

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

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

Staff present: Lee Smith

Others present: Representative for Pinnacle Development, LLC; Dale Holland, Holland Consulting Planners, Inc.

Mr. Smith introduced Jessica Strong, a summer intern with UNC, who would be helping with the Planning Board meeting minutes.

Mr. Tarascio asked Mr. Smith to give the status on the development with regard to the new ordinance. Mr. Smith stated that the new development which includes multi-family housing will work well for both private development and ultimately, the town. The parcel was one of the parcels that was targeted with this ordinance in that it was under two (2) acres in size. The only way they could get the number of units was to subdivide the parcel into three parcels, and then build three individual units. Mr. Smith stated that the developer is going to be able to build a nicer single building, which obviously will provide with a little more open space and hopefully, a nicer looking project than three box structures.

Mr. Smith pointed out that on page 2 of the plans for the development, it states that the developer is going to do some revisions to the marina basin. Ultimately the revisions will have to go through the CAMA permitting process for the units. He stated that as far as addressing the town project requirements, the developer meets all requirements.

Mr. Tarascio asked if the marina slips are the reason for the major CAMA approvals, and Mr. Smith answered that they were. Mr. Tarascio asked if any of these slips could be rented or are they just for the use of the residents. Mr. Smith stated that he thought they were only for the use of the residents, but that he would rather that question be asked directly to the applicant.

Mr. Cooper stated that Mr. Smith's review included the fact that some sewer or septic drawings were missing from the submittal. Mr. Smith stated that this is a "chicken and egg" issue when any development proposal comes in, but that the applicant had an engineer working on its, and from a suitability standpoint, he (the developer) was comfortable that the systems can be designed.

The applicant's representative stated that he had a follow-up meeting with the Health Department, and that he anticipated having permits in hand the following week.

Mr. Burke asked for a clarification with regard to the terminology of "repair" as all of the references to septic stated "repair" and he believed one must have a repair area *and* a primary area. The developer's representative indicated that the way this particular site is set up and approved by the state is the parcels have existing septic systems, and they are being re-established as repair areas.

responding to the survey were of the opinion that additional access sites were not needed in Atlantic Beach, and that they did not want to see local town funds spent on the acquisition of any additional access sites. Thus, the draft policies and the implementing actions reflect that position. That may no longer be the position of Atlantic Beach, but that is what Mr. Holland responded to in drafting these statements.

Mr. Holland also stated in the draft plan that the town would pursue private donations of funds for access sites, private donation of land for access sites, that the town will pursue funding to improve existing and maintain existing access sites, and that the town will continue to try to provide adequate off-street parking for access sites. However, the town has not shown any intent to acquire additional sites, with one exception under the implementing actions section. It is stated that the town would pursue wildlife funding or assistance for additional soundside accesses, especially in the western end of Atlantic Beach. That information came out of the shoreline access study in 1999. Mr. Holland asked if there were any questions or comments about any of the public access policies or implementing actions.

Ms. Koenig asked for clarification that Atlantic Beach does not support the appropriations of local funds, i.e., whether that was something the Board wanted to state in a policy. She asked if it could be clarified further, "... before exhausting all other funding possibilities through the state and federal government." Mr. Holland replied that most state or federal funding agencies are going to require some local match. The local match might not be public funds – it may be funding that an agency or organization, semi-public or non-profit or private, is donating. Policy V has the potential to be a damaging policy because on one hand, if this were adopted, it is stating that Atlantic Beach will not spend local funds – on the other hand, the town may want to pursue CAMA, Division of Coastal Management shoreline access funds. It was agreed that the policy would state that the town supports the utilization of local funds for the acquisition of public access sites after exhausting utilization of other funds.

Additional discussion ensued regarding handicap facilities at public access sites. It was suggested that language be added to clarify that *improved* public access sites would be made handicap accessible.

Mr. Holland addressed Policy 1 which states that the town of Atlantic Beach supports the redevelopment of the Circle area as action supportive of the town's commitment to shoreline access. He stated that the language is vague and general, but that it is hard to make it more specific at this time, not knowing how the development of the Circle area is to proceed.

Under land use compatibility, Mr. Holland stated that impact fees are not to be confused with water and sewer tap fees. Much discussion ensued regarding impact fees, and it was decided to postpone finalizing the policy until the next meeting.

Mr. Holland also presented and much discussion ensued surrounding the draft future land use map.

There being no further business, the meeting was adjourned.