MINUTES
Town of Atlantic Beach, North Carolina
Planning Board Meeting
125 W Fort Macon Road
Tuesday, March 10, 2026 at 6:00pm

A meeting of the Atlantic Beach Planning Board was held Tuesday, March 10, 2026 at 6:00pm in the Town Boardroom, 125 West Fort Macon Road, Atlantic Beach, North Carolina.

Members Present	Members Absent	Others Present	
David Johnson	Neil Chamblee	Elisabeth Webster, Planning Dir.	John O'Daniel, Town Mgr
Llewellyn Ramsey	Phil Jones	Katrina Tyer, Town Clerk	Dave Clifton, Police Chief (arrived at 2:16pm)
Billy Whitford			Nathan Tiejen (BOA Alt)
Sharron Wilson			
Curt Winbourne			

CALL TO ORDER
Vice Chair Winbourne called the meeting to order at 6:00 pm.

EXCUSE ABSENT BOARD MEMBERS
Whitford made a motion *to excuse* Chamblee and Jones. Seconded by Johnson. Vote was unanimous, 5-0. Motion carried.

FLAG SIZE AMENDMENT
Elisabeth presented the proposed zoning text amendment in response to House Bill 926, which became law on October 6, 2025, preventing local governments from limiting the size of flags of the United States or the State of North Carolina. The amendment includes simple text changes, adding specifications to the existing regulations.

Vice Chair Winbourne opened the Public Hearing at 6:02pm.

No one Present. No Comments.

Vice Chair Winbourne closed the Public Hearing at 6:03pm.

Ramsey clarified the regulations still apply to other flags. Elisabeth confirmed they do. The board found it to be a straightforward compliance measure with state law.

Wilson made a motion *to recommend approval to Council* of ZTA 26-01 Flag Size Amendment and adopt the Statement of Consistency. Seconded by Johnson. Vote was unanimous, 5-0. Motion carried.

HEIGHT LIMITATIONS AND SETBACKS AMENDMENT
Elisabeth presented the proposed zoning text amendments to modify height limits and front, rear, and side yard setbacks in all Circle zoning districts. The changes include standardizing side setbacks from 0 feet to 5 feet and adjusting front and rear setbacks from 0 to 10 feet. For comparison, the current setbacks for the Cottage District are 5 feet. The height limitation for Circle A and Circle A-1 districts would be reduced to 90 feet.

Vice Chair Winbourne noted that the height amendment details were referenced in the overview but not included in the Table of proposed changes. Elisabeth acknowledged this omission and confirmed the height changes would be properly documented for Council review.

Vice Chair Winbourne opened the Public Hearing at 6:10pm.

No one Present. No Comments.

Vice Chair Winbourne closed the Public Hearing at 6:11pm.

Ramsey made a motion *to recommend, with redlined height limit amendments, approval to Council* of ZTA 26-02 Height Limitations and Setbacks Amendment, including the height amendment provisions, and adopt the Statement of Consistency. Seconded by Whitford. Vote was unanimous, 5-0. Motion carried.

PLANNING BOARD/STAFF COMMENTS

Board members inquired about updates regarding the paid parking program at the Circle. Elisabeth reported that Fred Bunn has only officially committed to allowing the town to use the area for the Beach Music Festival, but has not provided any other commitments regarding parking for the summer season. No building permits have been submitted despite previous indications that permits were ready to go. Staff has planned the Beach Music Festival in case the private parking lots are unavailable, moving the stage setup to the town's festival easement area and seating on the sand rather than in the parking lot. A collapsible stage system has been ordered to accommodate this layout.

Discussion ensued about the long-term implications of the parking situation and the historical arrangement under which the town has leased private parking lots and collected parking revenue. Board members noted that this arrangement had benefited the town significantly over the years and that Bunn had received criticism despite his generosity in allowing the town to use his property. The public may not have been fully aware that these were private lots rather than town-owned parking areas, leading to confusion and frustration when the arrangement might change.

Board members engaged in extensive discussion about various development projects and issues around town:

Crow's Nest Shopping Center: Staff reported that the new owners seem committed to the community, but redevelopment is currently constrained by septic system limitations. The marina was not part of the sale.

Sewer Capacity Issues: Staff explained the significant challenges facing commercial development due to septic system limitations, noting that existing restaurants operate on old pump-and-haul permits that are no longer available for new establishments.

Davis Blvd Re-development: Staff mentioned an upcoming pre-application conference for the development of the lots currently containing mobile homes on Davis Blvd, likely involving single-family homes or duplexes rather than a larger multi-family project.

Mobile Home Regulations: Discussion covered the rules requiring demolition rather than relocation for mobile homes manufactured before 1974-1976, including asbestos concerns and associated costs for property owners. They discussed the vulnerability of lease-based mobile home communities to redevelopment and the high prices being paid for spots despite the inherent risks.

The board acknowledged the ongoing development pressures throughout the town and the challenges of managing growth while maintaining community character.

ADJOURN

There being no further action taken or business before the Board the meeting stood adjourned. The time was 6:37pm.

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

TOWN OF ATLANTIC BEACH

Neil Chamblee

Neil Chamblee, Chairman

ATTEST:

Katrina E Tyer

Katrina Tyer, Town Clerk