

PLANNING AND ZONING COMMISSON
MINUTES
January 4, 2011

ATTENDEES:

Members
Pam Buckley
John Staley
Peck Miller
Tom Singman

Staff
Blaine Smith
Jesse Houston
Kay Stroud
Bob Nelson
Will Esham

I. CALL TO ORDER – 6:08 PM

II. APPROVAL OF MINUTES:

Minutes of October 27, 2010.

MOTION/Miller **SECONDED/**Staley Vote delayed – not enough
members present who attended the meeting. Lauren Taylor, Chris Shanahan, and Joel
Brous are absent.

III. DESIGN REVIEW: Van Metre at Ocean Isle – 100 67th Street

Blaine Smith introduced the proposed project for proposed Site A which is slated to include a 6-story hotel with 108 total rooms.

Roy Barnett, Van Metre Condominium Manager and President of Land Acquisition, Planning and Development, presented color renderings of elevations of the proposed hotel prototype for consideration. He explained there is no franchise agreement in place as of yet, but the vision is to create a structure that has lots of offsets and undulations in the front wall with accent features to create interest.

The Commission found that commercial uses exist both to the north and south and the proposed placement of the entrances off of 67th and 68th Streets would facilitate traffic nicely at the traffic signal. The members were complimentary to the designs submitted and Tom Singman expressed consensus that the project move forward towards site plan approval as presented.

IV. DISCUSSION:

Code Section 110-932(20) – Restaurant minimum parking spaces required for outdoor dining provisions: Blaine Smith presented this scenario: Building and fire codes can require a partial wall to be provided for fire separation when a structure is close to another property line. The question is what definitively guides the degree of enclosure triggering parking requirements? To what extent is “open air dining” – is it limited use because of weather/climate issues?

Peck Miller suggested that when making dining space year round it's heading towards "enclosed conditioned space" and perhaps have that language part of the definition.

Pam Buckley suggested the next two or three applications in question be brought to the Commission for review. Blaine will revisit de Lazy Lizard restaurant to determine what was done in that case.

Attorney Will Esham suggested that staff check other municipality's language when dealing with similar situations, but he cautioned that the Building Code/Fire Code requirement of a fire-wall in and of itself shouldn't constitute extra parking requirements. Precedent setting is a concern.

Upcoming Planning Projects: Director Jesse Houston summarized the handout (attached) and established priorities with the Commission's concurrence.

February 15th's meeting will begin work on Site Plan Authority and development of Lighting Standards.

V. ADJOURNMENT - 7:02 PM

John Staley
John Staley, Secretary

1-19-11
Date