



**Minutes
Town of Atlantic Beach
Planning Board Meeting
November 13, 2018**

Planning Board Members

Present

Neil Chamblee
Llewellyn Ramsey
Lynne Brown
Fred Joey Dean
Doug McCullough
Curt Winbourne

Planning Board Members

Absent

Ann Batt

Staff Present

Michelle Shreve, Planning Director
Katrina Tyer, Town Clerk
Nick Krebs, Planner

Others Present

Mike Shutak, Carteret County News Times
Ron Cullipher, Engineer
Fred Bunn, Developer

Before the meeting Katrina Tyer swore in Fred Joey Dean, who was appointed by Council on October 22, 2018 to fill Norm Livengood's seat as he moved to the Board of Adjustment. On September 25, 2018 Ann Batt requested a leave of absence while she recovered from Hurricane Florence.

CALL TO ORDER

Chair Chamblee called the meeting to order at 6:00pm.

EXCUSE ABSENT PLANNING BOARD MEMBER(S)

None.

APPROVAL OF AUGUST 7, 2018 MINUTES

The August 7, 2018 minutes were approved at the September 4, 2018 Joint meeting of Council and Planning Board, therefore approval is not necessary at tonight's meeting.

PRESENTATION AND REVIEW OF UDO AMENDMENTS

Staff Presentation

Michelle reviewed the proposed amendments to parking requirements. These amendments have been suggested to address concerns with large single family homes and over parking, especially during the rental season. She then reviewed the proposed fill regulations which are consistent with other NC towns. The proposal includes no fill within 5 feet of the property line (except for grading the driveway); no more than 2 feet of fill at any point on the lot; and stabilized by a retaining wall or 3:1 slope (terminating at 5ft).

There was discussion on how these regulations effect stormwater and septic requirements. Ramsey asked Cullipher to give his opinion on the fill requirements. He discussed Morehead City's recent amendments and his opposition to them. Cullipher noted stormwater and septic requirements complete with the same water aquifer.

It was the consensus that more time is needed to study this regulation and to acquire professional opinions. The item will be tabled until the December 4, 2018 meeting.

Public Hearing

McCullough made a motion *to open* the public hearing. Seconded by Chamblee. Vote was unanimous, 6-0. Motion carried. The time was 6:26pm.

No comments

Chamblee made a motion *to close* the public hearing. Seconded by McCullough. Vote was unanimous, 6-0. Motion carried. The time was 6:26pm.

Planning Board Discussion and Recommendation

Ramsey made a motion *to approve* the Statement of Consistency and recommend the Parking Requirements Amendment to Council. Seconded by Winbourne. Vote was unanimous, 6-0. Motion carried.

MAJOR SITE PLAN PHASE II REVIEW: MSP-18-02 BAKERY-CAFE

Staff Presentation

Michelle reviewed the requirements of the UDO and confirmed the project's compliance with each.

Planning Board Discussion and Recommendation

The board did not have any issues for discussion.

Brown made a motion *to recommend* MSP-18-02 Bakery-Cafe to Town Council for approval. Seconded by McCullough. Vote was unanimous, 6-0. Motion carried.

MAJOR SITE PLAN PHASE II REVIEW: MSP-18-06 THE GROVE OCEANSIDE II, PHASE II

Staff Presentation

During construction of the new Tackle Box, the current Tackle Box will construct and use temporary restroom facilities. After construction the septic tank will be abandoned and the building will be connected to the waste treatment facility. The building has been designed to try to eliminate light and noise pollution issues.

Planning Board Discussion and Recommendation

There was discussion about the proposed temporary restroom location and aesthetics. Mr. Bunn anticipates construction to last less than 6 months. If Council approves the plan, construction can begin December 3.

Winbourne made a motion *to recommend* MSP-18-06 The Grove Oceanside II, Phase II to Town Council for approval. Seconded by Brown. Vote was unanimous, 6-0. Motion carried.

Staff Presentation

Michelle went into detail about regarding the parking requirements and confirming the requirements were met. The following have been allocated for each project: Lookouts: 27 spaces; Oceanside: 8 spaces; Bakery: 4 spaces; Idle Hour: 3 spaces; and one not allocated. It was noted that the different hours of operation for the businesses allows flexibility with parking.

Planning Board Discussion and Recommendation

The board determined the plan meets the requirements of the revised site plan.

McCullough made a motion *to recommend* The Grove Master Plan Update to Town Council for approval. Seconded by Brown. Vote was unanimous, 6-0. Motion carried.

OTHER BUSINESS

Chamblee brought up the recent abundance of variance requests presented to the Board of Adjustment. He inquired with the board how they feel about changing the encroachment allowance of sheds, stairs, electrical units, etc. The consensus was for Michelle to develop a setback encroachment recommendation for the board to review in December.

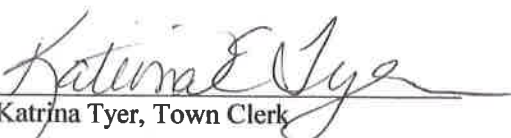
ADJOURNMENT

There being no further business Chairman Chamblee adjourned the meeting. The time was 7:03pm.

These minutes were approved at the December 4, 2018 Planning Board meeting.

ATTEST:

TOWN OF ATLANTIC BEACH


Katrina Tyer, Town Clerk


Llewellyn Ramsey – Vice Chair