

TOWN OF ATLANTIC BEACH
September 1, 2009
Planning Board Minutes

APPROVED

Members Present

Larry Burke
Steve Joyner
John Hopkins
Ray Langley, Chairman
Scott Rice, MD

Staff Present

Kelly Cyrus, Town Clerk
Jessica Fiester, Planner

Others Present

Jim Willis

Members Absent

Norman Livengood, Vice-Chair
John Rivers

CALL TO ORDER

Chairman Ray Langley called the meeting to order at 6:00 pm. Steve Joyner made the motion to excuse John Rivers and Norman Livengood from tonight's meeting. Larry Burke seconded the motion. The motion passed unanimously (4-0).

PUBLIC COMMENT ON AGENDA ITEMS

James Willis, III who resides at 104 Atlantic Beach Causeway, Atlantic Beach, NC

Mr. Willis wanted to comment on agenda item #6 (Unified Development Ordinance). He asked the board to refer to pages 2-13; Article 2, Section 2.24, subsection A and requested that "improved property" be clearly and specifically defined.

Steve Joyner was in agreement with Mr. Willis. Chairman Langley advised Mr. Willis that Planner Jessica Fiester will research the issue further and report her findings at the Planning Board's October 2009 meeting.

APPROVAL OF JANUARY 6, 2009 PLANNING BOARD MEETING MINUTES

Steve Joyner made the motion to accept the January 1, 2009 minutes as written. John Hopkins seconded the motion. The motion was passed unanimously (4-0).

APPROVAL OF FEBRUARY 9, 2009 PLANNING BOARD MEETING MINUTES

Larry Burke made the motion to accept the February 9, 2009 minutes as written. Steve Joyner seconded the motion. The motion passed unanimously (4-0).

**DISCUSSION AND RECOMMENDATION ON A UDO AMENDMENT IN REGARDS TO
CONDITIONAL USE PERMITS**

Planner Fiester explained to the board that Section 4.1.2 of the newly adopted UDO for the Town of Atlantic Beach allows the Council to make text amendments to the UDO as it deems necessary. On August 24, 2009, the Town Council requested the Planning Board research an alternative method for evaluating and issuing Conditional Use permits to where the Board of Adjustment would have final approval on Conditional Use permits.

After discussion by board members, Steve Joyner made the motion to amend the UDO so that the final decision on Conditional Use permits lay with the Board of Adjustment after a Planning Board recommendation has been made and presented at the Board of Adjustment hearing into the record. Scott Rice seconded the motion. The motion passed unanimously (4-0).

Planner Fiester advised that she will be bringing three (3) text amendments to the Planning Board's October meeting. Planner Fiester will also begin working on making the necessary amendments to the Town's marine ordinance at the request of the Town Council and possibly begin rewriting the stormwater ordinance.

ADJOURNMENT

Steve Joyner made the motion to adjourn. Scott Rice seconded the motion. The motion passed unanimously (4-0). The meeting was adjourned at 6:23 pm.

Respectfully Submitted,

Kelly Cyrus, Town Clerk

Approved,

Ray Langley, Chairman