

MSP-20-2 Tackle Box Amendment

Major Site Plan Review Summary

Concept Proposal TRC – November 17, 2020

Application Details:

Date of Application: November 3, 2020
Property Owner Name: Tacklebox Properties LLC (Janice Bynum)
Applicant Name: Ron Cullipher – The Cullipher Group PA

Property Details:

Project Name: Tackle Box/Bait Box
PIN Numbers: 637516927865000,
637516926895000
Structure Height Limit: 155ft (Subzone A)

Street Address: 115 & 117 Atlantic Boulevard
Zoning District: Commercial Circle (CIR)
Flood Zones: AE11/VE11

Description of Major Site Plan Amendment:

This major site plan amendment proposes several changes to the major site plan The Grove Oceanside II Phase II (Tract 8), most recently amended and approved on September 23, 2019. This does not qualify as a "minor" amendment because the changes exceed the allowable minor changes of Section 18.2.4.P.8. The changes proposed include:

- Recombination of tracts 8A and 8B (that were subdivided at the plan's last amendment)
- Reduction in number of structures (change the building on tract 8B into an addition onto the Tackle Box as a restaurant component called "Bait Box")
- Increase the previously approved building footprint and impervious coverage by 137sf (940sf → 1077sf)
- Increase the previously approved floor area by 407sf (940sf → 1347sf)
- Reduction in open space by 368sf (1276sf → 908sf)

Major Site Plan Review Process:

- Phase One
 - ✓ Pre-application Conference – November 2
 - ✗ Neighborhood Meeting – Not conducted
 - ✓ Submit Application – November 3
 - Technical Review Committee (TRC) meeting – November 17th, 10am
 - ✓ Public Hearing Scheduled
 - ✓ Public Notification – November 10th
 - Concept Proposal Public Hearing (Council-Planning Board joint meeting) – December 1st
- Phase Two
 - Application Revision
 - Technical Review Committee (TRC) meeting
 - Planning Board Review and Recommendation
 - Town Council Review and Decision
 - Notification of Decision

Summary Compiled by: Michelle Shreve Eitner, Director of Planning and Zoning

MSP-20-2 Tackle Box Amendment – UDO Compliance Matrix

Issue	Reference	Notes
Review Procedure	§18.2.4.P.8.	<ul style="list-style-type: none"> Project is an amendment to the major site plan (not a “minor” amendment). “When an amendment is considered, the unaffected components of the site plan shall not be considered for re-approval.”
Zoning District	§18.3.5.B.1.	<ul style="list-style-type: none"> No proposed change from previous major site plan approval.
Lot Size	§18.3.5.B.2.	<ul style="list-style-type: none"> No minimum lot area for uses served by public or private sanitary sewer.
Density	§18.3.5.B.2.	<ul style="list-style-type: none"> No proposed change from previous major site plan approval.
Floor Area Ratio (FAR)	§18.3.5.B.2. §18.3.5.B.7.	<ul style="list-style-type: none"> The maximum allowable amount of floor area per lot is determined by multiplying the lot's square footage by the floor area multiplier 6041.15sf lot multiplied by 0.4 = 2416.46sf of maximum allowable floor area. Existing Tackle Box Tavern is 1172sf, which leaves 1244.46sf. The proposed addition to the Tackle Box Tavern structure is 1077.73sf. Floor Area Ratio appears to meet requirements at this time.
Setbacks	§18.3.5.B.2.	<ul style="list-style-type: none"> Street Setback from Major Roadways (Atlantic, West, & East) – 0-15ft. Zero street setback from Atlantic Boulevard shown. No minimum rear setback required. Setbacks appear to meet requirements at this time.
Impervious Surface Coverage	§18.3.5.B.2.	<ul style="list-style-type: none"> State stormwater redevelopment exemption allows no more than 4672sf of impervious surfaces for Tract 8. Site plan shows 4103sf proposed impervious. Impervious surface coverage appears to meet requirements at this time.
Building Height	§18.3.5.B.7.	<ul style="list-style-type: none"> Proposed two-story addition to Tackle Box is below 155ft height limit. Building height appears to meet requirements at this time.
Building Orientation	§18.3.5.B.7.	<ul style="list-style-type: none"> Façade and entrance generally parallel/perpendicular to and facing the street it fronts. At least 75% of first floor (or floor accessible from first floor) must be nonresidential – entire addition is nonresidential (restaurant). Building orientation and entryway appears to meet requirements at this time.
Building Articulation & Fenestration	§18.3.5.B.7.	<ul style="list-style-type: none"> Building façade includes projections/recesses, porch/balcony, and a distinctive entry feature across the first two stories facing Atlantic Boulevard. At least 50% of the ground-floor level of the front façade appears to include windows and other visually permeable openings. Building design appears to meet requirements at this time.
Landscaping	§18.3.5.B.7.	<ul style="list-style-type: none"> No proposed change from previous major site plan approval.
Screening	§18.3.5.B.7.	<ul style="list-style-type: none"> No proposed change from previous major site plan approval.
Sidewalks	§18.3.5.B.7.	<ul style="list-style-type: none"> No proposed change from previous major site plan approval.
Driveways	§18.3.5.B.7.	<ul style="list-style-type: none"> No proposed change from previous major site plan approval.
Parking	§18.3.5.B.7.	<ul style="list-style-type: none"> 1 parking space per 300sf of commercial space: 2519sf /300sf=8.39→9 8 public/off-site parking spaces provided at WWTP (spaces #24-31) One additional space will be required at WWTP lot for expansion.
Open Space	§18.3.5.B.7.	<ul style="list-style-type: none"> Open space shall be a minimum of 15% of the tract's gross acreage 6041.15sf x 15% = 906.17 required – 908.89sf provided Open space appears to meet requirements at this time.



