

**TOWN OF OCEAN ISLE BEACH
PLANNING BOARD MEETING
JUNE 16, 2015
MINUTES**

MEMBERS PRESENT

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

MEMBERS ABSENT

Don Kauffman, Vice Chairperson

GUESTS

There were six guest in attendance.

STAFF PRESENT

Mayor Pro-Tem Dean Walters
Larry Sellers, Asst. Town Administrator
Keith Dycus, GIS and Codes Planner
Kitty Coley, Secretary

MEETING CALLED TO ORDER

Chairperson Mrs. Carol Grantham called the meeting to order.

OATH OF OFFICE

The Oath of Office was administered by Ms. Kitty Coley, Secretary, to Mrs. Carol Grantham. Mrs. Grantham was sworn in and will serve a three year term.

ADOPTION OF AGENDA

A motion was made by Mr. Robbie Smith with a second by Mr. Larry Cheek to adopt the agenda. The vote was unanimous.

APPROVAL OF MINUTES

The minutes of the April 21, 2015 meeting were unanimously approved with corrections upon a motion by Mr. Cheek with a second by Mr. Smith.

SUMMARY OF BOARD OF COMMISSIONERS' ACTIONS

The Planning Board was presented with the following summary regarding Board of Commissioners' actions during their June meeting:

Planning Board Meeting (Cont.)

June 16, 2015

Page 2.

1. Approved a Group Activity request for the 35th NC Oyster Festival to be held on October 17 – 18, 2015.
2. Held a public hearing and adopted the F/Y 2015 – 2016 Budget Ordinance.

NEW BUSINESS

DISCUSSION REGARDING MINOR SKETCH PLAN REVIEW FOR NMBAL, LLC

Chairperson Grantham stated the item of New Business was discussion regarding minor sketch plan for NMBAL, LLC. Mr. Dycus stated that G3 Engineering on behalf of NMBAL, LLC had submitted a minor sketch plan for a development on the east end of the island. Mr. Dycus explained the developer plans to subdivide out 13.87 acres of the total 66.77 acres for the development. Mr. Dycus noted that forty-seven (47) lots were planned with 2.20 acres of open space as shown. Mr. Dycus introduced Mr. Felix Pitts with G3 Engineering to give the presentation of the proposed development. Mr. Pitts stated their proposal was for a 47 lot, gated community with minimum lot size of 5000 square feet each with access by Columbia Street. Mr. Pitts noted the ocean side of the development was designed as piano key lots meeting minimum lot width and length to meet Town requirements. Mr. Pitts indicated the lots on the north side would also meet the minimum of 5000 square feet. Mr. Pitts stated that 13.87 acres would be subdivided and designated to the home owners association along with the open space and common area as shown. Mr. Pitts indicated that a community dock would be located on the north side towards the Intracoastal Waterway.

Mr. Pitts noted sidewalks would be five feet on both sides of the street, depending upon Towns requirements. Mr. Pitts expressed the street was proposed as a 60 foot right of way and that a five to six foot portion could be designated as a bike and pedestrian lane if it would be more feasible for the Town. After much discussion the Planning Board suggested to have a five foot pedestrian lane on one side of the street. Mr. Pitts stated that stormwater would be either standing or roll curb to the specification of water quality outfalls upon engineering design. Mr. Pitts also stated this plan included three public beach accesses as indicated on the attached map. Mr. Pitts noted that a street lighting plan would be presented to the Planning Board at a later date and upkeep would be the responsibility of the homeowners association. Mr. Pitts stated the gated area would be siren activated as required for emergency entrance. Staff also noted that per Town Ordinance the proposed cul de sac would need to have a radius of fifty degrees. Following a request by Mr. Larry Cheek to be recused from voting regarding this issue, a motion was made by Mr. Williamson with a second by Mrs. Noble, the vote was unanimous to recuse Mr. Cheek from voting.

After a brief discussion, a motion was made by Mr. Smith with a second by Mr. Williamson to recommend approval to the Board of Commissioners for the minor sketch plan as presented by NMBAL, LLC. The vote was unanimous.

A motion was entertained by Mr. Williamson with a second by Mrs. Noble to unrecuse Mr. Cheek from voting. The vote was unanimous.

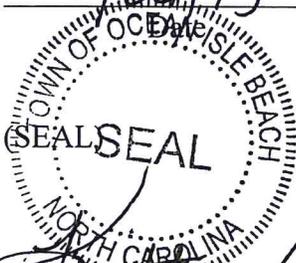
COMMENTS

Mr. Williamson requested additional information regarding the passing of House Bill 36 limiting the number of bedrooms allowed to be built. Mr. Dycus stated that House Bill 36 had taken away the power from local governments from restricting number of bedrooms, ascetic controls – paint color, design and building design elements. Mr. Dycus noted that staff would research these issues and report to the Planning Board at the next meeting.

ADJOURN

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

7/21/15



Kitty Coley
Kitty Coley, Secretary

Carol Grantham
Carol Grantham, Chairperson