



**Minutes
Town of Atlantic Beach
Planning Board Meeting
February 4, 2014**

The regularly scheduled meeting of the Atlantic Beach Planning Board was postponed and commenced Tuesday, February 4th at 7:00 p.m. in the Town Hall Boardroom.

Members Present:

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

Members Absent:

Scott Rice, unexcused

Staff Present:

Jessica Fiester, Planner
KimTynes, Secretary

Others Present:

Ron Cullipher, Stroud Engineering

CALL TO ORDER.

The meeting was called to order at 7:00pm by Chairman Ray Langley. The audience was welcomed by Ray and there was a discussion about whether or not Scott's absences will be excused or not.

APPROVAL OF MINUTES

Ray Langley called for a motion to approve the minutes from the January 7th at the next meeting.

PUBLIC COMMENT

The Planning Board did not take public comment at this meeting.

OLD BUSINESS

None

NEW BUSINESS

Jungleland Garden Homes - A preliminary review of the project looks good thus far.

- Footprint approval
- Obtain water permits
- UDO met
- Technical Review Committee (TRC) met
- Aspects reviewed by Public Works, Inspections and Fire Department

First check – plans are consistent with Zoning, a perfect fit for Resort Services Zone. The TRC met in August for a preliminary meeting to review all requests prior to submitting to the Planning Board. Preliminary approval will allow the project to move forward for permits.

- Zoning request for 65 units, alternate plans for 79 units and ingress/egress still met. Unit number depends on off-site water plan.
- This property has been reviewed several times since 2007. In 2008, the property was approved for 108 units. The neighbors are more satisfied with this plan.
- ABFD okay with ingress/egress entrance from Fairview, not West Ft. Macon Road.
- Project height is proposed to be 35' tall, 55' is the limit.
- The property exceeds one acre and they will follow State rules allowing 80% coverage.
- CAMA is not involved in this project.
- The land's buffer is clearly outlined. Lighting and signage has been addressed.
- The recreation area has been exceeded, includes a pool area and parking, all met the Town regulations.
- The units will require a sprinkler system.
- The TRC is confident all requirements are met.

Ron Cullipher of Stroud Engineering is here on behalf of Beach Holdings, property owners and he will discuss waste water.

Two options – On-site option 1 and Off-site option 2

Onsite – Jungleland had septic and an easement on Sparkman property, across the street. This is resolved with Sparkman and there is a letter on file. There is interconnecting piping under Pelican. The building with units 13-20 will use that septic tank. An improvement permits an additional 3,000 gallons. There are plans to go to the State for 11-12,000 gallons.

Offsite – Plans are being reviewed. Septic plans will affect every permit needed to begin this project.

Phase 1 – 18 buildings, need State approval to exceed that number. Carteret County Health Department has approved plans. The system proposed has the majority below grade with hatches. The plan is to only go off-site if expansion is needed. Developers must make the decision prior to final approval.

Ron is unsure about the fence maintenance at the time of the meeting; it is part of the buffer.

Jungle Drive is not part of Jungleland. There is a 10' buffer that is part of Jungleland and it will be an attractive buffer. The community wants the buffer maintained and kept at same height.

If modifications are needed to the new sidewalk, DOT will work with the owner, at the owner's expense.

Atlantic Beach Staff approval granted on behalf of their reviews.

Ray Langley made a motion to approve as is. Norman Livengood and Neil Chamblee second, with the vote being unanimous.

Missing Board Member

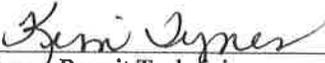
Llew asked Kim to locate Scott Rice to see if he was possibly under doctor care or if the absences were unexcused.

There will be no meeting in March.

ADJOURNMENT

Being no further business, Ray Langley made a motion to adjourn the meeting at 7:20pm, second from Llewellyn Ramsey and Larry Burke, vote was unanimous.

Respectfully Submitted,



Kim Tynes, Permit Technician

Approved by:



Ray Langley, Chairman