



**Town of Atlantic Beach, North Carolina
Planning Board-Meeting
Tuesday, January 4, 2022, at 6:00 p.m.
Town Boardroom
1010 West Fort Macon Road-Unit 18
Atlantic Beach, NC 27812**

The regularly scheduled meeting of the Atlantic Beach Planning Board was held Tuesday, January 4, 2022, at 6:00 p.m. at the Town of Atlantic Beach Boardroom.

Planning Board Members Present: Chairman Neil Chamblee; Vice Chairman Curt Winbourne; Renae Baker; Sharron Wilson; Llewellyn Ramsey; Mark Ferrell

Planning Board Members Absent: None

Staff Present: Betty Odham, Board Secretary; Michelle Eitner, Director; Elisabeth Webster, Planner; Trace Cooper, Mayor; Mike Shutak, Carteret News-Times

CALL TO ORDER

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

EXCUSE ABSENT PLANNING BOARD MEMBER(S)

No members are absent tonight.

ELECTION OF PLANNING BOARD CHAIRMAN

A motion was made by Ramsey *to elect* Chamblee as Planning Board Chairman for 2022. Seconded by Baker. The vote was unanimous 6-0. Motion carried.

ELECTION OF PLANNING BOARD VICE-CHAIRMAN

A motion was made by Baker *to elect* Winbourne as Planning Board Vice Chairman for 2022. Seconded by Ramsey. The vote was unanimous 6-0. Motion carried.

MINUTE APPROVAL

Motion *to approve* November 22, 2021, Planning Board Minutes was made by Ramsey. Seconded by Wilson. The vote was unanimous, 6-0. Motion Carried.

ZTA-22-1: NON-RESIDENT MEMBERSHIP ON PLANNING BOARD

Michelle Eitner, Director presented a PowerPoint explaining ZTA-22-1 which proposes to allow one of the seven Planning Board members to be a real property owner that's not a full-time resident. This initiative was proposed by Mayor Trace Cooper following comments from the Town Council regarding the residency requirement of Planning Board members. Currently, Section 18.2.2.F.2.a requires that the seven Planning Board members must reside inside the town limits, and doesn't specify whether this is full-time or part-time residency. The proposed amendment provides that one of the seven members may be a real property owner inside Town limits that is not a resident. By using the word "may", we allow for all seven members to be residents or to have six resident members and one property owner that claims residency elsewhere.

PUBLIC HEARING

No comments

PLANNING BOARD DISCUSSION AND RECOMMENDATION

After some discussion with the Board and Michelle, and Mayor Cooper a motion was made by Wilson to *recommend denial* of the change proposed tonight. The motion was seconded by Ferrell. The vote was unanimous, 6-0. Motion Carried,

OTHER BUSINESS

There will be a Feb. 1st, joint Town Council/Planning Board meeting to vote on the Peppertree redevelopment major site plan proposal. Michelle also noted the Showboat redevelopment major site plan, phase 2 would be coming forth soon, but no official timeline yet. Developers are still working on their state permits.

ADJOURNMENT

There being no further business Chairman Chamblee adjourned the meeting. The time was 6:24 p.m.

These minutes were approved at the April 5, 2022, Planning Board meeting.

ATTEST:

Betty Odham
Betty Odham Planning Board Secretary

TOWN OF ATLANTIC BEACH

Neil Chamblee
Neil Chamblee, Chairman