



MINUTES
Town of Atlantic Beach, North Carolina
Town Council Meeting
Town Boardroom - 125 West Fort Macon Road
and
Electronically via Zoom
Tuesday, December 1, 2020-6:00pm

The special joint meeting of the Atlantic Beach Town Council and Atlantic Beach Planning Board was held Tuesday, December 1, 2020 at 6:00 p.m. electronically via Zoom and in the Council Meeting Room, 125 West Fort Macon Road, Atlantic Beach, North Carolina.

Council Members Present: Mayor Pro Tem Richard Johnson; Councilmembers: MJ Forrest, Danny Navey, Austin Waters

Planning Board Members Present: Neil Chamblee, Sharron Wilson, Curt Winbourne, Mark Ferrell, Llewellyn Ramsey, Joey Dean

Members Present via Zoom: Councilmember Harry Archer

Members Absent: Mayor A. B. Cooper, III; Planning Board Member Doug McCullough

Others Present: David Walker, Town Manager; Betty Odham, Planning Secretary filling in for Town Clerk; Michelle Eitner, Planning Director; Julian Griffée, Planner

Others Present via Zoom: Mike Shutak, Carteret News Times; Ron Cullipher, Cullipher Group

Due to the Social Distance restrictions associated with the COVID-19 Virus, there was a limited amount of seating in the Boardroom for the meeting.

CALL TO ORDER

Mayor Pro Tem Johnson called the meeting to order at 6:00 p.m. He stated Mayor Cooper had recused himself from this meeting because his family owns one of the properties on tonight's agenda. Mayor Pro Tem Johnson stated he would be presiding over the meeting along with Chairman of the Planning Board, Neil Chamblee. Roll call completed. Doug McCullough is the only member absent from either board.

APPROVAL OF AGENDA

Mayor Pro Tem Johnson noted tonight's agenda should be amended to remove item 4-Town Manager Report. Councilman Archer made a motion *to approve* the agenda as amended. Seconded by Councilman Navey. Approved unanimously by roll call vote, 5-0. Motion carried.

EXCUSE ABSENT BOARDMEMBERS

Councilman Waters made a motion *to excuse* Mayor Cooper from tonight's meeting. Seconded by Councilman Navey. Approved unanimously by roll call vote, 5-0.

Planning Board member Winbourne made a motion *to excuse* Planning Board member McCullough from tonight's meeting. Seconded by Wilson. Approved unanimously by roll call vote, 6-0. Motion Carried.

MSP-20-1-AMENDMENT-CRYSTAL VIEW

Michelle Eitner, Planning Director, presented the proposed amendment to the existing Crystal View major site plan. This major site plan amendment proposes a change to the active open space provided on the approved "Crystal View North" development. The previous major site plan accounted for required open space at the shared swimming pool for the entire Crystal View complex. The amendment is the provision of open space for the new building as a horseshoe court directly adjacent to the building. This does not qualify as a "minor" amendment.

PUBLIC HEARING

Councilman Navey made a motion *to enter* public hearing. Seconded by Councilman Waters, approved unanimously, 5-0. Motion carried.

Mayor Pro Tem Johnson asked if anyone in the room or on Zoom had any comments concerning this project. No comments were received.

Mayor Pro Tem Johnson stated due to the electronic meeting law, the public hearing would *remain open* until the December 10 Council meeting at which time it would be closed and Council will take a final vote.

COUNCIL AND PLANNING BOARD DISCUSSION AND RECOMENDATION

Councilman Navey noted there would be issues down the road with the new Crystal View building not being able to use the existing pool.

Chairman Chamblee asked the Planning Board members if anyone had any issues with the amendment as proposed. Consensus from Planning Board is *to recommend approval* of the site plan amendment as presented.

MSP-20-2 AMENDMENT-TACKLE BOX TAVERN

Michelle Eitner stated this major site plan amendment proposes several changes to the major site plan The Grove Oceanside II Phase II (Tract 8), most recently amended and approved on September 23, 2019. This does not qualify as a "minor" amendment because the changes exceed the allowable minor changes of Section 18.2.4.P.8. The changes proposed include:

- Recombination of tracts 8A and 8B (that were subdivided at the plan's last amendment)
- Reduction in number of structures (change the building on tract 8B into an addition onto the Tackle Box as a restaurant component called "Bait Box")
- Increase the previously approved building footprint and impervious coverage by 137sf (940sf to 1077sf)
- Increase the previously approved floor area by 407sf (940sf to 1347sf)
- Reduction in open space by 368sf (1276sf to 908sf)

Michelle noted one additional parking space will be needed.

PUBLIC HEARING

Councilman Archer made a motion *to enter* Public Hearing. Seconded by Councilman Navey. Approved unanimously, 5-0.

