



MINUTES
Town of Atlantic Beach, North Carolina
Planning Board Meeting
125 W Fort Macon Road
Tuesday, June 7, 2022



The regularly scheduled meeting of the Atlantic Beach Planning Board was held Tuesday, June 7, 2022, in the Boardroom, 125 West Fort Macon Road, Atlantic Beach, North Carolina.

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

Planning Board Members Absent: None

Others Present: Michelle Eitner, Planning Director; Elisabeth Webster, Planner; Betty Odham, Planning Secretary

CALL TO ORDER: Vice Chairman Curt Winbourne called the meeting to order at 6:00 p.m. Chairman Chamblee notified the board he would be late, so the meeting was led by Winbourne until Chamblee arrived.

APPROVAL OF APRIL 5, 2022 PLANNING BOARD MINUTES

Wilson made a motion *to approve* the April 5, 2022, Planning Board minutes. Seconded by Johnson. Vote was unanimous, 6-0. Motion carried.

6:08 p.m.-Chairman Neil Chamblee arrived and took over leading the meeting.

ZTA-22-2-RESIDENTIAL USES UPDATES

Staff Presentation

Elisabeth reviewed the proposed zoning text amendment to update residential use types to reflect the number of dwelling units in a project, rather than the construction type-townhouse versus condominium.

Discussion and recommendation

After discussion and questions from the Planning Board to Elisabeth and Michelle the board determined that there had not been any issues with the classifications before the 108 W Terminal major site plan and if the intent of the amendment is to allow the project, just change the ordinance to allow townhouses in the CIR district and clarify the definitions.

Ramsey made a motion *to deny* the proposed amendment and requested that staff present a new amendment at the July meeting that would allow townhouses in CIR. Seconded by Jones. Vote was unanimous, 7-0. Motion carried.

OTHER BUSINESS

Wilson asked who had jurisdiction over dilapidated docks. Elisabeth stated if it was a public safety issue the Building Inspector may get involved.

Planning Board members all thanked Michelle for her knowledge and guidance over the past several years and wished her the best in her new position in Emerald Isle.

ADJOURN

There being no further action taken or business before the Board the meeting stood adjourned. The time was 6:58pm.

These minutes were approved at the August 9, 2022, meeting of the Atlantic Beach Planning Board. Minutes prepared by Betty Odham, Planning Board Secretary.

ATTEST:

Katrina E Tyer
 Katrina Tyer-Town Clerk

(seal)



TOWN OF ATLANTIC BEACH

Neil Chamblee
 Neil Chamblee, Chairman