



MINUTES
Town of Atlantic Beach, North Carolina
Planning Board Meeting
125 W Fort Macon Road and
Tuesday, August 9, 2022



The regularly scheduled meeting of the Atlantic Beach Planning Board was held Tuesday, August 9, 2022 at 6:00 p.m. in the Town Boardroom, 125 West Fort Macon Road, Atlantic Beach, North Carolina.

Members Present

Curt Winbourne, Vice Chair
Phillip Hursey
David Johnson
Phil Jones
Llewellyn Ramsey
Sharron Wilson

Members Absent

Neil Chamblee, Chair

Others Present

Elisabeth Webster, Planner
Katrina Tyer, Clerk
Ron Cullipher, Engineer

CALL TO ORDER

Vice-Chair Winbourne called the meeting to order at 6:00pm.

EXCUSE ABSENT BOARDMEMBERS

Ramsey made a motion *to excuse* Neil Chamblee due to a medial appointment. Seconded by Johnson. Vote was unanimous, 6-0. Motion carried.

APPROVAL OF JUNE 7, 2022 PLANNING BOARD MINUTES

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

MSP-22-2 108 WEST TERMINAL BOULEVARD QUADRAPLEX PHASE II APPROVAL

Elisabeth reviewed the major site plan development proposal to build a quadraplex with decks, driveways, septic systems, stormwater retention systems, sidewalks, landscaping and associated grading at 108 West Terminal Boulevard. She reminded the board of the previous issues with the definitions used in the site plan. After several meetings, the developer is proceeding with the project as proposed, as a true quadraplex. The revised application was received July 22 and the Technical Review Committee met on August 3, recommending the project. The revised application included recommended changes by increasing the side setback to three feet and increasing the garage size to eleven and a half feet to accommodate larger vehicles. The UDO requires a West Terminal Blvd setback minimum of 10' and maximum 25'; the side setback is zero; and a rear setback of five feet. The County Health Department has approved septic for four two-bedroom units. The project will remain under 45 feet in height. The developer will also install the required sidewalk on West Terminal Blvd.

Planning Board discussion and recommendation

The board discussed the shared septic, two systems will be installed and each shared by two units. They will have a HOA to maintain the yard, septic, exterior, etc. The three foot side setback is tight, but it more than meets the UDO rules. An architect was hired as recommended. If the design is significantly different the project may have to be reviewed again. Elisabeth ensured this project was reviewed extra close to ensure it meets the requirements.

Wilson made a motion *to recommend* the project at 108 West Terminal Boulevard as submitted. Seconded by Ramsey. Vote was unanimous, 6-0. Motion carried.

Ron Cullipher thanked staff for their hard work and commented that building two duplexes was very costly especially with fire suppression and they could not make it work.

OTHER BUSINESS

Staff is looking into amending the UDO to remove the zero setback rule. At the time the UDO was written, the town anticipated mixed use development, not the residential housing boom. Changing the setback will help with rolling trash cart storage and fire access.

ADJOURN

There being no further action taken or business before the Board the Council portion of the meeting stood adjourned. The time was 6:17pm.

These minutes were approved at the November 1, 2022 meeting of the Atlantic Beach Planning Board.

TOWN OF ATLANTIC BEACH

ATTEST:


Katrina Tyer - Town Clerk


Neil Chamblee, Chairman