



**Minutes
Town of Atlantic Beach
Planning Board Meeting
March 5, 2013**

The regularly scheduled meeting of the Atlantic Beach Planning Board was held Tuesday, March 5th at 6:00 p.m. in the Town Hall Boardroom.

Members Present:

Larry Burke
Steve Joyner
Norman Livengood
Scott Rice

Members Absent:

John Hopkins
Ray Langley, Chairman
Llewellyn Ramsey

Staff Present:

Jessica Fiester, Planner
Kim Tynes, Secretary
Trace Cooper, Mayor

CALL TO ORDER.

Meeting was called to order at 6:24pm by Norman Livengood. Jessica Fiester made a motion to excuse Llewellyn Ramsey and Ray Langley from the meeting.

APPROVAL OF MINUTES

Norman Livengood made a motion to approve the minutes from the January 8, 2013 Planning Board meeting. Seconded by Scott Rice and Steve Joyner and the vote was unanimous. Motion carried.

PUBLIC COMMENT

No public comments were received, either oral or written.

OLD BUSINESS

None

NEW BUSINESS

Jessica Fiester summarized plans to adopt UDO Parking for The Grove Project as it covers the CDD. With the Circle being dense and multi-use, rolling back to the CDD provisions will keep the plan simple and uniform. As it stands, parking spaces shall be provided at a ratio of 1 space per each 300 square feet of gross floor area for commercial or office space and 1.5 spaces per residential dwelling unit or hotel room.

The ¼ mile parking requirement has been eliminated as the off-site parking may be anywhere in the General Business Zoning District which is all within ½ mile already.

Off street loading will need Planning Board and Council approval but they are confident the tenant will be able to work out deliveries with vendors.

Jessica Fiester suggested the recommendations above to Council for approval. Steve Joyner made a motion to approve and Larry Burke and Scott Rice seconded the motion, followed by a unanimous vote.

Bungalows at the Grove were then reviewed. The plan calls for 8 bungalows facing a common area and pool. There will be a community building as well, and all will be on East Atlantic or East Boardwalk. In the CDD or over four units, articles 14 and 15 must be followed.

Section 6.8 is specific to loose density, no lot size minimum, stormwater plan must be submitted, no set back lines, under the 55' height limit, meet flood requirements for the current AE9 Flood Zone and must meet street, sidewalk and lighting requirements. At this time, facade details are not ready to review. The 15% open space required has been met with room to spare.

Fred Bunn, Developer of The Grove was present at the meeting for questions. Steve Joyner presented the only question which pertained to a start date. Fred responded by stating the stormwater/sewer and the underground power are underway and once complete, building can begin. He reiterated single story was the height and plans were more or less in line with original ideas from years ago.

There were no specific recommendations needed at this time.

Norman Livengood made a motion to grant an informal go ahead on the projects. Seconds were made by Scott Rice and Steve Joyner and the motion carried

ADJOURNMENT

There being no further business, Norman Livengood made a motion to adjourn the meeting at 6:35 with a second by Larry Burke and Scott Rice, with a unanimous vote.

Respectfully Submitted,

Kim Tynes, Permit Technician

Approved by:

Ray Langley, Chairman