

**TOWN OF ATLANTIC BEACH
PLANNING BOARD
MINUTES OF JANUARY 10, 2006 MEETING**

Members Present: Joe Tarascio, Tom Outlaw, Karen Koenig, Trace Cooper, Vada Palma

Members Absent: Norman Livengood, Larry Burke

Staff Present: Lee Smith

The Planning Board meeting began with **New Business: Group Housing Review - 202-212 Lee Drive. Review of a 2-building 4-unit group housing application on an approximate 8.9 acre tract.**

Mr. Outlaw questioned the need for the contour intervals because the property is flat land. Mr. Smith stated that the contour intervals according to the ordinance can be waived. A question was raised about the number of parking spaces per building. Mr. Tarascio stated that there must be 5 parking spaces per building. He asked for a motion to approve the application. Mr. Cooper moved to approve the application, and waive the requirement for topographical intervals, but that the approval is contingent on the paving plan, and the condo bylaws and declaration of covenants submitted. Mr. Tarascio asked Mr. Smith if anything else should be included in the motion. Mr. Smith stated that reference to the conservation easement could be included. Mr. Cooper added to the motion that the approval is contingent on the conservation easement being included in the bylaws and that it needs to be officially recorded. The motion was seconded and passed. Mr. Smith stated that he would forward the recommendation on to the Town Council.

The next item of business was **Request for Rezoning (RZ-06-01) - 1105 & 1107 West Fort Macon Road. Petition for zoning change from RR (Resort Residential) to RA-1 (Single-Family Residential).** Mr. Tarascio stated that Mr. Smith felt it was consistent with the ordinance and with development in the area. He stated that he would be surprised if anyone in the area would object to the overall rezoning. Discussion ensued concerning the width of the lots and driveway cuts. Mr. Smith stated that the property was originally part of a subdivision and that there were no restrictive covenants on it. Mr. Outlaw moved to approve the rezoning request. The motion was seconded by Ms. Palma. Mr. Smith reported that under the new state legislation, one must add the reason why it is consistent with the existing land use plan. For example, the land use plan recommends single-family development, there is single-family development all around this parcel; thus, it is very consistent with the land use plan. He stated that the motion should include that. Mr. Tarascio stated that that language would be added to the motion. The motion carried.

The next item on the agenda was **Review and Comments - CAMA Land Use Plan.** Mr. Smith informed the members that Dale Holland of Holland Consulting Planners, Inc., was not present at the meeting as he was in the hospital, but that he had asked Mr. Smith to review the survey with them. The Planning Board members reviewed the survey, specifically regarding the stormwater system and sewer system as they related to a special assessment or utility district. Mr. Smith stated that there was the addition of a question regarding whether the property

owners would agree, have no opinion, or disagree with the statement that a stormwater control ordinance should be developed and that fees may be charged. He stated that the effort is to try and get the survey out as quickly as possible. Ms. Palma asked for clarification on the matter of who would have fees charged. Mr. Smith stated that the nature of a utility district was that you define that district and apply those assessments within that district that have to be used for the reason that you are assessing. He stated that the council is not necessarily going to do so, but they could. The question is how important is a stormwater system, and whether one is willing to pay a fee for it.

The Planning Board reviewed the survey and suggested changes to re-word the questions regarding existing traffic flow and public boat access to include whether they were adequate, inadequate, or the owner had no opinion. Mr. Outlaw moved to accept the survey, as corrected, and that the survey should be sent to all property owners. Mr. Cooper seconded the motion. The motion passed.

There being no further business, the meeting was adjourned.