TOWN OF OCEAN ISLE BEACH
PLANNING BOARD MEETING
JULY 15, 2014
MINUTES

MEMBERS PRESENT

Carol Grantham, Chairperson
Larry Cheek
Becky Noble
George "Robbie" Smith

MEMBERS ABSENT

Don Kauffman, Vice Chairperson

STAFF PRESENT

Larry Sellers, Asst. Town Administrator
Justin Whiteside, Planning Director
Kitty Coley, Secretary

MEETING CALLED TO ORDER

Chairperson Carol Grantham called the meeting to order.

OATH OF OFFICE

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

ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

Upon a motion by Mr. Robbie Smith with a second by Mrs. Noble, Mrs. Carol Grantham was nominated to serve as Chairman of the Planning Board for the upcoming year. Mr. Smith made the motion with a second by Mrs. Noble to nominate Mr. Don Kauffman to serve as Vice-Chairperson of the Planning Board. Since no other nominations were received, the Planning Board voted unanimously to accept these nominations.

ADOPTION OF AGENDA

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

APPROVAL OF MINUTES

The minutes of the July 15, 2014 meeting were unanimously approved upon a motion by Mr. Smith with a second by Mr. Cheek.

NEW BUSINESS

DISCUSSION REGARDING PRELIMINARY PLAT REVISION TO WATERWAY COVE – PHASE 2

Chairperson Grantham stated the item of New Business was discussion regarding a a preliminary plat revision to Waterway Cove – Phase 2. Mr. Whiteside stated that Waterway Cove Partners, LLC, Cottage Builders and Paramounte Engineering had submitted a

modification to an prior recorded plat of Waterway Cove – Phase 2. Mr. Whiteside indicated the modification would affect lots 16 – 40. Mr. Whiteside noted that open space or pocket park areas will be removed and an alley would be installed to allow these lots to be rear loaded. Mr. Whiteside also noted no new lots would be created, however .72 acres of open space will need to be reallocated to future phases of the development to insure open space requirements are met. Mr. Whiteside stated that Mr. Dan Weeks with Paramounte Engineering was in attendance for any questions the Board may have. Mr. Whiteside noted there was a layout of the entire development provided in the Board packet for informational purposes. Mr. Whiteside stated that 205 lots had been approved in the original master preliminary land use plan and with this proposed revision there would be a reduction to 148 lots, resulting in a large reduction of density.

Chairperson Grantham asked if the open space that was being eliminated be picked back up in other areas. Mr. Whiteside stated it would be necessary to allocate the open space to future phases Mrs. Noble asked if the alley would be indicated as one way. Mr. Weeks replied yes. Mr. Whiteside noted the current alley ways are indicated as entrance and exit only signs. Mr. Whiteside expressed these lots would not be wider; however they would be deeper to accommodate for more the pocket parking. Mr. Whiteside indicated a numbering error on the plat with two of lots 34 and 39 that would need to be corrected. Mr. Cheek asked if the alley ways would be paved and was the open space going from pervious to impervious. Mr. Whiteside replied they currently have sidewalks and the alley ways would be impervious. Mr. Whiteside stated there would be additional impervious areas however a storm water modification will be required from the state to do so. Mrs. Noble asked if based on the width of the alley ways were they required to be one way. Mr. Whiteside noted the Town's requirements were for the alley ways to be paved and one way. Mr. Whiteside stated that Phase 3 would be coming soon.

After a brief discussion, a motion was made by Mr. Cheek to approve the plan as presented with the stipulation that alley ways would be one way and no building permits be issued until approved as a final plan. With a second on the motion by Mrs. Noble, the vote was unanimous.

ADJOURN

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

August 19, 2014
Date

Carol Grantham
Carol Grantham, Chairperson

(SEAL)

TOWN OF OCEAN ISLE BEACH
SEAL
NORTH CAROLINA

Kitty Coley
Kitty Coley, Secretary