

**TOWN OF OCEAN ISLE BEACH
PLANNING BOARD MEETING
FEBRUARY 16, 2016
MINUTES**

MEMBERS PRESENT

Carol Grantham, Chairperson
Larry Cheek
Ernie Crews
Becky Noble
Frank Williamson

MEMBERS ABSENT

Don Kauffman, Vice-Chairman
George "Robbie" Smith

STAFF PRESENT

Daisy Ivey, Town Administrator
Justin Whiteside, Planning & Inspections Director
Keith Dycus, GIS & Codes Planner
Chuck Rash, Assist Fire Chief
Kitty Coley, Secretary

GUEST

Clay Matthews, Paramounte Engineering

MEETING CALLED TO ORDER

Chairperson Carol Grantham called the meeting to order.

ADOPTION OF AGENDA

A motion was made by Mrs. Becky Noble with a second by Mr. Ernie Crews to adopt the agenda. The vote was unanimous.

APPROVAL OF MINUTES

The minutes of the September 15, 2015 meeting were unanimously approved upon a motion by Mr. Larry Cheek with a second by Mr. Frank Williamson.

SUMMARY OF BOARD OF COMMISSIONERS' ACTIONS

Mr. Dycus noted the following actions from the February 9, 2016 Board of Commissioners' Meeting:

1. Approved a resolution directing the Town Clerk to investigate a petition for contiguous annexation by Milliken Properties Limited Partnership
 - a. Parcel#: 243LE010
 - b. Acres: 1.86
 - c. Current Zoning: C-2M
2. Approved a group activity request for the Sea Turtle Festival on July 13, 2016
3. Approved a group activity request for the Turtle Talk Lecture Series held on Tuesday nights from May 31 – August 30

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4. Approved a group activity request for the 2016 Wine Fest and Art Show to be held on April 29 & 30
5. Approved a group activity request for the 2016 Family Day on March 26, 2016

NEW BUSINESS

DISCUSSION REGARDING PRELIMINARY MASTER LAND USE PLAN MODIFICATION PHASE 3, SECTION 2 FOR WATERWAY COVE

Chairperson Grantham noted the first item of New Business was discussion regarding the preliminary Master Land Use Plan modification for Phase 3, Section 2 for Waterway Cove. Mr. Dycus stated that Waterway Cove Partners, LLC, Cottage Builders and Paramounte Engineering had submitted a modification to the existing approved Master Land Use Plan for Waterway Cove. Mr. Dycus explained this modification would increase the size of lots to reduce the overall number of proposed lots from 205 to 154, with a reduction of 51 lots. Mr. Dycus brought to the boards attention on the maps provided, that existing zoning was R2M, open space requirements had been met, front and rear yard setback of five feet with a building separation of ten feet. Mr. Dycus noted that during review there were concerns of ample space for turnaround of the fire truck. Mr. Dycus also noted the turn radius would need to be extended to accommodate for the fire truck due to the extension of the sidewalk areas. Mr. Whiteside stated the Town ordinance requires the streets to be the same as the Department of Transportation standards in which they do comply.

Mr. Whiteside noted that all of the existing lots require a twenty-five-foot buffer around the perimeter of the property which remains as ownership of the homeowner's association. Mr. Whiteside stated that it appears the lots on Waterway Drive will be deeded from the front property line to the rear property line inclusive of the twenty-five-foot buffer. Mr. Whiteside expressed that staff is recommending the twenty-five-foot buffer not be included in these lots. Mr. Whiteside conveyed the buffer should remain with the homeowner's association rather than to the property owner to alleviate the possibility of rear driveways. Mr. Whiteside stated this area would be the responsibility of the homeowner's association to maintain.

After a brief discussion, a motion was made by Mrs. Noble with a second by Mr. Williamson to recommend approval the preliminary master land use plan modification for Waterway Cove – Phase 3, Section 2 contingent upon the required 25' buffer being shown as ownership of the homeowner's association.

The vote was unanimous.

ADJOURN

Being no additional business or comment was heard, the Planning Board meeting was unanimously adjourned upon a motion by Mr. Williamson with a second by Mrs. Noble.

6/21/16
Date

Don D. Kauff
Carol Grantham, Chairperson
DON KAUFFMAN



Kitty Colby
Kitty Colby, Secretary