



MINUTES
Town of Atlantic Beach, North Carolina
Planning Board Meeting
125 W Fort Macon Road and
Electronically via Zoom
Tuesday, April 5, 2022



The regularly scheduled meeting of the Atlantic Beach Planning Board was held Tuesday, April 5, 2022 after release of Council from a Joint Council and Planning Board meeting in the Boardroom, 125 West Fort Macon Road, Atlantic Beach, North Carolina.

Planning Board Members Present: Vice Chair Curt Winbourne; Phillip Hursey, David Johnson, Phil Jones, Llewellyn Ramsey, Sharron Wilson

Planning Board Members Absent: Chairman Neil Chamblee

Others Present: Katrina Tyer, Town Clerk; Michelle Eitner, Planning Director; Elisabeth Webster, Planner; Betty Odham, Planning Secretary

Prior to the Joint meeting Katrina, Town Clerk, administered oaths of office to Phillip Hursey, David Johnson and Phil Jones. During the Joint meeting Ramsey made a motion *to excuse* Neil Chamblee due to a medial appointment. Seconded by Wilson. Vote was unanimous, 6-0. Motion carried. Council was released during a recess at 7:04pm. Mayor Cooper stayed in the audience, all Councilmembers left the room. Planning Board resumed at 7:08pm

APPROVAL OF JANUARY 4, 2022 PLANNING BOARD MINUTES

Johnson made a motion *to approve* the January 4, 2022 Planning Board minutes. Seconded by Wilson. Vote was unanimous, 6-0. Motion carried.

MSP-21-1 SHOWBOAT REDEVELOPMENT

Staff Presentation

Michelle reviewed the major site plan development proposal to build eight duplexes at the former Showboat Motel site (614/702/710 Atlantic Beach Causeway). This project was initially reviewed in June 2021, since then the developer has been able to obtain all of their State and Federal Permits. The developer and engineer have also addressed the issues discussed by the TRC and submitted their revised application in March of 2022. The plan meets the parking requirements of the UDO.

Discussion and recommendation

Hursey asked for confirmation the structures are classified as townhouses, they are. Also, confirmation the service road that is being constructed parallel to the Causeway would assist with multi-use development. The boardwalk and docks planned for construction will not be public. The docks will be approved by CAMA, but the town can provide input.

Ramsey made a motion *to approve* MSP-21-1 Showboat Redevelopment (614/702/710 Atlantic Beach Causeway) and *to recommend* to Council for final approval at the April 25, 2022 meeting. Seconded by Johnson. Vote was unanimous, 6-0. Motion carried.

OTHER BUSINESS

Ramsey questioned Mayor Cooper regarding the plan for sewer on the Causeway. He stated there was not a timeline and that a public utility is working on an agreement to purchase the Sugarloaf facility. The utility would run the lines and the town's role would be to determine where the lines would run. Mayor Cooper also discussed the schedule of the proposed Boardwalk development and upcoming presentations to the jury.

ADJOURN

There being no further action taken or business before the Board the meeting stood adjourned. The time was 7:27pm.

These minutes were approved at the May 3, 2022 meeting of the Atlantic Beach Planning Board. Minutes prepared by Town Clerk Katrina Tyer.

ATTEST:

Betty Odham
 Betty Odham - Secretary



TOWN OF ATLANTIC BEACH

Neil Chamblee
 Neil Chamblee, Chairman