



Minutes
Town Council Meeting Agenda
Town Boardroom
1010 West Fort Macon Road, Unit 17 and
Electronically Via Zoom
Thursday, March 11, 2021 – 2:00 p.m.



A regularly scheduled work session of the Atlantic Beach Town Council was held Thursday, March 11, 2021 at 2:00 p.m. in the Council Meeting Room, 1010 West Fort Macon Road, Unit 17, Atlantic Beach, North Carolina and electronically via Zoom.

Members Present: Mayor Pro Tem Richard Johnson; Councilmembers: Harry Archer (present via Zoom at 2:08pm due to connectivity issues), M.J. Forrest, Danny Navey and Austin Waters

Members Absent: Mayor A. B. Cooper, III

Others Present: David Walker, Town Manager; Katrina Tyer, Town Clerk; Michelle Shreve, Planning Director

CALL TO ORDER

Mayor Pro Tem Johnson called the meeting to order at 2:00 p.m. and called the roll. Councilman Archer was unable to connect via Zoom. Mayor Cooper is attending a funeral. Councilman Forrest made a motion *to excuse* Mayor Cooper. Seconded by Councilman Waters. Approved unanimously, 4-0. Motion carried. Councilman Forrest made a motion *to excuse* Councilman Archer. Seconded by Councilman Navey. Approved unanimously, 4-0. Motion carried.

APPROVAL OF AGENDA

Councilman Navey made a motion *to approve* the agenda. Seconded by Councilman Waters. Approved unanimously, 4-0. Motion carried.

Councilman Archer was able to connect and participate at 2:08pm.

FURTHER REVIEW OF PROPOSED AMENDMENTS TO UDO

ZTA-21-1 – Freeboard

Staff initiated a text amendment proposing the addition of one foot of freeboard in order to comply with NFIP Community Rating System (CRS) requirements to maintain our Class 8 score. On February 2, the Planning Board unanimously recommended a 2-foot freeboard. Incorporating freeboard into new construction is extremely cost effective. The up-front costs are generally only about .25-1.5% of the total construction costs for each foot of freeboard. However, the long-term savings on flood insurance will more than offset these costs. For example, adding two feet of freeboard to a new home might add \$240 to the annual mortgage payment. The flood insurance savings could be more than \$1,000 a year for a building in Zone AE and \$2,000 in Zone VE. The amendment would add extra language to the Regulatory Flood Protection Elevation definition: "The elevation to which all structures and other development located within the special flood hazard areas must be elevated or floodproofed, if non-residential. Within areas where base flood elevations (BFEs) have been determined, this elevation shall be the BFE plus two feet of freeboard. In areas where no BFE has been established, all structures and other development must be elevated or floodproofed, if non-residential, to two feet above the highest adjacent grade."

Council asked Michelle to determine the percentage of all structures affected. Councilman Forrest questioned if owners would have enough property after the height requirements to make structures handicap accessible. There was discussion on how this effects new construction versus rebuilds and commercial versus residential. Michelle stated as proposed it would only affect residential.

ZTA-21-2 – OCEAN RIDGE PRESERVATION ASSOCIATION

This citizen request offers several amendments to the ordinances to preserve the residential nature of the Ocean Ridge neighborhood. This change was initially started with intent to protect the Ocean Ridge area from development at 504 Ocean Ridge Drive and the adjacent wastewater treatment plant, Sugarloaf Utilities. It will affect the Bogue Banks Church and another adjacent lot, not just the Ocean Ridge properties.

Councilman Forrest made a motion *to table* the discussion and have Attorney Taylor review and advise on the proposed amendment, prior to the March 22, 2021 continued public hearing. Seconded by Councilman Navey. Approved unanimously, 5-0. Motion carried.

COUNCIL COMMENTS

None.

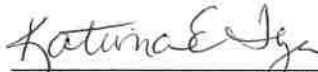
ADJOURN

There being no further action taken or business before Council the meeting stood adjourned. The time was 3:27pm.

These minutes were approved at the April 26, 2021 meeting of the Atlantic Beach Town Council.

ATTEST:

(seal)


Katrina Tyer - Town Clerk



TOWN OF ATLANTIC BEACH


A. B. Cooper, III - Mayor