



**Minutes
Town of Atlantic Beach
Planning Board Meeting
November 12, 2013**

The regularly scheduled meeting of the Atlantic Beach Planning Board was postponed and commenced Tuesday, November 12th at 7:00 p.m. in the Town Hall Boardroom.

Members Present:

Llewellyn Ramsey
John Hopkins
Ray Langlely, Chairman
Norman Livengood
Larry Burke
Steve Joyner

Members Absent:

Scott Rice, unexcused

Staff Present:

Jessica Fiester, Planner
KimTynes, Secretary

CALL TO ORDER.

The meeting was called to order at 7:00pm by Chairman Ray Langlely.

APPROVAL OF MINUTES

Ray Langlely called for a motion to approve the minutes from the October 9, 2013 Planning Board meeting. The motion was made by Llewellyn Ramsey and seconded by Norman Livengood. The vote was unanimous and motion carried.

PUBLIC COMMENT

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

OLD BUSINESS

The Board reviewed the findings from the last meeting regarding a moratorium on sheds, porches, gazebos and covered decks in the CAMA setbacks. Per the Board's request, walkway regulations were provided by Donna Turner, Director of Building Inspections for their review. Per Donna, the walkways could be required to be built no more than 3' above grade level in any given location. She advises such regulation could result in visually unusual walkways for areas that have large amounts of sand build up over time, particularly between secondary and primary dunes. This suggestion meets the goal of keeping the height of structures low but could result in negative issues as well. CAMA prefers higher walkways and Donna suggested no lower than 3 if that route was pursued'.

The board reviewed the new material submitted by the Building Inspector and considered numerous factors, including that at the present time there are only 11 oceanfront properties that are eligible to build this type of walkway. Since the impact is minimal and changing this ordinance would impact the whole town and p[potentially increase erosion they felt it was not necessary. While reviewing this information, consideration was given to avoid jeopardizing any future grants or funding as well, since a height limit could cause the need for stairs which are not ADA compliant.

Recommendations were made for the Town Council to amend the UDO Section 5.5 eliminating the ability to construct porches, covered decks, gazebos, sheds and other covered structures within the oceanfront CAMA setback of R1-5 and R1-7 Districts only.

Ray Langley recommended to leave "as is" and make no changes at this time to construction height requirements of walkways. The Board voted 5 to 1 with John Hopkins in disagreement.

NEW BUSINESS

Jessica briefed the Board on the ROW (Right-of-Way) encroachment request for 310 Old Causeway Road. Multiple alternatives to replace the septic system were unsuccessful and the only hope of the Health Dept. granting a septic permit for new development is by the Town granting this request. This encroachment was requested by Vicki Murray and Jimi Harrison, property owners.

The property is zoned RS and the current setbacks will not allow the owner to build a 4 bedroom duplex without additional area to be considered the setback. This was determined after a soil scientist and several engineers reviewed the property. The request is to use to 10-foot feet of the 100-foot ROW to meet the setback requirement. With this, the owner will be able to meet all guidelines required by the Health Department. This has been reviewed and approved by Public Works Director and Emergency Services Director as required in the UDO.

The request was open to public comment and there was no comment. The Council must approve this decision after a recommendation is made by the Planning Board. Larry Burke made motion to approve with a second from John Hopkins and approval was unanimous.

ADJOURNMENT

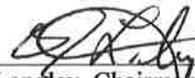
There being no further business, Chairman Langley called for a motion to adjourn the meeting at 7:45. The motion was made by Llewellyn Ramsey and seconded by Larry Burke.

Respectfully Submitted,



Kim Tynes, Permit Technician

Approved by:



Ray Langley, Chairman