



**Minutes
Town of Atlantic Beach
Planning Board Meeting
March 5, 2019**

Planning Board Members Present

Neil Chamblee
Ann Batt
Lynne Brown
Fred Joey Dean
Doug McCullough
Curt Winbourne

**Planning Board Members
Absent**

Llewellyn Ramsey

Staff Present

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

Others Present

Mike Shutak, Carteret County News Times

Planning Board Training – 5:30pm

Training Online Module, “Introduction to Land Use Decisions” – Planning and Development Regulation E-Learning Library, UNC School of Government

Regularly Scheduled Meeting – 6:00pm

CALL TO ORDER

Chairman Chamblee called the meeting to order at 6:06pm.

EXCUSE ABSENT PLANNING BOARD MEMBER(S)

Batt made a motion *to excuse* Llewellyn Ramsey from tonight’s meeting due to travel. Seconded by Brown. Vote was unanimous, 6-0. Motion carried.

APPROVAL OF FEBRUARY 5, 2019 MINUTES

Winbourne made a motion *to approve* the February 5, 2019 Minutes. Seconded by Dean. Vote was unanimous, 6-0. Motion carried.

REVIEW OF UDO AMENDMENTS

Differences Allowed Between Major Site Plans submitted at Concept Proposal Phase I and Phase II

This amendment details the differences allowed in the Concept Proposal and Phase II of a Major Site Plan. If the plan does not meet the criteria, it will be considered a new plan and subject to Concept Proposal Review again. A Major Site Plan can be determined to be the same plan if it is revised for Phase II and shows a reduction in density, impervious coverage, and/or number of buildings, and/or increase in active or passive open space or dimensional standards of one or more buildings or site features by no more than 10%.

RSD Street Setback = 10’

In the previous amendment to Section 18.3.3.F.2, staff made an error in the Residential Zoning District Street Setback. It was intended to reflect a 10 foot minimum street setback instead of 15 feet.

Clerical Error in MHI setbacks

In the previous amendment to setbacks, staff made an error in the footnotes section for Mixed Use High Intensity dimensional standards. The proposed amendment specifies that footnote 3 should read: single-family and duplex dwellings shall have ten-foot street and rear setback.

Public Hearing

McCullough made a motion *to open* the public hearing. Seconded by Batt. Vote was unanimous, 6-0. Motion carried. The time was 6:12pm.

No comments.

Winbourne made a motion *to close* the public hearing. Seconded by Batt. Vote was unanimous, 6-0. Motion carried. The time was 6:12pm.

Planning Board Discussion and Recommendation

McCullough made a motion for Michelle *to draft* the Statements of Consistency based on discussions tonight. Seconded by Dean. Vote was unanimous, 6-0. Motion carried.

Winbourne made a motion *to allow* Chairman Chamblee to sign the Statements of Consistency. Seconded by Brown. Vote was unanimous, 6-0. Motion carried.

It was the consensus the proposed amendments were reasonable and consistent with the Land Use Plan. Brown made a motion *to recommend* the proposed amendments to Town Council for approval. Seconded by Batt. Vote was unanimous, 6-0. Motion carried.

OTHER BUSINESS

After the board inquired, Michelle provided the status of abandoned and hurricane damaged properties throughout town.

ADJOURNMENT

There being no further business Chairman Chamblee adjourned the meeting. The time was 6:29pm.

These minutes were approved at the April 2, 2019 Planning Board meeting.

ATTEST:

TOWN OF ATLANTIC BEACH



Katrina Tyer, Town Clerk



Llewellyn Ramsey, Co-Chair