



**Minutes  
Town of Atlantic Beach  
Planning Board Meeting  
Public Works Conference Room, 1400 West Fort Macon Road  
September 10, 2019**

**Planning Board Members Present**

Neil Chamblee  
Llewellyn Ramsey  
Fred Joey Dean  
Mark Ferrell  
Curt Winbourne

**Planning Board Members Absent**

Doug McCullough

**Staff Present**

Michelle Eitner, Planning Director  
Katrina Tyer, Town Clerk

**Others Present**

Mike Shutak, Carteret County News Times

**CALL TO ORDER**

Neil Chamblee called the meeting to order at 6:00pm.

**EXCUSE ABSENT PLANNING BOARD MEMBER(S)**

Lynne Brown resigned from the board prior to the meeting due to family health problems. Doug McCullough was absent without prior notice or request for excusal.

**REVIEW OF MAJOR SITE PLAN SECOND PHASE – MSP-19-06MOD – CIRCLE TRACT 8 SPLIT**

**Staff Presentation**

This modification to the existing approved major site plan for The Grove Oceanside II proposes to subdivide the street-front commercial parcel into two separate lots so that the Tackle Box Tavern (117 Atlantic Blvd) and the other proposed commercial structure (115 Atlantic Blvd) are on individual lots. The modification also proposes to reduce the size of the commercial structure at 115 Atlantic Blvd. The plan has not changed since review at the Joint Concept Proposal meeting on August 6. The Technical Review Committee collectively had no additional comments regarding the compliance of the plan with applicable codes and ordinances. The proposed structure at 115 Atlantic Blvd does not have a tenant yet, so the design has not been rendered.

It was the consistency of the board that the plan is consistent with the UDO. Winbourne made a motion *to recommend* the modifications to subdivide the two lots and reduce the size of the commercial building to the major site plan to Council for approval. Seconded by Dean. Vote was unanimous, 5-0. Motion carried.

**Planning Board Discussion and Recommendation**

**OTHER BUSINESS**

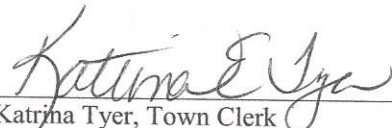
Michelle noted staff's intent to propose a modification to the UDO to further clarify the major site plan approval and process to hopefully eliminate multiple meetings.

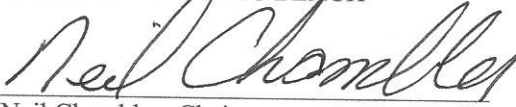
**ADJOURNMENT**

There being no further business Chairman Chamblee adjourned the meeting. The time was 6:18 pm.

These minutes were approved at the November 12, 2019 Planning Board meeting.

TOWN OF ATLANTIC BEACH

  
Katrina Tyer, Town Clerk

  
Neil Chamblee, Chair