



MINUTES
Town of Atlantic Beach, North Carolina
Town Council Work Session Meeting
125 W Fort Macon Road and
Electronically via Zoom
Wednesday, July 12, 2023 – 2:00pm



The regularly scheduled work session meeting of the Atlantic Beach Town Council was held Wednesday, July 12, 2023 at 2:00pm in the Council Meeting Room, 125 West Fort Macon Road, Atlantic Beach, North Carolina.

Members Present: Mayor A. B. Cooper, III; Mayor Pro Tem Austin Waters; Councilmembers: Renea Baker, Joey Dean, Danny Navey; Joseph Starling

Members Absent: None

Others Present: John O'Daniel, Town Manager; Katrina Tyer, Town Clerk; Sabrina Simpson, Admin Services Director; Jeff Harvey, Police Chief (left around 3:00pm); Jason Hutchins, Police Major arrived at 3:06pm; Jennifer Ansell, Planning Director; Morgan Gilbert, Parks and Rec Director; Mike Simpson, Fire Chief; Marc Schulze, Public Works Director

CALL TO ORDER AND APPROVAL OF AGENDA

Mayor Cooper called the meeting to order at 2:00pm. Councilmember Baker made a motion *to approve* the Agenda as presented. Seconded by Mayor Pro Tem Waters. Vote was unanimous, 4-0. Motion carried.

DISCUSSION OF POLICE VEHICLE PURCHASE

The Police Department would like to purchase two Chevy Silverado trucks. The budget was planned for two SUV vehicles, but due to a production backlog, it could be a year before delivery. The cost of the trucks is approximately \$46,000 each, after uplifting they will still be within budget.

Chief Harvey stated this may be the last year the Dodge Charger could be built so after next year the whole fleet might be SUVs and trucks, both would help with driving on the beach and in flooded areas.

It was the consensus of Council to move forward with the purchase of two Chevy Silverado trucks.

REVIEW OF PLANNING BOARD'S COR TEXT AMENDMENT RECOMMENDATION

Planner Jennifer Ansell stated the planning board meeting last night was well attended, with most of Council present. The planning board tabled discussions until their August meeting, their main concern was with height and protecting the mobile home park on Davis Boulevard.

There was discussion on why the Davis Boulevard mobile home park (Southwinds) is included in the COR zone amendment. The intent is that the area includes West Fort Macon Road frontage. Davis Boulevard and Old Causeway Road have always been included in this zoning district. The current ordinance allows for mobile homes to be replaced if they are put back on the same footprint and meet setbacks, this amendment does not affect the replacement of current mobile homes, only if the entire lot/mobile home park is redeveloped. It was the consensus of Council to change the Davis Boulevard area from the alley north, the interior lots of North Kinston, and the area on Old Causeway at the intersection from COR-2 to COR-1, limiting COR-4 to West Fort Macon Road frontage only.

The planning board recommended a 6-foot sidewalk requirement to be consistent throughout. They also increased the recommended zero-foot setback to five feet. It was the consensus of Council to cap the building height at 55 feet, rather than limit the number of stories so we can get the variation in roof lines we seek. The definition of a story needs to be defined in the UDO, does it include the first unoccupied story, a rooftop bar, a mezzanine, etc. Fire Chief Simpson noted the Fire Code defines what a story is. A small railing can be a rooftop, but once you start putting glass walls, canopies, or enclose in any way it becomes a story.

Proposed setbacks of 10 feet between lots and 5 feet between buildings if more than one unit is on a parcel. The increased setbacks of 10 feet will add the required water access points and views. The Planning Board did not agree with zero setbacks. Because this property is designed as an Urban Waterfront, you are allowed to construct all the way to the water's edge.

In the joint meeting, the boards discussed limiting the storage of goods (boats, bikes, golf carts, etc.) outside of businesses. It is currently written to state no display of goods in front of a business except during business hours. Sidewalk displays are allowed during business hours with all transactions taking place inside. This proposal allows for outdoor seating at restaurants and bars. There was discussion on requiring a business permit with Council or staff approval to allow larger items and merchandise to be displayed outside while closed. It was the consensus of Council that the Causeway area needs to be cleaned up of current outdoor inventory and keep the area clean with the new ordinance. A dock box may be allowed for boat usage, but not an 8x8 storage shed. The definition of display and storage needs to be clarified.