TOWN OF ATLANTIC BEACH PLANNING & ZONING DEPARTMENT
 125 WEST FORT MACON ROAD ATLANTIC BEACH, NC 28512

CASE NUMBER:
 MSP-20-2

MAJOR SITE PLAN INFORMATION

Applicant's Name: The Cullipher Group PA
(Ron Cullipher)
Mailing Address: 151A Hwy 24 MC NC 28557
Primary Telephone: 252-773-0090
Primary E-mail: ron@tcgpa.com

Owner's Name: Tackle Box Properties
(Janice Bynum)
Mailing Address: 142 Sound Drive AB NC 28512
Primary Telephone: 252-342-9040
Primary E-mail: janicebynumab@gmail.com

Major Site Plan Address: 115/117 Atlantic Boulevard

Zoning District: CIR-A
Flood Zone: AE11/VE11
Existing Use: Commercial – Bar/Tavern
Proposed Use: Commercial – Eating Establishment

Septic/Sewer: Circle WWTP
State Permits: SW/Erosion/CAMA
PIN: 637516926895000,
637516927865000, 637516926722000

Briefly describe the proposed plan: _____

MAJOR SITE PLAN CONCEPT PROPOSAL REQUIREMENTS	INCLUDED: Y or N or N/A	SUBMITTED & APPROVED
Fee for major site plan application, as required in the current fee schedule	Y	Amse 11/3/20
Applicant name and contact information (with authorized agent information, if applicable)	Y	Amse 11/2
A written description of proposed development, including detail on use type, density, number of residential units, floor area, lot coverage, and the configuration of features required in Article 18.5.	Y	Amse 11/2
A description of how the development will comply with the standards in Article 18.6: Environment	Y	11/2 Amse
A preliminary or concept-level sketch of the proposed development site showing lot lines, required setbacks, proposed building outlines, and generalized site configuration features like required parking, landscaping, fences and walls, solid waste collection and service areas, and a description of adjacent development	Y	Amse 11/3
A basic description of primary exterior materials and material configurations proposed for principal buildings in the development	Y	Amse 11/3
Preliminary or conceptual building elevations of proposed structures as seen from the right-of-way, the waterfront (if adjacent), and any adjacent development	Y	Amse 11/3
Digital map of site plan superimposed on aerial imagery	Y	Amse 11/2

