



To: North Beach Planning Commission
From: Rick Crump, Zoning Administrator
CC: Stacy Milor, Town Clerk,
Date: February 21, 2020
Re: Staff Report for PC meeting on February 27, 2020

Project Facts

1. Proposed project is a Commercial Multi use development consisting of an Indoor Market with meeting space, commercial office space, indoor market, 65 room hotel, and multi-level parking garage.
2. Proposed project is located on a 100,000 sq. ft. (approx.) lot that is bounded by Chesapeake Avenue, 5th Street and Bay Avenue.
3. The Project was originally presented to the Planning Commission as a 2 Phase project. The first phase (Shoppes-Indoor Market) preliminary concept plan was approved the Planning Commission needs to approve the concept plan as a whole, with the addition of the added parking garage.
4. This project requires a Developer Agreement between the Town and Developer.
5. The Developer has requested that the project be addressed as one facility being that the 2 phases are so closely related in design and function.
6. Site Plan including Storm Water, Critical Area requirements, Flood Plain requirements, and other infrastructure related items will be presented to the Commission in a future meeting along with the first draft of the Developer's Agreement.

Once the Development Plan has preliminary approval the PC will need to make its recommendations for inclusion into the Developer's Agreement. Those recommendation's along with the requests of the Developer and Town Council will be presented to a professional third party who will then negotiate the initial Developers Agreement. That agreement will be presented to the PC at a future hearing for public comment. The PC can base on public comment will than recommend approval, or modification. Once the agreement is approved a hearing will be scheduled to begin Site Plan approval process.

The Developers requests, along with those from the Council will be sent to the Planning Commission for review within the next 30 days. The Council should use those to assist them in their recommendations.

Rick Crump
Zoning Administrator/North Beach

Mike Benton, Mayor