Other highlights and changes consisted of:

- Fence Height: allowing for a higher fence height when a residential is adjacent to a commercial structure. The type of material allowable for fences needs to be discussed further. Metal and chain links are not the look we want for the area. There was debate on allowing vinyl due to hurricanes.
- Sidewalk location: The proposal now is for a grassy area then the sidewalk, so the sidewalk would be on the developer's property, not the State right-of-way, and closer to business fronts. The goal throughout town is walkability.
- Exterior materials: They should be consistent on all four sides, not just the front side. A list of preferred materials should be added: cedar shake, hardy board, stucco, and cement board. The materials should be listed on the major site plan submitted for planning board approval.
- Roofing Materials: metal or similar storm resiliency should be required, prohibiting shingles. This should also be listed on the major site plan.
- Signs/Flags/Banners; It was the consensus of Council not to allow the usage of temporary signage: flags, banners, and sandwich boards. They may be allowed to be displayed in front of a business during the day, but taken up at night or when closed. The Town can install wayfinding signage that is more attractive.
- Parking: Parking requirements should be consistent with the rest of town.
- Square Footage: in COR-1 remove the square footage requirement and let the setbacks dictate.
- Table of Uses: the existing table of uses still applies. A stand-alone commercial building can be built. The current stand-alone businesses (AB Surf Shop and McDonald's) in the proposed COR-2 on West Fort Macon Road can be reconstructed as is, they do not have to be mixed-use. If we do not want to allow for home offices and ensure that businesses or offices are open to the public, that needs to be defined in the amendments.

Mayor Pro Tem Waters stepped out 3:58pm and returned 4:01pm.
Councilmember Dean stepped out at 4:05pm and returned at 4:06pm.
Councilmember Starling stepped out at 4:29pm and returned at 4:32pm.

The Planning Board is expected to review these proposed amendments at their August 1 meeting.

REVISED NCSU SCOPE OF WORK FOR NATURAL PLAY AREA

Town Manager John O'Daniel reviewed the park play area and budget sources. After we accepted NCSU's Scope of Work proposal in the amount of \$29,819, the final contract came back higher at \$34,617 so it has been brought back to Council for approval again. He reminded Council we are still seeking the Big Rock Grant and reminded them of the other options to move forward with NCSU, hold off on this contract, purchase a pour and play for around \$35,000.

Councilmember Starling asked staff to contact other towns and see what their maintenance costs are for a year with the prefab play equipment.

Mayor Cooper reminded everyone from the start of the park we strived for it to be a high standard. If we just get a prefab play area, we are not living up to the standard of the Town Park. He wants to see a unique and special park.

Councilmember Navey would like to see both, even if the prefab is just a placeholder.

It was the consensus of Council to move forward with the Big Rock Grant application and with the NCSU Contract for a Natural Play Area Design for a plan that can be completed in phases. If awarded the Big Rock Grant, we can purchase the play area.

Staff was also instructed to house parts for the splash pad so it can run all season, not closed for repair for hours and days.

BIG ROCK GRANT APPLICATION UPDATE

Staff will proceed with completing the Big Rock Grant application for presentation to Council at the July 24 meeting for submittal by August 10.

TOWN MANAGER UPDATES

The gate for locking the Town Park has been ordered. The golf cart parking spaces have been installed at the Raleigh Beach Access. Staff is still working on the social district survey to send to business owners seeking their feedback. Duke Energy is replacing lighting at the New Bern, Beaufort, and Coral Bay Beach Accesses with a turtle-friendly amber light. We received a 60% response from the Employee Survey and are now working on compiling the results.

MAYOR/COUNCIL COMMENTS

Councilmember Baker asked about the status of the CAMA permit for the KMT wheelchair trailer, staff is still working on it. Chief Simpson stated the program is getting a lot of usage and making a lot more people aware of the wheelchair program.

Mayor Pro Tem Waters asked about the Bayview Blvd drainage issue. Marc explained the Town is working with property owners to obtain some easements.

ADJOURN

There being no further action taken or business before Council the meeting stood recessed. The time was 4:50pm.

These minutes were approved at the September 25, 2023 meeting of the Atlantic Beach Town Council.


TOWN OF ATLANTIC BEACH

ATTEST:

(seal)


Katrina Tyer - Town Clerk




A. B. Cooper, III - Mayor