Susan Hatchell - 206 Caswell Street, Atlantic Beach. Thanked everyone for the Public Hearing. She was excited to see more dining options in the area. She had two questions, the first was if the existing sidewalk shown on the site plan for this project would be repaired. She stated the sidewalk is not wide enough to meet ADA requirements and bricks are missing. Michelle noted the sidewalk was actually a Town project and is not required by the applicant to repair. The second question pertains to the increased noise that this new proposed Bait Box Eatery would cause at night. Michelle stated it would be more of an ordinance concern than a site plan concern at this time. Mayor Pro Tem Johnson reminded the room the meeting tonight is only to make sure the site plan only meets the current ordinances.

Mayor Pro Tem Johnson stated, the Public Hearing would *remain open* until the December 10th Council meeting in order to comply with the electronic meeting law.

COUNCIL AND PLANNING BOARD DISCUSSION AND RECOMENDATION

After some discussion, the Planning Board consensus is *to recommend approval* of the site plan as presented tonight. Council will make a final decision at their next meeting on December 10 in order to comply with the electronic meeting law.

MSP-20-3-OCEANANA REDEVELOPMENT

Michelle Eitner, Planning Director presented the proposed major site plan amendment. This major site plan amendment proposes full redevelopment to the Oceanana properties (includes 608 & 700 East Fort Macon Road for the purpose of this summary). Currently on site there are the following structures & features:

- Oceanana Motel
 - 110 motel rooms (including 37 one-bedroom suites with kitchens)
 - Three manager and owner apartments (1 and 2 bedrooms)
 - Swimming pool and recreational areas
- 60-70 manufactured homes
- Pier House (including a restaurant and fishing supplies)
- Wooden pier
- Two single-family homes
- Paved parking areas to serve all above uses
- Unimproved parking lot at 608 East Fort Macon Road (overflow for Amos Mosquitoes)

The major site plan proposes redevelopment to remove all of the existing site features and structures except for the wooden pier. The new plan includes the following:

- Row of 17 townhouses along East Fort Macon Road
- Five condominium buildings with a total of 127 condominium units
- New 4,000sf pier house with restaurant, bar, fishing supplies, and event space (open to the public)
- Wastewater treatment "package plant"
- Parking areas to serve above uses

The full compliance matrix is included in the agenda packet. This project will require a special use permit as well as several

state permits. Michelle also noted a neighborhood meeting was conducted. All comments will be sent to Council to review before their December meeting.

Chairman Chamblee asked several questions about traffic patterns and the amount of egresses required for a project like this. Michelle explained the parking requirements and spaces provided in the compliance matrix.

PUBLIC HEARING

Councilman Archer made a motion *to enter* Public Hearing. Seconded by Councilman Navey. Approved unanimously, 5-0.

Councilman Waters and Michelle noted several property owners, including himself have an issue with the location of the proposed wastewater treatment plant. All comments that were received will be included in the Council packet for the December meeting.

Molly Brown - 406 Tryon Street, Atlantic Beach - Stated this afternoon was the first time she had heard about this project. She was very disturbed to find out the water treatment plant was going to be within yards of her home. She would like the Board to consider making the developers change the location of the treatment plant away from the residential neighborhood.

Tim - (complete name inaudible) - Architect in Charlottesville, VA represented 409 and 411 Dobbs Street. Believes the project will bring Atlantic Beach into the future in terms of design. He feels the wastewater treatment location is not in the best place; beside such a key street in Atlantic Beach. Would like the Town to consider moving the treatment plant or to at least consider more screening requirements to protect the neighborhood from the wastewater plant. Overall loves the project.

Susan Hatchell - 206 Caswell Street, Atlantic Beach - Excited the pier is being retained as part of this project. The pier is an iconic part of Atlantic Beach and she is glad to see it staying in place. Second concern is the qualification of parks for a private property. The next issue is the parking situation for both the development and Amos Mosquitos. The over-flow parking lot for Amos would be removed, where will those patrons park? Lastly, as others have mentioned the location of the wastewater treatment plant. Overall, the development is a good idea, but the master plan needs more space.

Ron Cullipher - Engineer with Cullipher Group - Noted this was only the first step in a long process for this development. There is still a lot of work to be done including CAMA permits, state permits, building permits and others. Ron will go back to the developers and see if anything can be done regarding the wastewater treatment plant location.

COUNCIL AND PLANNING BOARD DISCUSSION AND RECOMENDATION

After some discussion the Planning Board *recommended to Council by roll-call to approve* the major site plan with consideration to the location of the wastewater treatment plant.

MAYOR/COUNCIL/PLANNING BOARD ADDITIONAL COMMENTS


No additional comments.

ADJOURN

There being no further action taken or business before Council the meeting stood adjourned. The time was 7:26pm.

These minutes were approved at the June 28, 2021 meeting of the Atlantic Beach Town Council.

ATTEST:

 (seal)
Katrina Tyer - Town Clerk
Minutes prepared by Betty Odham, Planning Secretary

TOWN OF ATLANTIC BEACH


A. B. Cooper, III - Mayor

