MINUTES
Town of Atlantic Beach, North Carolina
Planning Board Meeting
125 W Fort Macon Road
Tuesday, March 12, 2024 at 6:00pm

A special meeting of the Atlantic Beach Planning Board was held Tuesday, March 12, 2024 at 6:00pm in the Town Boardroom, 125 West Fort Macon Road, Atlantic Beach, North Carolina.

Members Present
Neil Chamblee, Chair
Phillip Hursey
Phil Jones
Llewellyn Ramsey
Sharron Wilson

Members Absent
David Johnson
Curt Winbourne

Others Present
Jennifer Ansell, Planner
Katrina Tyer, Clerk
Elisabeth Webster, Planner
Austin Waters, Mayor Pro Tem

CALL TO ORDER

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

EXCUSE ABSENT BOARD MEMBERS

Wilson made a motion *to excuse* David Johnson and Curt Winbourne due to being with family. Seconded by Jones. Vote was unanimous, 5-0. Motion carried.

APPROVAL OF FEBRUARY 6, 2024 MEETING MINUTES

Hursey made a motion *to approve* the February 6, 2024 meeting minutes. Seconded by Wilson. Vote was unanimous, 5-0. Motion carried.

PUBLIC HEARING - ZTA-24-2: Regulatory Flood Protection Elevation.

Jennifer reviewed the proposed text amendments establishing a freeboard requirement; an additional amount of height above the Base Flood Elevation to which structures must be elevated or floodproofed. Staff is proposing at least one foot to keep the current Community Rating System (CRS) rating and the 10% discount. Adoption of a 1-foot freeboard town-wide would allow us to maintain our current Class 8 CRS rating; the state-recommended minimum is two feet.

Participation in the Community Rating System (CRS) Participation means: Flood insurance premium discounts range from 5% to 45% and are discounted in increments of 5% under CRS; Our current CRS Class 8 represents a 10% premium discount for policyholders; CRS Manual was updated in 2021 to require that to maintain a Class 8 rating, all residential structures, multi-family, manufactured homes, and machinery/equipment to be elevated to at least 1 foot above the Base Flood Elevation (BFE); Freeboard is an additional amount of height above the required BFE to which structures must be elevated or floodproofed. The BFE plus freeboard represents the Regulatory Flood Protection Elevation. Currently, Carteret County has a 0 freeboard; Morehead City and Beaufort have a one-foot; Pine Knoll Shores and Emerald Isle have a two-foot freeboard.

The board had lengthy discussions and questions on what this additional one foot would do to the height restrictions for new residential and business construction and how this relates to the pending flood elevation maps.

Staff recommends establishing this freeboard requirement to maintain the discount.

Chamblee opened the public hearing at 6:19pm.

Mayor Pro Tem Waters agrees with the suggested one foot. He recalls Council having the same conversation a few years ago. He does not feel that one foot will have a major effect on development.

Chamblee closed the public hearing at 6:20pm.

Ramsey made a motion *to recommend* the proposed text amendments establishing a one foot freeboard requirement and *to adopt* the Statement of Consistency. Seconded by Hursey. Vote was 5-0.

PLANNING BOARD/STAFF COMMENTS

Jennifer discussed with the Board the Hazard Mitigation Plan and that the county is seeking two volunteers to assist in updating the plan. She asked them to let her know if they would like to assist.

ADJOURN

There being no further action taken or business before the Board the meeting stood adjourned. The time was 6:25pm.

These minutes were approved at the April 2, 2024 meeting of the Atlantic Beach Planning Board.

TOWN OF ATLANTIC BEACH

Neil Chamblee, Chairman

ATTEST:

Katrina Tyer, Town Clerk