



**Minutes
Town of Atlantic Beach
Planning Board Meeting
October 7, 2014**

Members Present:

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

Members Absent:

Scott Rice, Excused

Staff Present:

Jessica Fiester, Planning Director
Kim Tynes, Secretary

Others Present:

Harry Archer, Council
Mike Shutak, Reporter

CALL TO ORDER.

The meeting was called to order by Chairman Ray Langley. Jessica Fiester requested a motion to excuse Scott Rice from the meeting. Motion carried, made by Llewellyn Ramsey and second by Norman Livengood.

APPROVAL OF MINUTES

Ray Langley called for a motion to approve the minutes from the September 2nd meeting. Steve Joyner made the motion and Neil Chamblee seconded it. The vote was unanimous.

NEW BUSINESS

Article 2 Setbacks

These amendments allow for encroachments of elevators, liftavators and handicap ramps. This amendment also creates an across the board setback standard for accessory structures of 10-feet in the back and 5-feet on the sides of a property. Motion was requested by Ray Langley, made by Llewellyn Ramsey and seconded by Larry Burke. The Board unanimously voted to request the Council call for a public hearing on amendments to Section 2.8 of Article 2 of the UDO.

Article 5 Regarding setbacks and modular homes

These amendments allow for consistency with changes made in Article 2, eliminate a double front yard setback requirement in RMU and R2 Zoning Districts and clarify that modular homes be allowed wherever single family homes are allowed. More and more states recognize modular homes as stick built

because they meet the same building code as stick built homes. Ray Langley called for a motion to recommend and Steve Joyner made the motion and Llewellyn Ramsey seconded the motion. The Board unanimously voted to request the Council call for a public hearing on amendments to Section 5.6.1 Notes to the Table of Area, Yard and Height Requirements and to Section 5.5 Zoning Districts within Article 5.

Article 11 – Signs, Flags and Sandwich Boards

This topic is temporarily on hold as they are not ready to move forward. Most surrounding areas prohibit flags all together. Board agreed to schedule a public comment session that included business comments. Invitations will be sent out by using the Privilege License list to invite businesses to the December 2nd regular meeting to continue discussion on potential amendments to the sign ordinance. Chairman Langley requested our business owners be notified that they are all invited to come give input on our temporary signage policies. They will be given 2-3 minutes each and the Board will use their input to continue drafting amendments to potentially have in place before the spring tourist season begins. The group recognized our business district is unique due to the extended right-of-way, but also agree the current sign and flag situation is visually overwhelming. The goal is to create a balance helpful to businesses, safe to motorists.

Impervious Coverage and Runoff

Price comparisons were discussed regarding pervious vs. impervious surfaces for driveways. The estimated cost for concrete is \$120 per yard and pervious pavers averages \$145-\$155 per yard. The cost of pervious material is not bad for small driveways but may be costly for larger ones. We have experienced record rainfall this year so it would not be practical to suggest changes based on the amount of rainfall this year only. There should be an overall estimate of approximately a 10 year span for a more accurate assessment. Using high pressure in lines helped clear out debris and alleviates some standing water problems. Neil Chamblee proposed inquiring the cost to raise the road to have water run into yards. Councilman, Harry Archer, recommended considering a paving schedule to have roads crown for run-off. He believes removing dips, valleys and adding crowns to several streets at a time will help. Harry stated the roads used to sand paths and they were paved as they were. He specified Hwy 58 as an example of elevating the road makes a positive impact. A current prerequisite for all new construction is to provide holding tank for 2” of water.

Crosswinds MHP Boat Storage

This item was removed from the agenda by the applicant who is working through some property line issues and considering alternatives to the original request.

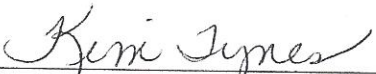
Other

The Planning Board voted to cancel its November meeting because several members will be out of town and the meeting coincides with the election. The Board also agreed to return meeting time back to 6:00pm beginning in 2015.

ADJOURNMENT

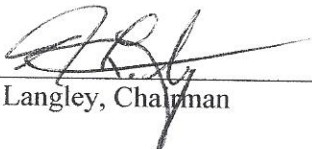
Being no further business, Ray Langley called for a motion to adjourn the meeting. The motion was made by Larry Burke and seconded by Steve Joyner. The vote was unanimous.

Respectfully Submitted,



Kim Tynes, Permit Technician

Approved by:



Ray Langley, Chairman