



**Minutes
Town of Atlantic Beach
Planning Board Meeting
January 6, 2015**

Members Present:

Llewellyn Ramsey
Larry Burke
Ray Langley, Chairman
Norman Livengood
Steve Joyner
Curt Winbourne

Members Absent:

Neil Chamblee, Excused

Staff Present:

Jessica Fiester, Planning Director
Kim Tynes, Secretary

Others Present:

Trace Cooper, Mayor

CALL TO ORDER

The meeting was called to order by Chairman Ray Langley. Jessica called for a motion to excuse Neil Chamblee from the meeting. Motion carried by Llewellyn Ramsey and second by Norman Livengood, with a unanimous vote.

Oaths of office were administered for continued new terms for Larry Burke, Steve Joyner and Norman Livengood, as well as new member Curt Winbourne.

Mayor, Trace Cooper, kicked off 2015 with thanking the members for their reassignment and welcomed Curt as a new member. He gave a quick overview to the board of their roles and an update of what's happening in Atlantic Beach.

Trace addressed the fact that our annual expected budget for permit fees for the entire year was almost tripled between July 1 and the end of December. He reminded the board they are residents here and have to live amongst all the suggest projects. Their human aspect and objective overviews are important to the community. In reviewing plans, if they feel this project is just not right for Atlantic Beach, please speak up. Offer suggestions or options that are good for all. Growth can cause pressure and it is important to develop positively. Just meeting the building code is not enough, if you believe a façade is not right for AB or buildings are too close, please say so. If concerned about a plan, too much structure for that lot, let's rethink the idea. Put more focus on quality vs. quantity. Remember as a resident, what you want to see happen in your community. Growth is not a fad, as we go thru this redevelopment; make sure it is quality projects.

When compliments on Donna Turner, Building Inspector, are shared with Trace, people appreciate her effort and willingness to work together. If their way will not meet building codes, she helps them find a new way that works for everyone.

The UDO is a living document. Tweaking has been ongoing since the last growth spurt and we are prepared for this one. That does not mean we are going to tweak the UDO to make it work for every project.

Llewellyn noted that days of the Planner, Building Inspector and Planning Board being viewed as the enemy are over. These roles are now respected and appreciated.

APPROVAL OF MINUTES

Ray Langley called for a motion to approve the minutes from the December 2nd meeting. Ray called for the motion and Llewellyn Ramsey and Larry Burke seconded it. The vote was unanimous.

NEW BUSINESS

317 West Boardwalk Encroachment – The current survey has been received and Mark has updated the records for Public Works. This request does not require a public hearing. The recent beach access improvements and home renovations revealed septic/drain lines on property owned by the TOAB.

There is no reason to deny this request. Likely similar situations will appear over time. Records will be updated and become more accurate as time reveals more issues.

The owners purchased property with drain lines as is. If the house were to be demolished, we would work with the CCHD to make the lot more conforming.

Steve Joyner made a motion to approve as is and a second from Llewellyn. There was nobody present to issue public comment. Jessica received 3 phone calls but they had no comment. It is believed they may have similar situations. The vote was unanimous to approve the encroachment and forward to the Council to grant request.

Signage – This discussion began last summer and three meetings have occurred to discuss limitations and enforcement of the currently illegal signs. In sympathy with the business owners, due to the large Right-of-Way, we are addressing the issue of sandwich boards and flags for consistency and enforcement.

It was agreed by the board, all signage will be:

- Upright
- 2 sandwich boards or 2 flags per business
- Cannot obstruct view
- No homemade signs
- Cannot be illuminated

The Political Sign section has been updated and streamlined the Special Events section.

ABPD will pick up hindrance signs for safety of our drivers, others are picked up by Town Planner and interns as available. The fee to retrieve signs is \$10 per sign.

Every business in AB was notified of the suggested changes and only 5 appeared to present their ideas. In January, the Council will announce the signage changes be on the February agenda in hopes of having all streamlined by March.

In the Definitions section, Ray was concerned about “other similar devices” covering the tall, dancing, balloon man flag. Larry suggested adding “no air pump devices” to cover that. Jessica will clarify this description by researching terminology used in sales ads for such items.

Llewellyn made a motion to send sign requirements to the Council for approval, second by Steve Joyner and vote was unanimous.

Trace again spoke to the group addressing the temporary wayfinding signs about Town. He hopes to have more permanent signs in place and address signs for businesses.

~~The Council Retreat is scheduled for January 22nd. A few things he plans to address is Street Scapes. Narrow streets look appealing with curbs and low street lights to frame the streets. With redevelopment underway, quality is needed. The face of the Town is changing and he hopes to assemble a committee to make suggestions for the Town. Having each member suggest their Top Five concerns/ideas is a starting block.~~

Donna informed him of new State laws regarding “Blighted areas” which may be allow pinpointing a specific building vs. a specific area as in the past. He plans to research that option and address the Council with his findings.

During the retreat, he plans to discuss moving forward with the \$70,000 grant for the bridge abutment and address the Showboat motel.

The Town is in great shape financially. Our Fire Department was ranked top in the State yet our “front door” is the worst. We have no architectural guidelines. Our developers and owners are hiring good designers and architects and keeping with the beach cottage feel. Currently our front door is overwhelmed with power lines/feeders. We need nice, low street lights to frame the Causeway. The lights will keep eyes on the framed areas and avoids the Showboat and power lines stealing the spotlight. Freshening up the causeway landscape will help as well.

Walking and Bike Paths – Currently not a lot of funding available and hope to possibly start at the mid-point of the bike path plan. Hwy. 58 does not have enough Right-of-Way but we have other streets that are bike friendly. Directional signs will provide help at a minimal cost.

Llewellyn praised the Splash Pad and suggested as guardians of Hoop Pole Forest we should look into a kayak launch and more paths. Trace is trying to recruit kayak/paddleboard company from New Bern to Atlantic Station. The property is owned by the Coastal Federation and they are great to work with. Trace hopes to connect the Town Park to the maritime forest as part of this year’s focus.

Atlantic Beach long timers get the feel of our area but first timers may not based on the first impression as coming onto the island. A PKS resident told Trace they direct visitors to come onto the island from Emerald Isle due to a better first impression. It is time to take our causeway to the next level.

New member – Scott Rice resigned his position on the Planning Board and Curt Winbourne was selected to take his seat. Curt has owned property in Atlantic Beach for about 15 years and made AB his home 3 years ago. Curt is a manufacturer’s rep for Engineered Fluid Systems, LLC, specializing in HVAC and

industrial plumbing products. His wife Marsha is the receptionist at Bally in Morehead City and they have two sons, Anderson, that lives in Raleigh and Tyler that resides in Wilson with his wife Sarah.

UDO Notebooks – The upcoming edits to the UDO have delayed printing the new UDO's for the board members requesting one. They will be printed once all edits are approved.

ADJOURNMENT

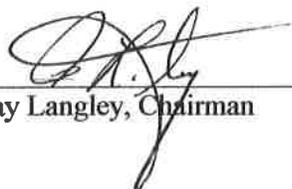
Being no further business, Ray Langley called for a motion to adjourn the meeting. The motion was made by Larry Burke and seconded by Norman Livengood. The vote was unanimous.

Respectfully Submitted,



Kim Tynes, Secretary

Approved by:



Ray Langley, Chairman