

**PLANNING AND ZONING COMMISSION
MINUTES
January 19, 2011**

ATTENDEES:

Members
Pam Buckley
John Staley
Peck Miller
Joel Brous
Lauren Taylor
Chris Shanahan

Staff
Blaine Smith
Maggie Fussell
Bob Nelson
Will Esham

I. CALL TO ORDER – 6:08 PM

II. APPROVAL OF MINUTES:

Minutes of October 27, 2010 and January 4, 2011.

MOTION/Staley **SECONDED/Miller** Members abstained from voting for a particular set of minutes if they were not present. Record shows that Tom Singman was absent this evening.

III. FINAL SITE PLAN REVIEW: Van Metre at Ocean Isle, L.L.C., & Van Metre at Ocean Isle II, L.L.C. – 100 67th Street

Blaine Smith introduced the submitted site plans for final review and referenced the design review for Site A that the Planning Commission had affirmed on January 4, 2011. The prototype hotel plans submitted on the color renderings were approved as presented with the condition that if any major changes were to be made to the design the Planning Commission would need to review and approve prior to building permit issuance.

Mr. Smith added that photometric light readings should be taken at the adjacent streets as well as other parcels to correctly assess any light trespass or spillover.

Staff's Standard Recommendation #10 needed to be amended as discussed by Commission members. The amount of landscaping material is appropriate; it is the distribution of these materials that may need to be changed as the project is completed.

Roy Barnett of Van Metre Co. spoke in favor of the project. He was in concurrence with staff conditions with exception of #21. He requested a five-year approval for Site A and a three-year approval for Site B. Commission members expressed more comfort with a three-year approval for the entire project, concurrent with the Board of Zoning Appeal special parking exception granted for three years.

MOTION/Miller **SECONDED/Taylor** For a three-year approval of the site plan. (6-0 unanimous)

