



**Town of Atlantic Beach  
Town Council  
and Planning Board  
Joint Meeting Agenda  
Town Boardroom  
1010 West Fort Macon Road, Unit 17 and  
Electronically Via Zoom  
Tuesday, February 1, 2022 - 6:00 p.m.**

**1. CALL TO ORDER**

**2. APPROVAL OF AGENDA**

**3. EXCUSE ABSENT BOARDMEMBER(S) AND/OR COUNCILMEMBER(S) IF NECESSARY**

**4. MSP-22-1 Peppertree**

Council and Planning Board will review a major site plan concept proposal for Peppertree (715 West Fort Macon Road) to build 63 new dwelling units (one 12-unit condominium building, three 9-unit condo buildings, and 24 townhouse-style condominium units). The proposal includes parking lots, a swimming pool, and updated driveways.

- a. Staff Presentation
- b. Public Hearing
- c. Council and Planning Board discussion and recommendation

**5. MAYOR/COUNCIL/PLANNING BOARD COMMENTS**

**6. ADJOURNMENT**