



**MINUTES**  
**Town of Atlantic Beach, North Carolina**  
**Town Council – Work Session**  
**Thursday, October 31, 2019**



The special meeting of the Atlantic Beach Town Council was held Monday, October 31, 2019 at 10:00 a.m. in the Council Meeting Room, 125 West Fort Macon Road, Atlantic Beach, North Carolina.

**Members Present:** Mayor A. B. Cooper, III; Mayor Pro Tem Richard Porter; Councilmembers: Harry Archer, Richard Johnson, Danny Navey, Austin Waters

**Members Absent:** None

**Others Present:** David Walker, Town Manager; Katrina Tyer, Town Clerk; Michelle Eitner, Planning Director; Nick Krebs, Planner; Betty Odham, Secretary

**CALL TO ORDER**

Mayor Cooper called the meeting to order at 10:04 a.m.

**APPROVAL OF AGENDA**

Councilmember Archer made a motion *to approve* the agenda. Seconded by Mayor Pro Tem Porter. Vote was unanimous, 5-0. Motion carried.

**LAND USE PLAN “LUP“ UPDATE**

The Town has partnered with Chad Meadows with CodeWright Planners to update certain components of the LUP without rewriting the whole plan. This will help better guide the land use policies in Atlantic Beach. Our LUP was created in 2007/2008 when high-rise development at the Circle, increasing populations and public sewer were under construction. This was also prior to the 2016 State LUP guidelines. Chad reviewed the project scope and schedule. There will be an online and paper citizen survey and two public forums. It was the consensus of Council to include second homeowners and to add a filter so the results are separated by resident/second homeowner.

Our current plan lists 70 policies and 92 implementing actions, he feels that is way too many. Mr. Walker explained there are so many actions because at the time of the original writing the Town was in sewer discussions. Chad likes the first five sections, but the last two need to be revised. He also feels the residential density needs to be clarified. Right now it is listed as about eight units per acre, he feels it is closer to four.

Break at 12:30pm to begin a working lunch.

It was the consensus the current population count is too low and we should distinguish between full time, part time and seasonal. Councilmember Johnson would like all reference to fecal matter removed if it is not required by DCM, it is assumed it was originally included due to the sewer project. Since the idea of townwide wastewater is no longer a topic, it should be removed from the plan. Councilmember Johnson would also like to see real data on rentals and full time residents.

Mayor Pro Tem Porter left the meeting at 1:12pm.

**COUNCIL COMMENTS**

None.


**ADJOURN**

There being no further action taken or business before Council the meeting stood adjourned. The time was 1:40 pm

These minutes were approved at the November 25, 2019 meeting of the Atlantic Beach Town Council.


ATTEST:

(seal)

  
 Katrina Tyer - Town Clerk



TOWN OF ATLANTIC BEACH

  
 A. B. Cooper, III - Mayor