MINUTES
Town of Atlantic Beach, North Carolina
Planning Board Meeting
125 W Fort Macon Road
Thursday, February 5, 2026 at 2:00pm

A meeting of the Atlantic Beach Planning Board was held Thursday, February 5, 2026 at 2:00pm in the Town Boardroom, 125 West Fort Macon Road, Atlantic Beach, North Carolina. This meeting was originally scheduled for Tuesday, February 3 at 6:00pm, but was rescheduled due to Winter Storm Gianna.

Members Present	Members Absent	Others Present	
Neil Chamblee, Chair	Phil Jones	Elisabeth Webster, Planning Dir.	John O'Daniel, Town Mgr
David Johnson		Katrina Tyer, Town Clerk	Casey Arthur, Fire Marshal
Llewellyn Ramsey		Courtney Fry, Cullipher Group	Mike Simpson, Fire Chief
Billy Whitford		Fred Bunn, Developer	Dave Clifton, Police Chief
Sharron Wilson		Renea Baker, Councilmember	(arrived at 2:16pm)
Curt Winbourne		Joey Dean, Councilmember	Nathan Tiejen (BOA Alt)

CALL TO ORDER
Chairman Chamblee called the meeting to order at 2:00pm and thanked everyone for coming out in the snow to this rescheduled meeting.

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

MEETING MINUTES
Wilson made a motion *to approve* November 10, 2025 and January 6, 2026 Minutes. Seconded by Whitford. Vote was unanimous, 6-0. Motion carried.

SP 24-2 FMB The Grove – Phase II (100 and 110 Atlantic Blvd)
Elisabeth presented the Grove Phase II major site plan project, which is the same project tabled at the January Planning Board meeting. She thanked Bunn and his team for attending the meeting at 2:00 today instead of the regular Tuesday evening meeting time due to a significant snowstorm. The project consists of two seven-story buildings:

- North side: Two large buildings with first-floor commercial space (8,000 square feet) and 29 upper-story residential units
- South side: Eight single-family condo residential units with six commercial units (1,295 square feet) at the front, an oceanfront pool, and two lots utilized for parking and trash disposal

Elisabeth confirmed the project meets all requirements for parking, density, and other regulations according to the compliance matrix in the board packets.

Overview of the project timeline:
Phase One

- Pre-application conference – September 2024
- Neighborhood Meeting – Not conducted
- Application Submitted – October 1, 2024
- Public Hearing Notifications: Carteret News Times on November 10, 2024; Letters sent November 8, 2024 and property posted November 6, 2024
- Concept Proposal Public Hearing (Planning Board and Council) – November 25, 2024

Phase Two

- Application Submitted – September 24, 2025
- Technical Review Committee – December 9, 2025
- Planning Board Review and Recommendation – January 6, 2026 and February 5, 2026
- Town Council Review and Recommendation – February 16, 2026

Fire Marshal Arther explained that since the last meeting, the development team has made several modifications to address fire safety concerns:

- Reduced the height of commercial occupancies (by redesigning the pool)
- Rotated the roofs

- Satisfied the aerial apparatus requirements by making adjustments that would allow access to the second-floor windows
- Reduced the thickness of the parking deck by removing the pool
- Proposed relocating streetlights and a fire hydrant
- The sidewalk will be of a thickness to be a mountable surface, to handle the fire apparatus.
- The access road has to be 26 feet to meet 2018 fire code

Cullipher clarified that the development team would cover all costs associated with:

- Removing and replacing streetlights. There are currently six 16-foot lights. They intend to reduce both the number and height from 16 to 12 feet)
- Making the sidewalk "mountable" for fire apparatus. They have taken photos of the current sidewalk so it can be replaced adequately.
- Relocating the fire hydrant from the western side to the eastern corner

Regarding the sprinkler system, Cullipher explained that while they were not committing to a specific solution yet, they acknowledged the importance of protecting the pipes from salt air and spray. They would work with fire protection specialists to determine appropriate materials, covers, wrapping, and coatings once the project was approved and they reached the construction phase.

The Board understands that this is not a Planning Board issue because the design complies with the code, but they just want to protect the future buyers. Cullipher appreciated it being brought to their attention.

The Chair noted there were three main issues from the previous meeting that needed resolution:

1. Fire apparatus access road requirements
2. Protection of sprinkler piping from salt air in the parking garage
3. Verbiage regarding the town's usage of the two town-owned lots adjacent to the project. The board understands this is a Council issue between the Town and FMB, and that Council intends to meet with Bunn regarding the issues.

Elisabeth noted that all three issues were being addressed, with mutual understanding between the parties, even though final resolutions have not yet been reached.

Board members discussed how to move forward, with Cullipher requesting approval with conditions rather than denial since the plan meets all of the zoning requirements. Elisabeth cautioned against including the two town-owned lots as a condition since they were not technically part of the project.

Johnson made a motion *to recommend approval to Council* of the FMB The Grove Phase II Major Site Plan with the following conditions: 1) Council finding acceptable terms for the streetlights (locations/height, etc.), fire-hydrant, and sidewalk improvements; 2) an understanding regarding the sprinkler system maintenance. Seconded by Whitford. Vote was unanimous, 6-0. Motion carried.

Chairman Chamblee urged Bunn and Cullipher to work on an agreement with the Town on the usage of the town-owned lots.

PLANNING BOARD/STAFF COMMENTS
None.

ADJOURN
There being no further action taken or business before the Board the meeting stood adjourned. The time was 2:21pm.

These minutes were approved at the July 7, 2026, meeting of the Atlantic Beach Planning Board.

ATTEST:

Katrina Tyer, Town Clerk

TOWN OF ATLANTIC BEACH

Neil Chamblee, Chairman