



**TOWN OF ATLANTIC BEACH  
BOARD OF ADJUSTMENT AGENDA  
Tuesday, January 19, 2021 – 6:00PM**

**NOTE: Due to COVID-19 social distancing, only the Boardmembers, applicant/parties, and staff are to attend in person in temporary Boardroom at 1010 W Ft Macon Rd Unit 17 (between Ace Hardware and Coastal Crafts)  
Public to view meeting via Zoom**

1. Call to Order
2. Roll Call Board Members
3. Excuse Absent Board Member(s)
4. Election of Board Chair
5. Election of Board Vice Chair
6. Approval of June 15, 2020 and October 19, 2020 Minutes
7. **VAR-21-1 Peppertree** – *Festiva Development Group, agent for Peppertree Atlantic Beach II Association, requests a variance from the 25' street setback required in the Mixed-use High Intensity zoning district per Section 18.3.4.C. in order to build a bathhouse near their access to the beach on the southern edge (along Ocean Ridge Dr.) of their property at 715 West Fort Macon Rd.*
  - A. Opening remarks and swearing in of witnesses
  - B. Public Hearing
    - a. Presentation by Town Staff
    - b. Presentation(s) by Parties in Favor
    - c. Presentation(s) by Parties in Opposition
  - C. Board of Adjustment Discussion and Evaluation
8. Other Business
9. Adjournment