



UNAPPROVED

Minutes Town of Atlantic Beach Planning Board Meeting April 2, 2013

The regularly scheduled meeting of the Atlantic Beach Planning Board was held Tuesday, April 2nd at 6:00 p.m. in the Town Hall Boardroom.

Members Present:

Larry Burke
John Hopkins
Ray Langley, Chairman
Norman Livengood
Scott Rice

Members Absent:

Steve Joyner
Llewellyn Ramsey

Staff Present:

Jessica Fiester, Planner
Kim Tynes, Secretary
Donna Turner, Director of Inspections
Mike Simpson, Deputy Fire Chief

Others Present:

Fred Bunn,
Ron Cullipher
Michael Trent

CALL TO ORDER.

The meeting was called to order at 6:01pm by Chairman Ray Langley. Planning Director Jessica Fiester requested that a member call for a motion to excuse Llewellyn Ramsey from the meeting, as she has been sick. A motion was made by Larry Burke to excuse Ms. Ramsey and it was seconded by Norman Livengood, the motion carried.

APPROVAL OF MINUTES

Ray Langley called for a motion to approve the minutes from the March 5, 2013 Planning Board meeting. The motion was made by Scott Rice 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

None

NEW BUSINESS

Planning Director Jessica Fiester stated the agenda for the evening included two projects. Both projects are seeking a final approval for recommendation for approval by the Town Council. The first project is called *Bungalows at the Grove* and is located at 207 East Drive. The second project is called *The Grove Oceanside* and it is located at 121, 123, 125 and 127 Atlantic Boulevard.

Planning Director Jessica Fiester summarized results of the Technical Review Committee (TRC) meeting regarding Phase One of both projects. The projects are located in the Circle Development District (CDD). She stated that the Technical Review committee reviewed both projects last week. The TRC meeting included all town department heads, Steve Joyner of the Planning Board, and Ann Batt as the Council representative. Planning Director Fiester stated that *The Grove Oceanside* project passed a preliminary approval in August 2012 and the *Bungalows at the Grove* project received a preliminary approval in March of 2013, so much of the basic UDO compliance had already been attained. A public hearing will be scheduled for April 27, 2013 if approval is recommended by the Planning Board. Plans for Phase One/Residential for each project were reviewed thoroughly. The commercial phases for each project will go before the board for reviews at a later date. The commercial phases will require landscaping, lighting, sidewalk and public use components due to their locations on East Drive and Atlantic Boulevard. Those approvals are not necessary for the residential components.

Planning Director Fiester gave a presentation on the *Bungalows at the Grove* project. She stated that the TRC findings and follow-up information provided show the following:

- Unified Development Ordinance Codes are being met
- Eight elevated cottages plus a pool compose the project (about 750 square feet each)
- Six feet of separation exist between each of the units
- Unit #9 on East Drive is not included in this plan (commercial, to be approved at a future date)
- No firewalls are required because of the construction type (single family) and use
- There will be no encroachments of HVAC equipment, shower stalls or other items between the units
- The adjacent owner attended the meeting and has worked out his concerns on the retaining wall with FMB

Fire Marshall Mike Simpson and Inspections Director Donna Turner provided brief reports on the *Bungalows at the Grove* project. Their points are summarized below.

Per Mike Simpson, Deputy Fire Chief:

- No fire codes prohibit the projects to move forward
- The Atlantic Beach Fire Department can work around access to buildings with 6-feet of separation
- He has concerns regarding separation between buildings being dense, but codes do not prohibit it

There were no questions from the Planning Board for Fire Marshall Simpson.

Per Donna Turner, Director of Inspections:

- The original drawings did not distinguish setbacks, less than 3' is not allowed per NC Building Code (now included)
- Walls must have 2 hour fire rating resistance on a lot line (they are not)

Fred Bunn stated the units are not less than 3' apart and there were no further questions from Planning Board.

Ron Cullipher, an engineer with Stroud Engineering made the following comments:

- He has worked closely with Fred Bunn of FMB and Darryl Warren, FMB's architect to meet all codes
- The architect is aware of fire rating info due to the separation
- The new retaining wall will now be an additional 2'-6" from property line and will satisfy erosion concerns of Mr. Trent, neighbor on East side.

(On lot #1 only, building will move forward 2-feet forward on the lot)

Norman Livengood inquired about the elevation. Ron Cullipher stated units will have a 12' elevation.

