



**Minutes  
Town of Atlantic Beach  
Planning Board Meeting  
June 3, 2014**

**Members Present:**

Llewellyn Ramsey  
Neil Chamblee  
Ray Langley, Chairman  
Norman Livengood  
Larry Burke  
Scott Rice

**Members Absent:**

Steve Joyner, Excused

**Staff Present:**

Jessica Fiester, Planning Director  
Donna Turner, Inspections Director  
KimTynes, Secretary

**Others Present:**

Jim Bailey, developer/applicant  
Mike Burton, developer/applicant  
Gary Plough, Board of Adjustment  
3 representatives from Carteret-Craven Electrical COOP  
3 Representatives from Ward and Smith Attorneys  
Mike Shutak, Carteret News Times

**CALL TO ORDER.**

The meeting was called to order at 7:00pm by Chairman Ray Langley. The audience was welcomed by Ray Langley and Jessica Fiester asked to excuse Steve Joyner from this meeting. Ray Langley called for a motion, Lance Burke made the motion and Scott Rice seconded it. The vote was unanimous.

**APPROVAL OF MINUTES**

Ray Langley called for a motion to approve the minutes from the February 4th meeting. Larry Burke called for the motion and Llewellyn Ramsey seconded it. The vote was unanimous.

**NEW BUSINESS**

Text Amendment Request from Beach Holdings, LLC for:

Article 5, Table of Permitted Uses  
Article 6, Multi family Housing Standards  
Appendix A, Definitions.

Chairman Langley asked Jessica Fiester to introduce the issue at hand. Jessica Fiester gave an overview of a citizen initiated text amendment request to allow General Business and Resort Services zoning districts to permit townhouse development under the guidelines of multi-family development outlined in UDO Article 6. Townhouses are not currently addressed in the UDO as they were removed about a decade ago to eliminate the subdividing of small multi-family projects. It is believed by some elected officials and the applicants that multi-family projects will be more successful at obtaining financing opportunities if they are developed as townhouses due to the fact that land owned underneath the unit is part of ownership. Prior to the meeting, Jessica Fiester reviewed the request with



Town Attorney Derek Taylor, and he recommended several editorial changes to enable this amendment without making changes to any other multi-family development standards.

#### **Article 5, Table of Permitted Uses**

The first change requested is to add "Townhouse Dwelling" to Article 5, Zoning Districts under Resort Services and General Business to be permitted with supplemental regulations. Supplemental regulations are contained in Article 6.

#### **Article 6, Multi family Housing Standards**

Under Section 6.21.1, Applicability and Intent, it is requested to be amended to include Townhouses within Resort Services and General Business Zoning Districts.

Section 6.21.2, Approval required, it is requested to say that Townhouse construction is considered multifamily development requiring review and approval as any other multi-building, multi-family project. The section regarding the sale of any dwelling would now include Townhouses.

Section 6.21.3, Site Area Requirements, will contain reference to approved townhouse developments in the two approved districts, may incorporate separate land parcels for each dwelling unit within the development area, however the development area as a whole must meet the standards below.

Section 6.21.4, Density/Maximum Lot Coverage, states Multi-family housing developments shall comply with the maximum density, development area standards, height, and surface coverage area as provided in the table in that section.

In the table regarding Maximum Impervious Surface Coverage, they are requesting to add, "The maximum land coverage regulations apply to Townhouse development however, rather than applying the maximum land coverage limits to the individually divided lots for each Townhouse, the full development area, including Townhouse lots, shall be used for purposed of determining land coverage.

#### **Appendix A. Definitions**

A new definition consistent with the building code, "A single family dwelling unit constructed in a row of attached units separated by property lines and with open space on at least two sides" will replace the existing definition.

Applicant Jim Bailey stated the development will be easier to fund if built as a townhouse. Banks and lending agencies view townhouses as single family dwellings and with lower density.

The board discussed pros vs. cons of this change. Owning dirt with a townhouse makes financing substantially easier. A common area and HOA is still required. Townhouses provide more affordable housing. Being a townhouse does not dissolve any rules of multifamily construction standards. Duplex, triplex and quadruplet developments are not affected and will not be eligible to be constructed as a townhouse.

Llewellyn Ramsey supports the idea and agrees with the reasoning based on her knowledge as a realtor. Scott Rice agrees as well.

A public hearing will likely be held at the Council meeting in July. There will be a formal vote to decide whether to recommend change or not.

Ray Langley made a motion to amend Article 5 and 6 and Appendix A. Llewellyn Ramsey and Neil Chamblee seconded the motion, with the vote being unanimous.

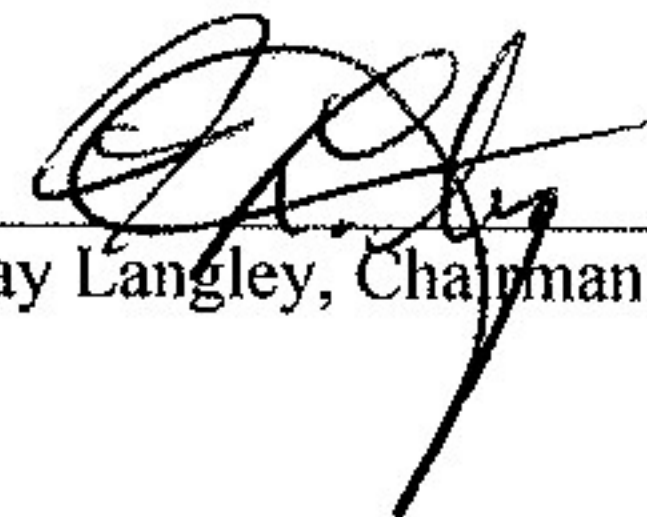
**ADJOURNMENT**

Being no further business, Ray Langley called for a motion to adjourn the meeting at 7:30pm; The motion was made by Norman Livengood and seconded by Scott Rice. The vote was unanimous.

Respectfully Submitted,

  
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Kim Tynes, Permit Technician

Approved by:

  
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Ray Langley, Chairman