advertisement flag, and just plain fabric flags. Everyone agreed these looked better than the cheap political-type snipe signs but the Causeway is looking like a flea market without any regulation on them. Discussion leaned toward prohibiting them all together, but no decision was made pending further research.

Side Setbacks in R2 Zoning Districts

The board agreed with Jessica that corner lots in the R2 zoning district should only be subject to one front yard setback. Two variances have already been granted to eliminate the double front yard setback in order to accommodate everything else that needs to fit on these lots. It is evident to redevelop any of these lots a variance would be necessary without this change.

Multi-Family Construction Changes

Jessica thoroughly reviewed the changes adopted to allow Townhouses in the RS Zoning District. After going through every amendment, she asked the board to take a formal vote that they did not wish to make a recommendation to change anything. The board unanimously agreed to maintain all of the amendments the Council made August 25.

Modular Homes

State law now requires modular homes be permitted where single family homes are permitted. The board unanimously directed Jessica to amend Article 5 to allow modular homes in R-5, R1-7 and R-2. We have already placed two modular homes in R1-7. This updates our UDO to be consistent with state law.

These updates and associated consistency statements will be presented to the Planning Board in October to be recommended for public hearings.

ADJOURNMENT


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

Respectfully Submitted,



Kim Tynes, Permit Technician

Approved by:



Ray Langley, Chairman