



Minutes
Town of Atlantic Beach, North Carolina
Town Council and Planning Board Joint Meeting
1010 West Fort Macon Road, Unit 17 and
Electronically via Zoom
Tuesday, February 1, 2022 at 6:00 p.m.



The special joint meeting of the Atlantic Beach Town Council and Atlantic Beach Planning Board was held Tuesday, February 1, 2022 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 Austin Waters; Councilmembers: Joseph Starling (via Zoom), Danny Navey, Fred Joey Dean

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

Members Absent: None

Others Present: David Walker, Town Manager; Michelle Eitner, Planning Director; Marcel Lopez, Contractor for Peppertree; Elisabeth Webster, Planner; Betty Odham, Secretary; David Elliott, Architect via Zoom

CALL TO ORDER

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

APPROVAL OF AGENDA

Councilman Navey made a motion *to approve* the agenda as prepared. Seconded by Mayor Pro Tem Waters. Because Councilman Starling was attending via Zoom, a roll call vote was done. Vote was unanimous, 4-0. Motion carried.

MOTION TO EXCUSE ABSENT PLANNING BOARD MEMBERS

No absent members.

MAJOR SITE PLAN -22-1 PEPPERTREE-715 WEST FORT MACON ROAD

Mayor Cooper reviewed the process for a major site plan review for both boards. Tonight's presentation is stage one. This major site plan proposes to add 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.

Staff Presentation

Michelle Eitner, Director presented the major site plan details. Michelle stated there were previously 62 units on this site that were demolished. The major site plan being presented tonight is the planned replacement of these units. The units are similar in number but the newly proposed units are actually bigger in size. Michelle went through all of the Town requirements and this project meets all of these at this time.

Public Hearing

Marcel Lopez, Contractor for Peppertree, provided his history in Atlantic Beach. He stated he was brought here originally temporarily by Festiva after Hurricane Florence to complete hurricane repairs to Peppertree and now he is looking for houses here. He has fallen in love with the area. He is excited about the new opportunity for Peppertree and the new development it is bringing to the area. Looks forward to answering any questions from the Board.

Bill Cozart - 410 Ocean Ridge and representing the Ocean Ridge Homeowners Association – Asked the existing driveway that accesses Ocean Ridge from Peppertree that currently has a gate, become a through-way with the new proposed development? Marcel states no, that driveway will remain gated.

Mr. Cozart also wanted to confirm the setback for vegetation between Peppertree and Ocean Ridge Homeowners. Michelle confirmed it was 40 feet and would be landscaped with buffer as per the UDO.

Mayor Cooper asked Marcel Lopez to provide an overview of the plan for the easements with three different HOA's involved in the project. He stated in the past, some issues have come up and the Town had to become involved and they want to avoid that from happening in this case. Marcel stated all parties involved were working with lawyers to create a shared use agreement for the common spaces. The new spaces will be single ownership and not timeshare.

Based on discussion and findings by Council and the Planning Board, it was determined the proposed Major Site Plan, Peppertree complies with Town Ordinances. Councilman Navey made a motion *to approve* the Site Plan for MSP-22-01: Peppertree at 715 West Fort Macon Road as presented. Seconded by Mayor Pro Tem Waters. Roll call vote was completed. Vote was unanimous, 4-0. Motion carried.

MAYOR/COUNCIL/PLANNING BOARD COMMENTS

No Comment

ADJOURNMENT

There being no further business the meeting was adjourned. The time was 6:35 p.m.

These minutes were approved at the February 28, 2022 meeting of the Atlantic Beach Town Council.

These minutes were prepared by Betty Odham.

ATTEST:


Katrina Tyer-Town Clerk



TOWN OF ATLANTIC BEACH


A. B. Cooper, III - Mayor