



**Town of Atlantic Beach, North Carolina  
Planning Board-Meeting  
Town Boardroom-125 West Fort Macon Road  
Tuesday, October 6, 2020 at 6:00pm**

A regularly scheduled meeting of the Atlantic Beach Planning Board was held Tuesday, October 6, 2020 at 6:00pm in the Boardroom, 125 West Fort Macon Road, Atlantic Beach, North Carolina.

**Planning Board Members Present:** Chairman Neil Chamblee; Vice Chairman Curt Winbourne; Mark Ferrell; Fred Dean; Doug McCullough

**Planning Board Members Absent:** Llewellyn Ramsey, Sharron Wilson

**Staff Present:** Betty Odham, Board Secretary; Julian Griffee, Planner; Michelle Eitner; Director

**Others Present:** Alicia Nelson was present on behalf of Phil Lewis

**CALL TO ORDER**

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

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

Winbourne made a motion *to excuse* Wilson and Ramsey from tonight's meeting. Seconded by Ferrell. Vote was unanimous, 5-0. Motion Carried.

**APPROVAL OF SEPTEMBER 1, 2020 MINUTES**

Ferrell made a motion *to approve* the September 1, 2020 Planning Board minutes. Seconded by McCullough. Vote was unanimous, 5-0. Motion carried.

**ZMA-20-01: 127/129 New Bern Street Rezoning**

**Staff Presentation**

Phil Lewis with Ocean Reef Investments LLC has requested a zoning map amendment (rezoning) of 127/129 New Bern Street from the Residential Single-Family Wide yard (RSW) to the Residential Multifamily (RMF) zoning district. The Planning Board will make recommendations for Town Council to receive at their public hearing on November 23, 2020. Michelle noted this property is the last parcel on the left at the end of New Bern Street. The structure that was previously on the lot was damaged heavily from a hurricane and has now been torn down and the lot is currently vacant. It was also noted that the only uses in the new RMF zoning district that would be allowed are Single Family and Detached Dwelling and Duplex because of the square footage of the property. Michelle provided the conditions that should be considered before granting the change in district.

**Public Hearing**

McCullough made a motion *to open* the Public Hearing. Seconded by Winbourne. Vote was unanimous 5-0. Motion Carried.

No Comments

Winbourne made a motion *to close* the Public Hearing. Seconded by Ferrell. Vote was unanimous 5-0. Motion Carried.

**Planning Board Discussion and Recommendation**

After some discussion regarding the previous zoning of this property, Winbourne made a motion *to recommend* adoption of the zoning map amendment to change the parcel addressed 127 and 129 New Bern Avenue from RSW to RMF, as it is reasonable and in the public interest, despite being inconsistent with the Future Land Use Map of our Land Use Plan and direct staff to create the consistency statement based on the presentation tonight. Motion was seconded by McCullough. Vote was unanimous, 5-0. Motion Carried.

**OTHER BUSINESS**

Michelle provided updates on the CAMA Land Use Plan. Draft has been sent to CRC and we are now working through their requests.

The next BOA Meeting will be Oct 19<sup>th</sup> to consider the special use permit for the new Public Safety Facility. Chamblee and Winbourne are alternates for BOA and asked if they could be notified before the meeting if they would be needed for the meeting.

**ADJOURNMENT**

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

These minutes were approved at the January 3, 2021 Planning Board meeting.

ATTEST:

Betty Odham  
Betty Odham, Planning Board Secretary

TOWN OF ATLANTIC BEACH

Neil Chamblee  
Neil Chamblee, Chairman