



MINUTES
Town of Atlantic Beach, North Carolina
Planning Board Meeting
125 W Fort Macon Road
Tuesday, February 6, 2024 at 6:00pm



A special meeting of the Atlantic Beach Planning Board was held Tuesday, February 6, 2024 at 6:00pm in the Town Boardroom, 125 West Fort Macon Road, Atlantic Beach, North Carolina.

Members Present

Neil Chamblee, Chair
Phillip Hursey
Phil Jones
Sharron Wilson
Curt Winbourne

Members Absent

David Johnson
Llewellyn Ramsey

Others Present

Jennifer Ansell, Planner
Katrina Tyer, Clerk
Elisabeth Webster, Planner

Prior to the meeting, Katrina administered oaths to Phil Hursey, Sharron Wilson, and Curt Winbourne

CALL TO ORDER

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

EXCUSE ABSENT BOARD MEMBERS

Winbourne made a motion *to excuse* David Johnson due to being with family and Llewellyn Ramsey for medical reasons. Seconded by Wilson. Vote was unanimous, 5-0. Motion carried.

ELECTION OF CHAIR AND VICE-CHAIR

Winbourne made a motion *to elect* Neil Chamblee as Planning Board Chairman for 2024. Seconded by Wilson. Vote was unanimous, 5-0. Motion carried.

Wilson made a motion *to elect* Curt Winbourne as Planning Board Vice-Chairman for 2024. Seconded by Jones. Vote was unanimous, 5-0. Motion carried.

APPROVAL OF MEETING MINUTES

Wilson made a motion *to approve* the November 9, 2023 meeting minutes. Seconded by Hursey. Vote was unanimous, 5-0. Motion carried.

PUBLIC HEARING - ZTA-24-1: RECREATION/ENTERTAINMENT, EVENT VENUES

Jennifer reviewed proposed zoning text amendments related to the allowance of event venues and their associated use-specific standards, including creating classifications for “minor” and “major” uses. The intent is to clarify and codify the current special event process.

Presently, Event Venues are allowed under the issuance of a Special Use Permit in the Mixed-Use High Intensity (MHI) and Mixed-Use Neighborhood (MUN) zoning districts. These mixed-use districts established by the ordinance are intended to provide areas for development that serve permanent residents, seasonal residents, and tourists with a variety of residential building types and non-residential uses that support a compact, pedestrian-oriented, mixed-use environment. These zones were previously identified as Resort Mixed-Use (RMU) and Resort Service District (RS), with the intent of providing areas for varying residential building types to support permanent and transient residents and to provide development options to support the tourism industry.

Event Venues are currently allowed in the Commercial Circle (CIR), Commercial Periphery (CPY), and Commercial Corridor (COR) zones as a permitted use.

Event Venue Minor is being redefined to mean 500 guests/patrons at a commercial establishment and associated grounds. Event Venue Major is being created to include a commercial establishment and associated grounds accommodating more than 500 guests/patrons.

The board asked for clarification on what spurred this amendment and discussed examples of current venues established in these districts, The Cottages at the Crystal Coast was an example. Winbourne wanted to ensure this was not going to cause hardship on current venues. Jennifer confirmed the intent is not to hinder existing businesses.

Entered the public hearing at 6:16pm.

No comments.

Closed the Public hearing at 6:16pm.

Wilson made a motion *to recommend* the proposed text amendments for recreational and event venues and *to adopt* the Statement of Consistency. Seconded by Jones. Vote was 5-0.

MSP-22-1: PEPPERTREE PHASE II

Peppertree Resort is proposing the construction of 63 new condominium units at 715 West Fort Macon Road and requesting Major Site Plan Phase II approval.

Major Site Plan approval is required for residential developments greater than five (5) units. Planning staff and the Technical Review Committee have reviewed the plan, and it appears to be compliant.

Section 18.2.4.P.6, Special Review Standards, Site Plan Review Standards of the Unified Development Ordinance requires the Planning Board to review the application during a public meeting.

Chairman Chamblee noted the proposal is identical to what was reviewed during the Technical Review meeting he sat on. It was confirmed they intend to complete the buildings in phases, and they will be sold as condominiums. The former Peppertree consisted of three (3) homeowner associations; a new association will now be created.

The President of Ocean Ridge Association was present and wanted to speak to the board regarding the closing of the access gate located on the eastern end of the property off of Ocean Ridge Drive and a 25-foot easement area. The board explained this was not the proper venue for this discussion and he began speaking with the Peppertree representatives present. They stated there was no plan to open the gate other than to utilize it for deliveries during construction. The parties agreed to meet and discuss this later outside of this Planning Board meeting.

Winbourne made a motion *to recommend* approval of the proposed major site plan for Peppertree to Council. Seconded by Wilson. Vote was 5-0.

PLANNING BOARD/STAFF COMMENTS

None.

ADJOURN

There being no further action taken or business before the Board the meeting stood adjourned. The time was 6:31m.


These minutes were approved at the March 12, 2024 meeting of the Atlantic Beach Planning Board.

ATTEST:


Katrina Tyer, Town Clerk



TOWN OF ATLANTIC BEACH


Neil Chamblee, Chairman