PROCEDURE TIMELINE	Anticipated Date	Date Completed	Staff Responsible
Pre-application meeting:	11/2/20	11/2	msc
Neighborhood meeting:	—	—	—
Application received:	11/3/20	11/3	msc
Phase I TRC meeting:	11/17		
Date signs posted:	11/10		
Date letters mailed:	11/10		
Concept Proposal meeting:	12/1		
Revisions/additions received:			
Phase II TRC meeting:			
Planning Board meeting:			
Town Council meeting:			
Date decision delivered			



TOWN OF ATLANTIC BEACH PLANNING & ZONING DEPARTMENT
 125 WEST FORT MACON ROAD ATLANTIC BEACH, NC 28512

CASE NUMBER:

MSP-20-2

APPOINTMENT OF AGENCY

Type of Application: MAJOR SITE PLAN

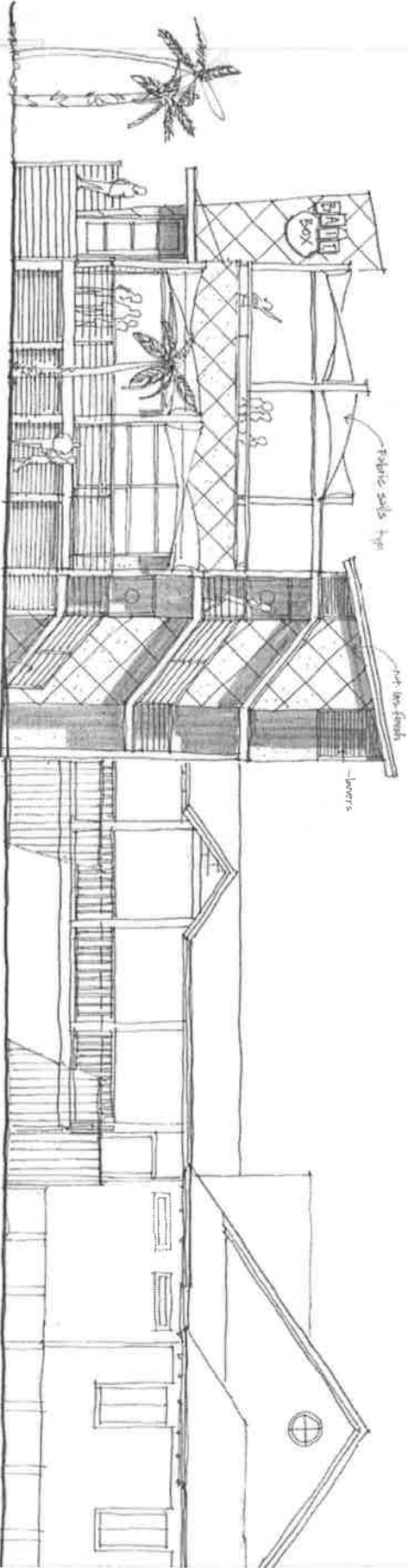
Application Address: 117 ATLANTIC BLVD.

I, TACKLEBOX PROPERTIES, LLC, owner of property located in the Town of Atlantic Beach at 117 Atlantic Blvd in Carteret County Deed Book 1687 Page 338, 6375 16926895000 and having PIN# 6375 16927065000, do hereby appoint as my representing agent The Collyher Group, P.A. to represent me in the application indicated above and authorize him/her to act as my agent in all matters formal and informal relating to the Town of Atlantic Beach procedures for such requested actions. I authorize him/her to receive and submit all official correspondence with the understanding, however, that as the owner of the property I must sign any and all affidavits and statements that may be required for approvals of the request.

Applicant's Name: The Collyher Group, P.A. agent
 Mailing Address: 151 N HWY 24/MC, NC 28557
 Primary Telephone: 252-773-0090
 Primary E-mail: ron@tcgpa.com
 SIGNATURE: Ronald D. Collyher
 DATE: 10/30/20

Owner's Name: Tacklebox Properties, LLC
 Mailing Address: 142 Sound Dr Atlantic Beach, NC 28512
 Primary Telephone: 252-342-9040
 Primary E-mail: janicebynumab@gmail.com
 SIGNATURE: Janice Bynum
 DATE: 11/3/2020

VIEW FROM ATLANTIC BOULEVARD



TACKLE

BOX

