



Minutes
Town of Atlantic Beach, North Carolina
Town Council and Planning Board Joint Meeting
125 West Fort Macon Road
Tuesday, December 6, 2022 at 6:00 p.m.



The special joint meeting of the Atlantic Beach Town Council and Atlantic Beach Planning Board was held Tuesday, December 6, 2022 at 6:00 p.m. via Zoom and in the Town Boardroom, 125 West Fort Macon Road, Atlantic Beach, North Carolina.

Councilmembers Present: Mayor Pro Tem Austin Waters; Councilmembers: Renea Baker, Fred Joey Dean, Danny Navey

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

Members Absent: Mayor Cooper, Councilmember Joseph Starling and Planning Board Member David Johnson

Others Present: David Walker, Town Manager; Jennifer Ansell, Planning Director; Elisabeth Webster, Planner; Katrina Tyer, Clerk; Ron Cullipher, Engineer

CALL TO ORDER

Mayor Pro Tem Waters called the meeting to order at 6:00 p.m. Councilmember Navey led the Pledge of Allegiance.

APPROVAL OF AGENDA

Councilmember Navey made a motion *to approve* the agenda as prepared. Seconded by Councilmember Baker. Vote was unanimous, 4-0. Motion carried.

MOTION TO EXCUSE ABSENT MEMBERS

Councilmember Baker made a motion *to excuse* Mayor Cooper who is travelling. Seconded by Councilmember Navey. Vote was unanimous, 4-0. Motion carried.

Councilmember Dean made a motion *to excuse* Councilmember Starling. Seconded by Councilmember Navey. Vote was unanimous, 4-0. Motion carried.

Winbourne made a motion *to excuse* David Johnson for family medical reasons. Seconded by Wilson. Vote was unanimous, 6-0. Motion carried.

MAJOR SITE PLAN MSP-22-3 Hi-LITES REDEVELOPMENT (115 West Fort Macon Road)

Staff Presentation

Jennifer Ansell reviewed the major site plan development proposal submitted by AB Sandals Ventures, LLC to construct a 6,156 square foot retail space with 1,000 square foot storage mezzanine at 115 West Fort Macon Road (the former Hi-Lites site) which is currently comprised of two parcels (109 and 115 West Fort Macon Road). The redevelopment includes the addition of a five foot sidewalk along West Fort Macon Road, 22 on-site parking spaces, two loading spaces, and five street trees. The project proposes roughly 20% open space and 36.4% impervious surface. Staff held a pre-application conference on September 28, 2022 and the application was submitted on October 10, 2022. During the Technical Review Committee meeting on October 18, 2022, staff discussed the garbage receptacles and fire safety issues concerning entrances and storage. The original proposal was for roll carts, but they have amended to include a dumpster with screening. These items will be discussed more during phase two. The project allows for a reduced sidewalk of five feet to match what is in front of town hall.

Councilmember Dean asked how much fill would be allowed and if it would affect adjacent properties. Staff noted the flood ordinance allows for two feet of fill and Cullipher stated runoff is designed to run towards the road, not adjacent property owners. Another area of concern was the proposed mezzanine and it was converted to usable square footage at a future date, staff confirmed an additional parking space would need to be added to meet requirements. Cullifer confirmed

the current leaning sidewalk would be removed and constructed so it will be walkable. The impervious surface for parking will be similar to the ABC Store. Ensuring the tree ordinance is complied with was also discussed.

Cullipher confirmed the business planning to occupy the space is similar to a Wings. Councilmember Baker wants to ensure the building is designed in a way to welcome another type of business if the proposed business needs change.

Chairman Chamblee reiterated the main areas of concerns are sidewalk, trees, and runoff and they have been addressed tonight.

Staff received comments from Todd Griffin, an adjacent property owner, mainly concerning screening, lighting and off-street loading and maneuvering in the street and alley. The comments are included in minutes. Mayor Pro Tem Waters wanted the record to reflect staff has received the comments and they mostly apply to phase two, they will not be dismissed without consideration.

Public Hearing

Opened Public Hearing at 6:29pm.

No Comments.

Closed Public Hearing at 6:30pm.

MAYOR/COUNCIL/PLANNING BOARD COMMENTS

No Comments.

Councilmember Navey made a motion *to approve* MSP-22-3 Hi-Lites Redevelopment located at 115 West Fort Macon Road as submitted. Seconded by Councilmember Dean. Vote was unanimous, 4-0. Motion carried.

ADJOURNMENT

There being no further business the meeting was adjourned. The time was 6:32 p.m.

These minutes were approved at the January 23, 2023 meeting of the Atlantic Beach Town Council.

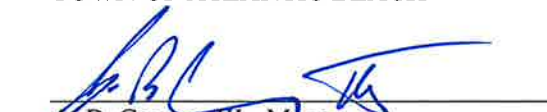
TOWN OF ATLANTIC BEACH

ATTEST:


Katrina Tyer-Town Clerk

(seal)




A. B. Cooper, III - Mayor