



**Minutes
Town of Atlantic Beach
Planning Board Meeting
July 1, 2014**

Members Present:

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

Members Absent:

Steve Joyner, Unexcused

Staff Present:

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

Others Present:

Fred Bunn, Developer/Applicant

CALL TO ORDER.

The meeting was called to order at 7:00pm by Chairman Ray Langley. The audience was welcomed by Ray Langley and Steve Joyner's absence was unexcused.

APPROVAL OF MINUTES

Ray Langley called for a motion to approve the minutes from the June 3rd meeting. Llewellyn Ramsey called for the motion and Scott Rice seconded it. The vote was unanimous.

NEW BUSINESS

Jessica gave an overview of the request of the Approval Recommendation on The Grove Oceanside Two. The TRC reviewed the plans two weeks prior and had no objections with meeting the UDO and department head requirements.

The seven proposed single family dwellings are to mirror the original Ocean Grove One commercial, mixed use requirements. Plans have not been submitted. As part of the CDD, no additional setbacks required. The property is already incorporated into the CAMA and Storm water plans.

Plans to hold off on mixed use buildings at this time.

Llewellyn stated drawings show Tackle Box Tavern still there but apparently leaving after the season. Plans may take everything else and leave the TBT until later but the Utopia building will be demolished.

Ray Langley asked for update on commercial plans. Fred stated the vacant house is going to become a restaurant and the building beside Davis Beachwear will be a beer garden with food. The former produce stand has become

Sunset Slush. Buildings are in design phase and working on prices now, hard to tell when more commercial will begin. They are working on the design for the building on the pavilion site now and Phase II is behind that.

Fred is trying to incorporate a new place for the Tackle Box Tavern as not to interrupt their business.

Motion was made to approve recommendation to forward to Council, by Norman Livengood and seconded by Llewellyn Ramsey.

TRC results show recommendations met all State and Local requirements. Distance between homes met State and Local requirements.

Norman asked any homes were sold and Fred responded with one thus far. The property is used for rental and guarantees \$80,000 per year in revenue. Home has booked \$100,000 to date. The home is decorated by McQueen's and has a pool and hot tub.

Ray stated Llewellyn will represent the Planning Board at the TRC meetings. Llew expressed how informative the meetings are and if anyone else on the Board would like to participate to let Jessica know prior to the next meeting.

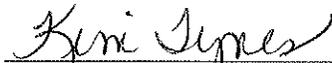
Scott Rice mentioned he would like to see new development on the West end of town and suggested Sam Hamad's building has an opportunity for growth.

Neil inquired about plans for permanent bathrooms at the Town Park and Jessica confirmed plans for handicap access bathrooms are in the future plans.

ADJOURNMENT

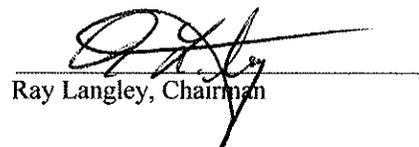
Being no further business, Ray Langley called for a motion to adjourn the meeting. The motion was made by Scott Rice and seconded by Larry Burke. The vote was unanimous.

Respectfully Submitted,



Kim Tynes, Permit Technician

Approved by:



Ray Langley, Chairman