MINUTES
Town of Atlantic Beach, North Carolina
Planning Board Meeting
125 W Fort Macon Road
Monday, November 10, 2025 at 6:00pm

A meeting of the Atlantic Beach Planning Board was held Monday, November 10, 2025 at 6:00pm in the Town Boardroom, 125 West Fort Macon Road, Atlantic Beach, North Carolina.

Members Present
Neil Chamblee, Chair
David Johnson
Phil Jones
Llewellyn Ramsey
Billy Whitford
Sharron Wilson

Members Absent
Curt Winbourne

Others Present
Elisabeth Webster, Planning Director
Katrina Tyer, Town Clerk
John O'Daniel, Town Manager

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

EXCUSE ABSENT BOARD MEMBERS
Johnson made a motion *to excuse* Curt Winbourne due to medical reasons. Seconded by Wilson. Vote was unanimous, 6-0. Motion carried.

APPROVAL OF SEPTEMBER 3, 2024 MEETING MINUTES
Ramsey made a motion *to approve* the September 3, 2024 meeting minutes. Seconded by Wilson. Vote was unanimous, 6-0. Motion carried.

ZMA 25-01: 1702 EAST FORT MACON RD REZONING REQUEST
Elisabeth presented the zoning map amendment request for the property located at 1702 East Fort Macon Road. The property owner is CW Property Development, and Worth Baker is present to represent the application. The request is to rezone the property from Single-Family Residential Wide Yard (RSW) to Mixed Use High Intensity (MHI). Elisabeth showed the property location on the zoning map, with properties to the east already zoned MHI. She highlighted the differences between the two zoning districts, noting that the applicant intended to build a duplex, which is not permitted in the current RSW zoning but would be permitted in MHI. She confirmed that a public notice sign had been posted on the property for nearly a month, and notification letters had been sent to adjoining property owners.

Chairman Chamblee entered the public hearing at 6:04pm.

Robert Andrews, 1703 East Fort Macon Road. He is a 35-year resident from Wilson. He received notice and questioned the term "high-density" for a 50-foot lot and its potential impact on the neighborhood. He prefers a single-family home to a duplex with multiple driveways and vehicles backing into the busy Fort Macon Road.

George Foss, 1701 East Fort Macon Road, has owned directly across from the property in question since 1989. He questioned why zoning would be changed after homes were already built in the neighborhood. He is concerned about changing zoning for one lot. He knows it is easier to sell half of a house and that this will become a rental.

Andy and Denise Clark, 303 Barefoot Lane Ext. They are pleased to see the lot cleaned up and the trailers gone. He expressed concern about potential driveway access from their street. They questioned the ownership of the wooded area behind the property, noting confusion during a recent survey. While not opposed to development, they preferred single-family residential instead of a duplex and were concerned about traffic impacts on their narrow road.

Elisabeth provided clarification on several points:

- Height requirements: 55 feet maximum in MHI versus 45 feet in RSW
- Lot size requirements: 3,600 square feet per dwelling unit (7,200 square feet required for a duplex)
- Side setbacks: 7 feet in RSW versus 5 feet in MHI
- Septic system location: Located at the rear of the property, making access through Barefoot Lane Extension unlikely

Worth Baker confirmed the duplex would be 1,800 square feet per unit, with elevators, three bedrooms, and three bathrooms within a 5-foot setback. Parking would be in front, with access from Fort Macon Road, similar to neighboring properties. He stated the septic system in the rear would prevent any access from Barefoot Lane Extension.

There was extended discussion about the ownership of "strips' of property behind the main parcel, with George Fox questioning how deeds had been transferred. Elisabeth offered to research the deed history with the town clerk.

Baker explained the trailers had been on the lot for over 20 years. He stated the lot lines have not changed since 1996. There was an issue with the ownership of the front triangular portion of this lot and the one adjacent to the west. Baker worked with Fred Bunn to correct this so both lots now have clear ownership abuting Fort Macon Road.

Chairman Chamblee exited the public hearing at 6:37pm. No further Board discussion.

Chairman Chamblee explained that the Planning Board could only make recommendations to the Town Council based on whether the request complied with town ordinances. He clarified that the Planning Board does not have the authority to deny zoning changes that comply with regulations, regardless of personal preferences.

Ramsey made a motion *to recommend* the rezoning of the property at 1702 East Fort Macon Rd from Single-Family Residential Wide Yard (RSW) to Mixed Use High Intensity (MHI) and related zoning map amendment. and *to adopt* the Statement of Consistency. Seconded by Johnson. Vote was 4-2 with Jones and Wilson opposing.

Elisabeth informed attendees that Council would make the final decision at their meeting on November 24 at 6:00pm, and that public comments at that meeting would be limited to four minutes per person.

MSP 22-1 MODIFICATION PEPPERTREE REDEVELOPMENT

This major site plan modification proposes adding 60 new dwelling units, including four 9-unit condo buildings and 24 townhome units. The proposal also adds additional parking and amenities and includes an updated driveway plan. Elisabeth explained that this was the third time the Planning Board had reviewed the Peppertree redevelopment project. The modification was necessary because, during the building permit phase, they discovered an issue with the fire apparatus access road for Building 34. To accommodate the required fire access, three units had to be removed from Building 34. She displayed the site plan, which highlighted the fire apparatus access road, and confirmed that the Fire Chief and Fire Marshal had reviewed and approved the revision. She noted that this was the only change from the previously approved plans and that representatives from Peppertree were present to answer questions.

Wilson made a motion *to recommend* the proposed Major Site Plan for Peppertree Redevelopment to Council for approval. Seconded by Jones. Vote was 6-0. Motion carried.

MSP 24-1 ATLANTIC BEACH ISLE DUPLEXES PHASE II

Elisabeth presented the major site plan for Atlantic Beach Isle Duplexes Phase II, which proposes three additional duplexes at 103, 109, and 111 Old Causeway Road. She noted that there are currently two identical duplexes at 105 and 107 Old Causeway Road, and the new duplexes would be replicas of the existing ones. She explained that because the property is in the Causeway Corridor Commercial zoning district, duplexes require major site plan approval. The Cullipher Group and the property owner were present. They anticipate proceeding quickly with construction after final approval.

Whitford made a motion *to recommend* the proposed Atlantic Beach Isle Duplexes Phase II to Council for approval. Seconded by Wilson. Vote was 6-0. Motion carried.

PLANNING BOARD/STAFF COMMENTS

Chairman Chamblee requested that Elisabeth prepare an introduction for him to use explaining the role of the planning board and their meeting style, similar to what the Board of Adjustment does.

Elisabeth invited the board to attend the Council work session on Thursday at 9:00am, for a presentation of Fred Bunn's master plan for the Circle. This would be a precursor to projects the Planning Board would review at its December meeting. A ribbon-cutting ceremony for additions to the bridge abutment would take place at 8:30am, prior to the work session. She explained that Big Rock had provided $85,000 to extend the sidewalk, install a guardrail, and landscape. There was a brief discussion about plans for a future 200-foot public fishing pier, for which the town had applied for additional funding.

ADJOURN

There being no further action taken or business before the Board the meeting stood adjourned. The time was 7:00pm.

These minutes were approved at the February 5, 2026 meeting of the Atlantic Beach Planning Board.

ATTEST:

Katrina Tyer, Town Clerk

TOWN OF ATLANTIC BEACH

Neil Chamblee, Chairman