In response to Larry Burke's question of siding and roofing material, siding will be Hardy Plank and the roof will consist of asphalt with metal accents, per Ron Cullipher.

Chairman Ray Langley stated there were no more questions and everything appeared to be in line with all applicable codes. He stated that the project meets all UDO requirements per the review of the Planning Board at its March meeting, the planning director and the Technical Review Committee. Both the Fire and Inspections Departments are satisfied all minimum codes are being met, so Chairman Langley called for a motion to recommend the plans for approval to the Town Council. A motion was made by Norman Livengood and seconded by Scott Rice and the vote was unanimous. The *Bungalows at the Grove* project will go for a public hearing at the Town Council on April 22, 2013.

Chairman Ray Langley asked Planning Director Jessica Fiester to introduce the next project, the *Grove Oceanside*.

Planning Director Jessica Fiester announced the first phase of the *Grove Oceanside* project consists of seven; three-story units and it went through the same review process that was conducted with TRC the earlier week. This project had similar concerns initially from the Inspections Department and the Fire Department as the previous project, which have been eradicated with further information and amendments to the plans. Planning and Inspections staff gave a summary of the projects.

Per Mike Simpson, Fire Marshall

- The fire code has no enforceable restrictions
- He recommends sprinkler systems but they are not required
- He recommend type of material on siding and roof with 2 hour fire ratings for walls which stop the spread of fire
- One problem was the width of the entrance on west side of West Atlantic Boulevard. The plans show 18' width. Because there is a fire hydrant they need 26'. The Fire Dept. has the authority to accept other reasonable width and a compromise was reached by meeting half way at 22'. This was agreeable to FMB.
- Lastly the Fire Dept. is concerned with the traffic island on West and West Atlantic, as it blocks access of fire apparatus causing left hand turns to be difficult, resulting in driving into oncoming traffic. Fire Marshall Simpson believes this problem can be worked around with the Town.

John Hopkins asked if the south side of units could be accessed by fire trucks. Fire Marshall Simpson stated trucks cannot drive on the beach but can hand stretch the hoses and ladders to ensure safety/rescue can be met.

There were no other questions regarding fire and safety concerns.

Per Donna Turner, Director of Inspections:

- Having only 3' separation means the code will only allow 25% of wall area openings between units. She is concerned that achieving the light and ventilation requirements will be difficult since only 25% of the wall area can be open.
- Walls must have 2 hour fire rating resistance and 1 hour underside.

There were no questions from the board.

Planning Director Jessica Fiester stated the project meets the requirements of the UDO. She stated a CAMA Major Permit will need to be updated but cannot be approved before approval is granted by the Council. An updated stormwater redevelopment letter will need to be provided prior to initiating construction. She requested that updated plans showing all of the amendments and other requested information from the manager and TRC should be submitted to her office by next week to keep the project moving forward. The developers agreed. She stated she would send letters on Wednesday summarizing what she needed.

There were no further questions from the planning board.

Chairman Ray Langley called for a motion to recommend the *Grove Oceanside* project to the Town Council for approval. Larry Burke made the motion and John Hopkins seconded motion. The vote to recommend approval of the *Grove Oceanside* project to the Town Council was unanimous.

Plans will be presented before a public hearing at the April 22nd Council Meeting for the *Grove Oceanside* project. Planning Director Fiester stated that two advertisements will be published in the News Times and the public hearings will be advertised at Town Hall and electronically. Additionally our UDO calls for all property owners within 500 feet of each project be notified via US Mail of the public hearings.

Chairman Langley asked if there was any other business.

Scott Rice asked developer Fred Bunn when construction will begin. Fred Bunn stated sewer work will dictate the start date but the current plan is to begin the *Grove Oceanside* project May or June 2013 and the *Bungalows at the Grove* project July or August 2013.

Chairman Langley asked about the exterior design of the projects. Fred Bunn stated there will be 7 or 8 different exteriors and showed a tentative design to the board members. *The Grove Oceanside* units will be similar in height and width to Sea Dreams, like a Charleston type house. Preliminary drawings from Atlantic Avenue facing the ocean were shared with the Board.

ADJOURNMENT

There being no further business, Chairman Langley called for a motion to adjourn the meeting at 6:36. The motion was made by Scott Rice and seconded by Norman Livengood,

Respectfully Submitted,

Kim Tynes, Permit Technician

Approved by:

Ray Langley, Chairman