

**PLANNING & ZONING COMMISSION**

**REGULAR MEETING**

**FEBRUARY 7, 2006**

**CALL TO ORDER**

The meeting was called to order by Vice-Chairman Alan Votta. He welcomed everyone.

**MEMBERS**

Alan Votta  
Janet Foster  
Tim Bullard

Ken Buchert and Pat Brennan were absent.

Building Commissioner Dean Lambeth, Building Inspector Dixon Ivey and Code Enforcement Officer John Batson were in attendance.

**OLD BUSINESS:**

Pier View project located on K Avenue and Third Avenue S.

Alan Votta read the memo from Council requesting that P & Z review the project, excluding parking and send a recommendation back to Council.

Building Inspector Dixon Ivey stated that the Pier View project was lacking a few things on the check list. Their plan is to submit a preliminary in time for the next P & Z meeting.

Recommendation of P & Z to be sent to Council after the next P & Z meeting on March 7.

**NEW BUSINESS:** Proposed Project--Sea View, 637 Fort Fisher Blvd. N.

Lawrence Craig and Brian Dodd were present. Mr. Craig displayed a drawing (artist conception) of the proposed project on the wall so that all in attendance could view it

Mr. Craig explained that there would be 19 units (town homes). There is enough room for 24 units but their plans are for 19 units. He noted that the property is zoned B-3. Common land will be established at the front of the property, the rear and the middle of the property and along the sides and border of each unit. There is 51,419.6 sq. ft. and of

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that 12,960.2 sq. ft. is open space. This excludes the parking area and pool. Approximately 21% of the project will be green space. To minimize traffic impact—one way entrance from Fort Fisher Blvd. N., circles the southern and western side of the units and comes out on Kure Village Way. Storm water will be contained on the property. Driveway material will be shells.

Building Inspector Ivey stated that a 15' buffer is needed. He read the definition of buffer from the ordinance book. Building Inspector Ivey will be in contact with DOT and the Fire Chief.

Per Mr. Craig/Mr.Dodd--dumpster requirements will be met. Covenant will be provided.

Building Commissioner Dean Lambeth asked about ADA requirements.

Mr. Craig noted that ADA requirements will be met re: pool area, walkways, etc.

Mr. Craig and Mr. Dodd will submit plans 15 days in advance of the next P & Z meeting in March.

#### Study of B-1 (downtown area)

Building Commissioner Dean Lambeth stated that the study is complete and a copy is at Town Hall.

#### Tabled Items

Janet Foster recommended that these items not be discussed at this time.

#### **ADJOURN**

There being no further items for discussion, **motion by Tim Bullard and seconded by Janet Foster to adjourn.**  
(8:00 p.m.)

Minutes by \_\_\_\_\_  
I. Jones