

**TOWN OF ATLANTIC BEACH
PLANNING BOARD
MINUTES OF FEBRUARY 7, 2006 MEETING**

Members present: Joe Tarascio; Vada Palma; Trace Cooper; Karen Koenig, Norman Livengood; Larry Burke; Tom Outlaw

Staff present: Lee Smith

The Planning Board meeting began with **New Business**:

Request for Rezoning (RZ-06-02) - 202 & 208 West Atlantic Boulevard. Petition for zoning change from **RC** (Resort Commercial) to **CDD** (Circle Development District)

Mr. Smith stated that the request was consistent with the plans previously put forward. Mr. Outlaw asked about the height requirement and Mr. Smith clarified that it was 45'. Mr. Burke asked about 204 West Atlantic Boulevard. Mr. Smith stated that the property owner requesting the change did not own 204 West Atlantic Boulevard. Mr. Tarascio stated that he would be more comfortable if the center property owner would agree and the request could be approved as a block. Mr. Smith stated that it is up to the individual property owners to decide whether they want their property rezoned, rather than the town instituting the rezoning throughout the area.

Ms. Koenig raised the question that there is nothing built there now, and that there was uncertainty about the traffic flow and parking issues. She stated that she would like to see it [Circle area] developed first and then expand it. Mr. Smith stated that the Board was charged with looking at rezoning that piece of property, based upon all of the uses allowed in the CDD District and all of the uses allowed in the RC District, and determining which is most consistent with the long-term plans for the area. The regulations were designed for the town and development of the Circle area. The standard process will include a public hearing and public notification to the adjacent property owners. There was some discussion regarding a recommendation to approve the request, conditioned with a concern about 204 West Atlantic Boulevard, i.e., if he (the owner of 204 W. Atlantic Blvd.) wants to be a part of the rezoning, the Planning Board would approve it. Mr. Smith stated that rezoning needs to be looked at on a case-by-case basis.

Mr. Cooper stated that one of the problems that has happened throughout the past several years was that there were several changes in direction and how things got zoned, and the town has ended up with many different zones. He stated that the town should be forming a long-range plan and enforcing that plan. Mr. Tarascio called for a motion to either approve or disapprove the request for rezoning. Mr. Burke moved to approve the request. Mr. Cooper seconded the motion. The motion passed.

Mr. Tarascio stated that he (and other Planning Board members) had received a letter from an individual in Morehead City regarding the parking issue, upon the selling of a piece of property with multiple parking spaces. Ms. Palma asked who is supposed to respond to such letters in the future, for instance, the Planning Board member who receives the letter or Chuck Cooper as Town Manager. Mr. Tarascio stated that he had responded for himself, but that he

couldn't speak for anyone else. He asked if the town has an enforceable agreement that says the parking spaces will remain public, first-come, first-served, spots. He stated that he'd like to ask that question to the town council so that the attorney can answer. Mr. Smith stated that he thought the town did have such an agreement. Mr. Tarascio stated that he would like to pose the question to the town council because he felt it would answer publicly a lot of questions that were being asked. He continued that people want to be assured that the town will have enforcement on this first-come, first-served parking if it is located on private property.

The next item on the agenda was **Review and Comments - Revised Citizen Survey for CAMA Land Use Plan**. Mr. Tarascio stated that the ranking of the issues had not changed, but the survey needed to be revised. Mr. Smith told the members that the Town Council had decided to send the survey to the required 25%, rather than to all property owners. Much discussion ensued regarding the need to reach more than 25% of the populace. Mr. Tarascio asked what method would be used to select the 25%. Mr. Smith stated that they would be randomly selected and that copies would be available on the web-site and in town.

Planning Board members reviewed the survey and suggested changes of which Mr. Smith made note in order to pass along to Holland Consulting Planners, Inc., consultant who developed the survey. Mr. Cooper moved to approve the land use plan survey as amended. The motion was seconded and passed.

The next item on the agenda was **Planning Retreat - Discussion of dates, ideas and topics of conversation for possible joint council/planning board retreat**. Mr. Tarascio stated that he hoped it would be a frank roundtable discussion with the town council. Mr. Smith reported that he had asked Larry Molinaar, Executive Director of the Eastern Carolina Council of Governments, and he had agreed, to facilitate the meeting. He (Mr. Smith) requested the Planning Board members to think about specific topics about which they wanted to talk with the Town Council, e.g., where we want to go, what we want to look like, how do you want this particular board to function/what role do you see it serving, and to forward the topics to him. He stated that he would send the list of topics to Mr. Molinaar and to Council so that each side could stay focused. He asked the members to give him specific dates as to when they would be available for such a meeting and he would set it up. He said to plan on an all-day event and that it would probably be held at the Trinity Center, but that he would notify everybody of the date/time/place once it was finalized.

As for **Old Business**, Mr. Smith stated that for the land use plan, they (staff, consultant, and Planning Board) would begin drafting some general policy statements and that once the responses came back from the surveys, they would begin working on some of the policies.

There being no further business, the meeting was adjourned.