



**Town of Atlantic Beach, North Carolina
Planning Board-Meeting via Zoom
Tuesday, April 6, 2021 at 6:00pm
Town Boardroom
1010 West Fort Macon Road-Unit 18
Atlantic Beach, NC 27812**

The regularly scheduled meeting of the Atlantic Beach Planning Board was held Tuesday, April 6, 2021 at 6:00 p.m. at the Town of Atlantic Beach Boardroom.

Planning Board Members Present: Chairman Neil Chamblee; Vice Chairman Curt Winbourne; Mark Ferrell; Renae Baker; Sharron Wilson; Llewellyn Ramsey

Planning Board Members Absent: Joey Dean

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

Others Present:

CALL TO ORDER

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

EXCUSE ABSENT PLANNING BOARD MEMBER(S)

Joey Dean was absent from the meeting due to illness. Motion was made by Winbourne *to excuse* Dean. Seconded by Ramsey. Vote was unanimous, 6-0. Motion Carried.

Minute Approval

Motion *to approve* the January 5, 2021 Planning Board Minutes was made by Ramsey. Seconded by Ferrell. Vote was unanimous, 6-0. Motion Carried.

Motion *to approve* the February 2, 2021 Planning Board Minutes was made by Wilson. Seconded by Baker. Vote was unanimous, 6-0. Motion Carried.

Zoning Text Amendments

ZTA-21-1-Freeboard

Staff Presentation

Michelle provided a recap of the Freeboard Text Amendment request that was remanded back to Planning Board by Town Council at their March 22nd meeting for further review and discussion. This amendment came out of the requirement from CRS to maintain the Town's class 8 score. The requirement is to put in at least a 1-foot residential freeboard. The recommendation previously from Planning Board was 2-foot freeboard. Two written comments emailed in response to staff's email requesting input, both positive for 2ft freeboard amendment (included in February packet), email from Fred Bunn/Ron Cullipher, letter sent from Porter Graham on behalf of the Carteret County Association of Realtors, Carteret County Home Builders Association emailed staff in support of the Realtors' letter

Public Hearing

There will be no virtual public comment received tonight. All public comment should have been submitted prior to this meeting or provided in person. This allows the Planning Board to hold the public hearing, close it, and take action all in the same evening, which is not allowed with virtual meetings due to requirements in NC Senate Bill 704.

Winbourne made a motion *to enter* the public hearing. Seconded by Ramsey. Vote was unanimous-7-0. Motion Carried

Ron Cullipher-151-A Highway 24, Morehead City, NC 28557-Cullipher stated there is a lot of Atlantic Beach that is currently in an AE-6, that will be going into the AE-8 sometime at the future when the new flood maps are released. With the 2-foot freeboard, you are going to raise the communities 4 foot higher than they are today. That is a big change. It will affect the streetscape, the cost the fill issues basically all of the things that we work on now to ensure we meet the rules of the Town. It will be much harder and much more expensive to get a building permit. Ramifications are tough. Emerald Isle and Pine Knoll shores are higher than in Atlantic Beach. County is at 0-ft freeboard. Savings in the Flood insurance is minimal compared to the increased cost to the residents to build.

Winbourne made a motion *to close* the Public Hearing. Seconded by Ramsey. Vote was unanimous 6-0. Motion Carries.

Planning Board Discussion and Recommendation

After some discussion with the Board and Michelle, a motion was made by Ramsey *to disapprove* the amendment request to implement a Freeboard requirement for Atlantic Beach. Seconded by Winbourne. Vote was unanimous, 6-0. Motion Carries.

Zoning Text Amendment 21-3-COR Side Setbacks

Staff Presentation

This citizen-initiated text amendment request proposes to change the side setbacks in the Commercial Corridor (COR) zoning district, which includes the Causeway and close-by areas. This zoning text amendment proposal has been submitted by Ron Cullipher of The Cullipher Group PA on behalf of Scott McLaughlin of Showboat Investments LLC. The amendment proposes to add a standard to the District-Specific Standards of the Commercial Corridor (COR) zoning district to allow a 5-foot side setback from single-family and duplex residential uses. Currently in this zoning district, the side setbacks are contingent upon what the abutting parcel's use is. If the use of the abutting parcel is nonresidential or mixed-use, the minimum side setback from it is zero feet. This allows for party-wall style ownership of single buildings with several units (like a strip mall with individually owned units). The minimum side setback from an abutting residential parcel is 10 feet. This provides additional buffer for residential uses from adjacent uses (regardless of whether they're nonresidential, residential, or mixed-use). While uncommon in AB, there are two other instances of setbacks based on the use of the abutting parcel rather than the use of the subject (developing) parcel. Setback doubling is required for multi-family or townhouse development in the Commercial Periphery (CPY) and Mixed-use High Intensity (MHI) abutting a residential zoning district. The Circle requires a 5ft setback from alleyways/public walkways in place of the 0ft side setback.

Public Hearing

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Baker made a motion *to enter* the public hearing. Seconded by Wilson. Vote was unanimous-6-0. Motion Carried

Ron Cullipher-151-A Highway 24, Morehead City 28557-Wanted to thank Michelle for the work she has done on this project up to this point. This change would be good for the entire COR zoning district. Presented a drawing to show samples of the condominiums that would be able to be built with current regulations and a drawing showing the architectural possibility with the new setbacks. This change would provide options for more character for the Causeway district.

Ramsey made a motion *to close* the public hearing. Seconded by Ferrell. Vote was unanimous-6-0. Motion Carried.

Planning Board Discussion and Recommendation

Winbourne made a motion *to recommend* adoption of the proposed zoning text amendments to Section 18.3.5.D.2 as it is reasonable and, in the public interest, and is consistent with our Land Use Plan. Staff will create consistency statements based on tonight's discussion. Seconded by Wilson. Vote was unanimous-6-0. Motion Carried.

OTHER BUSINESS

Michelle noted the Land Use Plan has been submitted to the State Agency. Have not received any feedback yet. Once it clears, it will be brought back to Planning Board and then to Council for final approval. Small area plan will be coming in the next few months for review. Michelle also stated there will be a lot of text amendments coming forward to come into compliance with the new 160-D regulations.

ADJOURNMENT

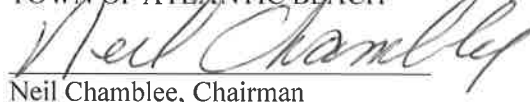
There being no further business Chairman Chamblee adjourned the meeting. The time was 7:08 p.m.

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

ATTEST:


Betty Odham, Planning Board Secretary

TOWN OF ATLANTIC BEACH


Neil Chamblee, Chairman