



MINUTES
Town of Atlantic Beach, North Carolina
Planning Board Meeting
125 W Fort Macon Road and
Tuesday, May 2, 2023



The regularly scheduled meeting of the Atlantic Beach Planning Board was held Tuesday, May 2, 2023 at 6:00p.m. in the Town Boardroom, 125 West Fort Macon Road, Atlantic Beach, North Carolina.

Members Present

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

Members Absent

Others Present

Jennifer Ansell, Planner
Katrina Tyer, Clerk
Mike Simpson, Fire Chief
Casey Arthur, Fire Marshal
Ron Cullipher, Engineer

CALL TO ORDER

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

EXCUSE ABSENT BOARD MEMBERS

None.

MSP-22-3 115 WEST FORT MACON ROAD REDEVELOPMENT

A Major Site Plan Phase II proposal by Atlantic Beach BTS/Sandal Factory for the redevelopment of the former Hi-Lites site located at 115 West Fort Macon Road. The plan proposes the construction of a 6,156-square-foot retail store.

Staff Presentation

At the April meeting, the Planning Board recommended approval of the major site plan with the condition that staff pursue information on the flashing traffic light on Fort Macon Road for fire trucks to enter and that Mr. Cullipher work with the owner and the fire department to reconfigure the building layout to avoid line of sight issues and to eliminate frivolous tree planting that would affect visibility.

Mr. Cullipher went to his clients and worked with the fire department making changes to the site plan and building elevations to address the fire department's concerns regarding preserving the line of sight to the Causeway intersection from the Public Safety Complex. The additional six-foot front setback, landscaping, and location of the windows on the alley side of the building then required a variance. On April 25, 2023, The Board of Adjustment unanimously approved a Variance to allow an increase in the required maximum 15' front setback (now a 21-foot front setback), a reduction in the building fenestration requirements on the south elevation, and an exemption from the required street plantings.

Chamblee asked Fire Chief Simpson if these changes satisfied the Fire Department's needs regarding access and street visibility. Chief Simpson stated this design allows clear lines of sight for fire apparatus and oncoming traffic. Mr. Cullipher has addressed their needs and they are very pleased. Mr. Cullipher noted this was a good-faith compromise from the applicant.

Hursey would like to see some trees planted, he thinks it is a disservice to the Town not requiring trees to be planted for new developments. Cullipher explained the only place to plant would be in the alley. They intend to plant shrubs, not trees.

Planning Board Discussion & Recommendation

Winbourne made a motion *to approve* Major Site Plan MSP-22-3 for 115 West Fort Macon Road as drawn and shown on the Amended Site Plan. Seconded by Johnson. Vote was 6-1 with Hursey opposing. Motion carried.

BOARD/STAFF COMMENTS

Staff has received a draft of the proposed UDO amendments for the Commercial Corridor Plan and will introduce them to the board at a joint meeting with Council scheduled for June 6, 2023.

ADJOURN

There being no further action taken or business before the Board the meeting stood adjourned. The time was 6:13pm.

These minutes were approved at the July 11, 2023 meeting of the Atlantic Beach Planning Board.

TOWN OF ATLANTIC BEACH

ATTEST:


Katrina Tyer - Town Clerk


Neil Chamblee, Chairman

