



**Minutes
Town of Atlantic Beach
Planning Board Meeting
June 4, 2019**

Planning Board Members Present

Neil Chamblee
Llewellyn Ramsey
Ann Batt
Lynne Brown
Fred Joey Dean
Doug McCullough

**Planning Board Members
Absent**

Curt Winbourne

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, “Amending Local Development Regulations” – Planning and Development Regulation E-Learning Library, UNC School of Government (continued from May 7).

CALL TO ORDER

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

EXCUSE ABSENT PLANNING BOARD MEMBER(S)

Item tabled until the end of the meeting to allow time for Curt Winbourne to arrive. (Winbourne did not attend the meeting).

APPROVAL OF MAY 7, 2019 MINUTES

Ramsey made a motion *to approve* the May 7, 2019 Minutes. Seconded by McCullough. Vote was unanimous, 6-0. Motion carried.

REVIEW OF MAJOR SITE PLAN FOR WINDFARE (Channel Bay)

Staff Presentation

This major site plan proposes redevelopment of the former Channel Bay Mobile Home Park. The nine duplexes proposed for this development will be contained on one parcel, with condominium-style ownership of each dwelling unit. There will be individual electrical, plumbing, septic service and driveways for each dwelling unit. There will be open spaces and a private street provided within the common area of the development. Michelle reviewed the requirements and noted this Phase II Plan provides the necessary details required. The Technical Review Committee determined due to the location and layout of the project, it was not going to require installation of sidewalks.

Planning Board Discussion

Contractor Sammy Ballou and Engineer Ron Cullipher were present to address questions from the board. The total height of the buildings to the roofline with proposed grade is less than 45 feet, as required. Each unit is required to have two parking spaces, but could easily accommodate four or more. Each unit will have a septic system. They will start construction as soon as possible, then build additional units on demand. The streets will remain private.

Planning Board Recommendation

It was the consensus the proposed Major Site Plan for Windfare Condominiums is generally consistent with applicable UDO requirements. Batt made a motion *to recommend* the proposed Major Site Plan to Town Council for approval. Seconded by Dean. Vote was unanimous, 6-0. Motion carried.

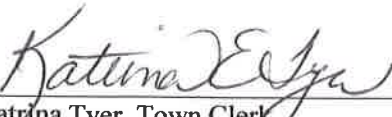
OTHER BUSINESS

Ann Batt announced this would be her last meeting, she is resigning from the board and moving back to Kinston.

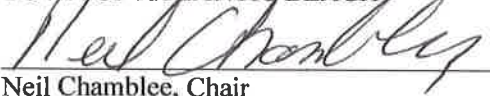
ADJOURNMENT

There being no further business Chairman Chamblee adjourned the meeting. The time was 6:27 pm.

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


Katrina Tyer, Town Clerk

TOWN OF ATLANTIC BEACH


Neil Chamblee, Chair