

**PLANNING AND ZONING COMMISSION
MINUTES
November 17, 2009**

ATTENDEES:	<u>Members</u>	<u>Staff</u>
	Pam Buckley	Will Esham
	John Staley	Blaine Smith
	Peck Miller	Maggie Fussell
	Chris Shanahan	

I. CALL TO ORDER – 6:30 p.m.

II. APPROVAL OF MINUTES

Minutes of October 20, 2009.

MOTION /Staley	SECONDED /Shanahan	4-0 IN FAVOR to approve as submitted
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III. DISCUSSION

1. Informal discussion regarding revisions to the development plan for the 45th Street Village Planned Overlay District presented by Keith lott, architect for 45th Street Village, LLC.

Blaine Smith went over the changes the Commission reviewed at the meeting on August 4, 2009 that included a reduced building footprint from the original approved plan creating more open space. Keith lott, architect for the project, presented the proposed plan that includes revising the retail building on the south to less square footage, set back approximately 60 feet from the highway, with parking provided between it and Coastal Highway and the addition of a commercial building on the north side with a similar setback from the highway. The residential buildings will remain the same as the August 2009 plan.

The Commission expressed concerns that the revised retail buildings appear as “big boxes” and the bay vista is now obstructed. The Commission found the site plan to be unacceptable as submitted.

IV. ADJOURNMENT – 7:30 p.m.

John Staley, Secretary	Date
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