



**Minutes**  
**Town of Atlantic Beach, North Carolina**  
**Town Council – Work Session**  
**Thursday, December 10, 2020 at 2:00pm**



A regularly scheduled work session of the Atlantic Beach Town Council was held Thursday, December 10, 2020 at 2:00 p.m. in the Council Meeting Room, 125 West Fort Macon Road, Atlantic Beach, North Carolina and electronically via Zoom.

**Members Present:** Mayor A. B. Cooper, III (via Zoom); Mayor Pro Tem Richard Johnson (via Zoom); Councilmembers: Harry Archer (via Zoom), M.J. Forrest (joined at 2:06pm via Zoom), Danny Navey and Austin Waters

**Members Absent:** None

**Others Present:** David Walker, Town Manager; Katrina Tyer, Town Clerk; Morgan Gilbert, P&R Director/Communications; Michelle Shreve, Planning Director (via Zoom); Mike Shutak, Carteret News Times

### **CALL TO ORDER**

Mayor Cooper called the meeting to order at 2:01 p.m.

Councilman Archer made a motion *to approve* the Agenda. Seconded by Councilman Waters. Agenda was approved unanimously, 5-0. Motion carried.

### **CAMA LAND USE PLAN: STATUS REVIEW**

Michelle Eitner reviewed the many updates to the Land Use Plan, it is currently approximately 140 pages. The first draft was sent to the Division of Coastal Management on August 13 and received 54 comments. It is organized with goals and desires in the beginning and technical details at the end. It begins with a Vision Statement as an aspiration description of what the community would like to achieve or accomplish in the near future. It is based on input collected from the community in the public forums and survey.

The Plan is focused on eight key goals:

1. Protect Community Character: designed to protect community character. Conduct a community character assessment study via an online survey; amend the UDO for site configuration building scale and appearance; Establish a local business league.

Mayor Pro Tem Johnson does not think establishing a business league is a LUP top, it should be in the strategic plan. He feels this document reads like it was written by a consultant. He wants more details on how these items will be funded.

2. Causeway Re-development: we are still waiting on the finalization of wastewater treatment plans.

3. Improve the Circle Area: Fred Bunn provided an update to Council at the last meeting. The big item here is to utilize the public space.

Mayor Pro Tem Johnson wants to make sure the new boardwalk and festival area are included in this Plan. He suggests changing item c 'Incorporate Public Art' with construction of the new boardwalk and festival area.

4. Flooding and Water Quality: There is a plan to update the stormwater drainage plans outplaying infrastructure. Update the current map she has in her plan to include more infrastructure details.

Mayor Pro Tem Johnson wants to see DOT pipes identified also.

5. Enhance Pedestrian and Bicycle Mobility: We have a bicycle plan implemented with a grant a few years ago, now we need to work on pedestrian mobility.

It was stated to change 'complete the Ft. Macon-Aquarium pedestrian route' to read to read town limits to town limits.

Mayor Pro Tem Johnson asked if the plan included anything for golf carts, he especially wants to see a plan for parking.

6. Appearance and Property Maintenance: There was a lot of discussion on making public art a requirement and who would enforce it.

Suggested to change wording to read “add incentive to include public art”, not make it a requirement. Also, the UDO screening standards need to be amended, commercial locations need to have large screened dumpsters, not carts.

7. Tracking Tourism

Councilman Archer feels this should be handled through a tourism committee. It was decided this was more of a strategic planning topic, not LUP.

8. Address CRC Management Topics

Michelle was instructed to change the working to make it read from the town not a consultant.

### **MSP-20-1: Amendment Crystal View**

This item was presented and a public hearing was initiated at the December 1, 2020 joint Council and Planning Board meeting. Pursuant to virtual meeting laws due to COVID-19 allowing a 24-hour written comment period after the public hearing, the public hearing remained open until today for a decision. There were not any comments received during the 24-hour waiting period. There were not any comments or questions from Council.

Councilman Archer made a motion *to close* the public hearing. Seconded by Councilman Waters. Approved unanimously, 5-0. Motion carried.

Councilman Navey made a motion *to approve* MSP-20-1: Amendment Crystal View. Seconded by Councilman Waters. Approved unanimously by roll call vote, 5-0. Motion carried.

### **MSP-20-02: Amendment Tackle Box Tavern**

This item was presented and a public hearing was initiated at the December 1, 2020 joint Council and Planning Board meeting. Pursuant to virtual meeting laws due to COVID-19 allowing a 24-hour written comment period after the public hearing, the public hearing remained open until today for a decision. There were not any comments received during the 24-hour waiting period. There were not any comments or questions from Council.

Councilman Archer made a motion *to close* the public hearing. Seconded by Councilman Forrest. Approved unanimously, 5-0. Motion carried.

Councilman Navey made a motion *to approve* MSP-20-02: Amendment Tackle Box Tavern. Seconded by Councilman Forrest. Approved unanimously by roll call vote, 5-0. Motion carried.

### **MSP-20-03 Oceanana Redevelopment**

Councilman Forrest made a motion *to recuse* Mayor Cooper due to conflict of interest as the applicant. Seconded by Councilmember Navey. Vote was unanimous, 5-0. Motion carried.

Mayor Pro Tem Johnson presided the meeting and asked if there was any conflict with Councilman Waters participating due to being an adjacent property owner. Mayor Cooper confirmed that is not a valid reason to be excused. Mayor Cooper left for the remainder of the meeting.

This item was presented and a public hearing was initiated at the December 1, 2020 joint Council and Planning Board meeting. Pursuant to virtual meeting laws due to COVID-19 allowing a 24-hour written comment period after the public hearing, the public hearing remained open until today for a decision. During the 24-hour waiting period, two emails were received, mainly inquiring about the wastewater treatment plant and if Dobbs Street will remain a dead-end street Michelle responded and these emails are included in the December 1, 2020 meeting packet. There were not any comments or questions from Council.

Councilman Archer made a motion *to close* the public hearing. Seconded by Councilman Navey. Approved unanimously, 5-0. Motion carried.

Councilman Archer was concerned with voting tonight without more information to the public from the developer. Mayor Pro Tem Johnson explained that was not the objective of this phase of the project before them tonight. Michelle confirmed the developer had the community meeting as a requirement of the application.

Councilman Waters made a motion *to approve* MSP-20-03: Oceanana Redevelopment with the opinion the developer move the sewer treatment plant and the dumpster corral so not to impact the neighborhood to the west. Seconded by Councilman Forrest. Approved unanimously by roll call vote, 5-0. Motion carried.

**COUNCIL COMMENTS**

None.

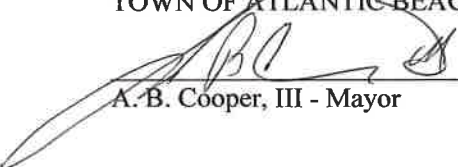
**ADJOURN**

There being no further action taken or business before Council the meeting stood adjourned. The time was 3:39pm.

These minutes were approved at the January 11, 2021 meeting of the Atlantic Beach Town Council.

ATTEST:

(seal)  
  
Katrina Tyer - Town Clerk

TOWN OF ATLANTIC BEACH  
  
A. B. Cooper, III - Mayor