



**Town of Atlantic Beach, North Carolina
Planning Board-Meeting via Zoom
Tuesday, February 2, 2021 at 6:00pm**

The regularly scheduled meeting of the Atlantic Beach Planning Board was held Tuesday, February 2, 2021 at 6:00 p.m. electronically via Zoom.

Planning Board Members Present: Chairman Neil Chamblee; Vice Chairman Curt Winbourne; Mark Ferrell; Fred Dean; Doug McCullough; Sharron Wilson; Llewellyn Ramsey

Planning Board Members Absent: None

Staff Present: Betty Odham, Board Secretary; Julian Griffee, Planner; Michelle Eitner; Director

Others Present: Lauren Kolodji, NC Coastal Federation; Jonathan Hinkle, LDSI Engineering; Clint Routson, Ward and Smith Attorney;

Oaths were given to Planning Board Members Curt Winbourne, Sharron Wilson, Mark Ferrell and Fred (Joey) Dean prior to the meeting. Their new term will expire 12/31/2023.

CALL TO ORDER

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

EXCUSE ABSENT PLANNING BOARD MEMBER(S)

Roll Call was completed via Zoom. All members present.

Chairman Chamblee noted this would be Doug McCullough's last meeting before his big move to Las Vegas. All members thanked Doug for his service on the Board and wished him luck in the future. McCullough stated he has enjoyed serving on the board.

**Zoning Text Amendments
ZTA-21-1-Freeboard**

Staff Presentation

Michelle provided a recap of the Freeboard Text Amendment request that was made at the January Planning Board meeting. The Public Hearing was opened at the January meeting and was continued to tonight's meeting.

Public Hearing

In accordance with Senate Bill 704, public hearings and subsequent action must be delayed to allow for written comment to be submitted for 24 hours afterward. This public hearing was opened at the January 5th 2021 Planning Board meeting and was carried until tonight's meeting. There was no comment received at the January 5th meeting. Since then the only feedback received was from Realtor Nathan Chambers and he stated he agreed with the need for Freeboard. Michelle stated an email was sent to contractors that have done work in Atlantic Beach and no feedback was received. Ramsey made a motion *to close* the public hearing. Seconded by McCullough. Vote was unanimous-7-0. Motion Carried

Planning Board Discussion and Recommendation

Chairman Chamblee asked if existing structures would be exempt from meeting the freeboard requirement. Michelle stated it would only apply to structures that are being substantially improved or new construction projects. After some discussion, a motion was made by Dean *to recommend* adoption of the proposed zoning text amendment with the following changes to Sections 18.10.2.J.2 and 18.10.5 to require 2 feet of freeboard, as it is reasonable and in the public interest, and is consistent with our Land Use Plan. Motion was Seconded by Wilson. Vote was unanimous 7-0. Motion Carried. Dean then made a motion *to direct* staff to create the Consistency Statement based on discussion tonight and direct the Planning Board Chairman to sign once completed. Seconded by Wilson. Vote was unanimous 7-0. Motion Carried.

ZTA-21-2-Ocean Ridge Preservation Society text amendments

Staff Presentation

Michelle presented a recap of the proposed Ocean Ridge Preservation Society text amendments. The Planning Board

requested at their January meeting that the proposed amendments be integrated into the ordinance for further consideration. These were included in the Planning Board agenda packet for tonight's meeting. The Public Hearing was opened at the January meeting and was continued to tonight's meeting. Clint Routson-Attorney for Ocean Ridge is available to answer any questions.

Public Hearing

In accordance with Senate Bill 704, public hearings and subsequent action must be delayed to allow for written comment to be submitted for 24 hours afterward. This public hearing was opened at the January 5th 2021 Planning Board meeting and was carried until tonight's meeting. There was no comment received at the January 5th meeting and no public comment has been received since the last meeting. Ferrell made a motion *to close* the Public Hearing. Seconded by Ramsey. Vote was unanimous 7-0. Motion Carried.

Planning Board Discussion and Recommendation

It was noted there are no questions for Clint Routson, the Attorney representing the Ocean Ridge Preservation Society. Wilson made a motion *to recommend* the adoption the proposed zoning text amendments to Sections 18.5.2 and 18.5.4.1 to Town Council, as it is reasonable and in the public interest, and is consistent with our Land Use Plan. Seconded by Dean. Vote was unanimous 7-0. Ramsey made a motion to have staff *create* the Consistency Statement based on discussion tonight and direct the Planning Board Chairman to sign once completed.

Watershed Restoration and Stormwater Resiliency Plan

Michelle presented the Recreational Water Quality Committee's Report and Directives. Michelle introduced Lauren Kolodij from the NC Coastal Federation who provided

Lauren Kolodij from the NC Coastal Federation and Jonathan Hinkle, LDSI both presented a project brief on the Atlantic Beach Watershed Restoration and Resiliency Plan. Lauren started by providing a list of the stakeholders group involved with the project which included several Town staff members, and several other agencies such as NC DOT, NC DWR, NCDMF Shellfish Sanitation and NC Coastal Federation, LDSI, and the Eastern Carolina Council. Lauren stated the goals of the Atlantic Beach plan would be to reduce Instances of flooding by reducing the volume of stormwater runoff; turn back the clock on water pollution; increase the community awareness and involvement; position Atlantic Beach for future stormwater retrofit funding opportunities by having a plan meet EPA 9 minimum elements. One of the advantages to having a plan such as this is the Town can now qualify for more funding for the stormwater projects the plan recommends. Specific projects that have been recommended are improved permeable pavement at Food Lion parking lot, stormwater wetland at Hoop Pole Creek, modification of pond at public park, large dune infiltration project in well developed areas near the beach and downspout disconnections. There are 4 next steps that have been identified: Community Involvement, continued water quality monitoring, funding for stormwater projects and finally implement the stormwater projects.

Planning Board Discussion and Recommendation

Ramsey made a motion *to recommend* the study as presented tonight to Council. Seconded by Dean. Vote was unanimous 7-0. Motion Carried.

OTHER BUSINESS

Michelle noted Council would be appointing a new Planning Board member at their March meeting. There was a total of 8 applicants.

ADJOURNMENT

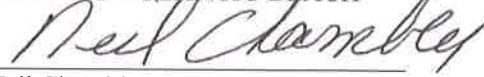
There being no further business Chairman Chamblee adjourned the meeting. The time was 6:59p.m.

These minutes were approved at the April 6, 2021 Planning Board meeting.

ATTEST:


Betty Odham, Planning Board Secretary

TOWN OF ATLANTIC BEACH


Neil Chamblee, Chairman