

PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING
October 10, 2017
7:00 P.M.

The Planning and Zoning Commission (PZC) also acts as the Local Planning Agency (LPA) and the Zoning Board of Adjustments (ZBA). Items for each body are noted in this agenda.

CALL TO ORDER:

ROLL CALL:

Chair Patrick Rutter	<input type="checkbox"/>	Town Attorney, Thomas J. Baird	<input type="checkbox"/>
Vice Chair Ankur Patel	<input type="checkbox"/>	Director of Planning and Zoning,	
Commissioner MB Hague	<input type="checkbox"/>	John Sickler	<input type="checkbox"/>
Commissioner Brett Leone	<input type="checkbox"/>	Asst. Director of Planning and Zoning,	
Commissioner Peter Robbins	<input type="checkbox"/>	Stephanie Thoburn	<input type="checkbox"/>
Commissioner Cheryl Schneider	<input type="checkbox"/>	Principal Planner, Scott Thatcher	<input type="checkbox"/>
Commissioner David Flinchum	<input type="checkbox"/>	Senior Planner, Martin Schneider	<input type="checkbox"/>
First Alternate		Planner, Garret Watson	<input type="checkbox"/>
Commissioner James Cordeiro	<input type="checkbox"/>	Secretary, Valerie Hampe	<input type="checkbox"/>
Second Alternate			

If you would like to speak before the Commission please submit a green comment card to the secretary.

ORDER OF BUSINESS: The normal order of business for hearings of agenda items is as follows:

- Applicant presentation
- Staff presentation
- Commission questions Applicant and Staff
- Public to be heard - Three minute limit per speaker *
- Rebuttal or closing arguments for quasi-judicial items
- Motion on floor - Discussion only on the motion
- Call for the vote

***Public Comment** - Each comment is limited to three (3) minutes. Anyone wishing to speak is asked to go to the podium and state his/her name and address for the record prior to addressing the Commission.

MINUTES: Regular Planning and Zoning Commission meeting, August 8, 2017.

CITIZEN COMMENTS:

Citizen comments unrelated to agenda items. The Commission will not discuss these items this evening. Any issues will be noted by Staff for follow-up as appropriate.

CONSENT AGENDA: All items listed in this portion of the agenda are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner or citizen so requests; in which event, the item will be removed and considered later under the Regular Agenda as appropriate.

CONSENT AGENDA:

A. **OLD BUSINESS:** None.

B. **NEW BUSINESS:**

CONTINUED TO 11/14/17

Home Improvement Center Parking – Zoning Text Amendment to add a definition for home improvement center and a new use category in the off-street minimum parking space requirements for home improvement centers over 100,000 square feet of gross floor area. (PZ# 2352)

Town Council consideration:

December 19, 2017 – 1st rdg
January 16, 2018 – 2nd rdg

1. **First Citizens Bank at Barcelona Commercial** - Planned Unit Development (PUD) and site plan amendments to modify the commercial uses on Lot 2 to replace restaurant, medical office, and retail with a bank located at 1098 Military Trail.

(PZ# 2448 & 2449) [Tab 1.pdf](#) [Tab 1 plans.pdf](#) [Tab 1 presentation.pdf](#)

Town Council consideration:

November 21, 2017 – 1st rdg
December 19, 2017 – 2nd rdg

2. **Green Roof Parking Structures** – Zoning text amendment to Section 27-860.8(6), entitled “Additional Parking Structure Regulations” to exempt single story parking structures with green roofs from lot coverage in the US-1/Intracoastal Waterway Corridor. (PZ# 2556) [Tab 2.pdf](#)

Town Council consideration:

November 21, 2017 – 1st rdg
December 19, 2017 – 2nd rdg

3. **Inlet Waters** – Application for a Zoning Map amendment from C-2, General Commercial District to the Inlet Village District – Residential Subdistrict for a 3.8 +/- acre property located at 700 North A1A. (PZ# 2495) [Tab 3.pdf](#)

Town Council consideration:

November 21, 2017 – 1st rdg
December 19, 2017 – 2nd rdg

END OF CONSENT AGENDA

REGULAR AGENDA:

A. **OLD BUSINESS:**

4. **22 Eganfuskee Street** - Variance request to Section 27-1397(4)(a) entitled “Shoreline Stabilization” to install a seawall at the mean high water line on an existing unarmored shoreline, located at 22 Eganfuskee Street. (PZ# 2371)

Acting as the Zoning Board of Adjustment [Tab 4.pdf](#)

B. NEW BUSINESS:

5. **Cornerstone** – Special Exceptions for residential above the first floor, office on the ground floor, and a marina and a corresponding Site Plan, on a 1.0± acre property, located at 50 S. U.S. Highway One. (PZ# 2084, 2085 & 2086) [Tab 5.pdf](#)
[Tab 5 plans.pdf](#) [Tab 5 presentation.pdf](#)
Town Council consideration: December 19, 2017

6. **Inlet Waters** – A small-scale Planned Unit Development (PUD) and site plan to construct a multi-family townhouse development with a special exception for a private marina, located on 3.8± acres at 700 North A1A. (PZ# 2496, 2497 & 2498)
[Tab 6.pdf](#) [Tab 6 plans.pdf](#) [Tab 6 presentation.pdf](#)
Town Council consideration: December 19, 2017

7. **Second Floor Wall Signs** – Town initiated zoning text amendment to the Town's sign regulations to allow second floor tenants with exterior walkways to be allowed signs on the first floor. (PZ# 2335) [Tab 7.pdf](#)
Town Council consideration: November 21, 2017 – 1st rdg
December 19, 2017 – 2nd rdg

ADJOURN PLANNING AND ZONING COMMISSION

PLEASE TAKE NOTICE AND BE ADVISED that if any interested person desires to appeal any decisions made by the Planning and Zoning Commission with respect to any matter considered at these hearings, such interested person may need a verbatim record of the proceedings made, including the testimony and evidence presented at this hearing.