



Minutes
Town of Atlantic Beach, North Carolina
Town Council Meeting
1010 West Fort Macon Road, Unit 17 and
Electronically via Zoom
Tuesday, June 1, 2021 at 6:00 p.m.



The special joint meeting of the Atlantic Beach Town Council and Atlantic Beach Planning Board was held Tuesday, June 1, 2021 at 6:00 p.m. electronically via Zoom and in the Council Meeting Room, 1010 West Fort Macon Road, Unit 17, Atlantic Beach, North Carolina.

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

Planning Board Members Present: Chairman Neil Chamblee, Vice Chair Curt Winbourne, Renea Baker, Joey Dean, Mark Ferrell, Llewellyn Ramsey, Sharron Wilson

Councilmembers Absent: Councilmember Harry Archer

Others Present: David Walker, Town Manager; Michelle Eitner, Planning Director; Julian Griffiee, Planner; Ron Cullipher, Engineer; Scott McLaughlin, Developer

CALL TO ORDER

Mayor Cooper called the meeting to order at 6:00 p.m.

APPROVAL OF AGENDA

Councilman Forrest made a motion *to approve* the agenda as prepared. Seconded by Councilman Navey. Vote was unanimous, 4-0. Motion carried.

MOTION TO EXCUSE ABSENT PLANNING BOARD MEMBERS

Councilman Waters made a motion *to excuse* Councilman Archer. Seconded by Councilman Forrest. Vote was unanimous, 4-0. Motion carried.

APPROVAL OF DECEMBER 1, 2020 JOINT COUNCIL AND PLANNING BOARD MINUTES

Approval of the minutes was tabled due to them not being completed.

MAJOR SITE PLAN REVIEW – THE SHOWBOAT REDEVELOPMENT (614/702/710 AB CAUSEWAY)

This major site plan amendment proposes full redevelopment to the former Showboat Motel property (614, 702, & 710 Atlantic Beach Causeway). This would include removing all of the existing site features and structures. The new plan includes the following: eight duplexes (16 total residential units); a septic system for each duplex; new bulkhead and boardwalk at water's edge; new docks for each unit and a day dock; playground; driveways for each individual duplex unit to access existing service road within DOT ROW. The Technical Review Committee met on May 19 and discussed concerns with the sidewalk, street buffering landscaping, use of the service road for police and fire and water infrastructure. Ron Cullipher, Engineer, amended the design plan to include placement of the sidewalk on the western property edge next to the service road, not parallel with the Causeway. This amendment meets the guidelines of the UDO.

There was open discussion on the recent freeboard issue; CAMA Permit status (they have not applied for permits yet); depth and width of the docks (the Town will be given opportunity to comment during the permitting stage); stormwater retention (this will fall under state permitting); septic repair (this development should be less invasive than the motel was); the proposed dock/boardwalk is intended to be private.

Councilman Navey made a motion *to enter* public hearing. Seconded by Councilman Waters. Vote was unanimous, 4-0 Motion carried.

Ron Cullipher of the Cullipher Group. The developer does plan a repair for the septic. They do anticipate filling the site similar to the three foot at the Windfare Development. If they cannot get the fill permit, they will use the area for mechanical items. They have not planned far enough for the boat slip depth and length, but they do hope to have day docks.

Mayor Pro Tem Johnson made a motion *to exit* public hearing. Seconded by Councilman Forrest. Vote was unanimous, 4-0. Motion carried.

No other discussion. It was noted many are ready for the old motel to be removed.

Based upon discussion and findings by Council and the Planning Board, it was determined the proposed Major Site Plan, Showboat Redevelopment complies with Town Ordinances. Councilman Navey made a motion *to approve* the Site Plan for MSP-21-01: Showboat Redevelopment at 614/702/710 Atlantic Beach Causeway as presented. Seconded by Councilman Waters. Vote was unanimous, 4-0. Motion carried.

REVIEW OF 160D UDO AMENDMENTS (Planning Board Only Item)

General Statutes enabling development regulation for cities (160A) and counties (153A) have been combined into one Chapter, 160D. The amendment is primarily reorganization and clarification since our UDO is relatively new and up-to-date. Statutory references, definitions and increased conflict of interest provisions were amended. Chapter 6, Building and Building Regulations includes statutory reference updates only, it will need updating later this year. 160D also includes significant reform to conditional zoning, ETJ representation, and historic preservation, which the town does not have.

Winbourne made a motion *to enter* public hearing. Seconded by Wilson. Vote was unanimous, 7-0. Motion carried.

No comments in person or via Zoom.

Ramsey made a motion *to close* the public hearing. Seconded by Baker. Vote was unanimous, 7-0. Motion carried.

Ramsey made a motion *to recommend* adoption of the proposed amendments to the UDO for compliance with NCGS 160D as written to Town Council and for staff *to prepare* a Consistency Statement as it is reasonable and in the public interest, and is consistent with the Town Land Use Plan. Seconded by Ferrell. Vote was unanimous, 7-0. Motion carried.

MAYOR/COUNCIL/PLANNING BOARD COMMENTS

ADJOURNMENT

There being no further business the meeting was adjourned. The time was 6:43 p.m.

These minutes were approved at the July 26, 2021 meeting of the Atlantic Beach Town Council.


TOWN OF ATLANTIC BEACH

ATTEST:

(seal)


Katrina Tyer - Town Clerk




A. B. Cooper, III - Mayor