



**Minutes  
Town of Atlantic Beach  
Planning Board Meeting  
April 7, 2015**

**Members Present:**

Llewellyn Ramsey  
Ray Langley, Chairman  
Norman Livengood  
Steve Joyner  
Neil Chamblee  
Curt Winbourne

**Members Absent:**

Larry Burke, Excused

**Staff Present:**

Jessica Fiester, Planning Director  
Kim Tynes, Secretary

**Others Present:**

Jim Bailey  
Ron Cullipher  
Will Pittman

**CALL TO ORDER**

The meeting was called to order by Chairman Ray Langley. Planner Jessica Fiester announced Larry Burke has moved out of the city limit and has resigned from the Planning Board. Motion to excuse Larry Burke was made by Steve Joyner and second by Curt Winbourne, with a unanimous vote to excuse him.

**APPROVAL OF MINUTES**

Chairman Ray Langley called for a motion to approve the minutes from the December 2<sup>nd</sup> meeting. Llewellyn Ramsey made that motion and Larry Burke seconded it. The vote was unanimous to approve the minutes.

**NEW BUSINESS**

Signage Update – The effort to clean up the AB Causeway and business district clutter by clarifications of the UDO regarding flags and sandwich boards met no objections. At the Council's request, we will add extra language regarding obsolete signs so we have a legal ability to remove them. Merchants can have 2 sandwich boards, 2 flags or one of each – limiting them to a total of 2 per merchant. An aggressive enforcement campaign will begin in June.

Sea Side Villas – Planner Jessica Fiester reported that the TRC stated that this is the best of the four plans presented to them for this site and it appears to meet town requirements. This project is a 71-unit townhouse development and is being recommended for approval by the TRC.

Ron Cullipher of Stroud Engineering addressed the Planning Board. Entry to the community will be accessed from Fairview and Pelican Drive. The asphalt island there now will be removed and drainage on Fairview and Jungle Drive will be improved. All aspects will comply with the requirements under the redevelopment permit. Stormwater requirements have been addressed. Pervious surfaces in the parking lot will be part of the redevelopment. Downspouts from structures will direct water to the ground and rain tanks below ground will allow filtration and limit impact. The stormwater permit from the State has been received and an agreement has been met with EnviroCon for sewer.

Carteret Craven EMC was represented by Will Pittman. He was satisfied that structure was 25-feet from the front of the project as previously discussed.

Landscaping appears to meet ordinances and privacy fence will stay intact on the side of Jungle Drive.

Steve Joyner mentioned a concern of standing water and drainage pipes. Jessica Fiester stated the Town Public Works Department has been working on this.

Jessica stated the following points that have been addressed in plans for her support of this project:

- Meets Zoning code for Townhouse
- In X Flood zone
- Zoned Resort Services
- Only 71 units, half of what could fit, down from 160
- Egress improved per Fire Department
- NCDOT happy with plan since development access is off of Hwy 58
- Plans support pervious coverage
- Improved attention to Stormwater
- Major Site Plan,
- State Stormwater Permit
- Landscape exceeds requirements
- Lighting acceptable
- Signs to entrance acceptable
- Trash addressed
- Exceeds parking requirements
- Health Department prefers this sewer arrangement

Neil Chamblee stated this plan appears to exceed minimum requirements. Neil was pleased to learn the HOA has to take responsibility for stormwater tanks if they fail.

Jessica Fiester reminded the Planning Board that Condo Agreement and HOA documentation are currently in the works. The Town Council will need that documentation, the Planning Board will not. If approved by Planning Board, the Council will call for a public hearing in April and this site plan will be on the May Council agenda.

Steve Joyner pointed out the development will be built in phases. Llewellyn Ramsey complimented the outstanding job done by the TRC, she believes this is a good project and should move forward then made a motion to approve. Neil Chamblee seconded the motion with unanimous approval.

**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 Norman Livengood. The vote was unanimous.

Respectfully Submitted,

  
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Kim Tynes, Secretary

Approved by:

  
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Ray Langley, Chairman