MINUTES
Town of Atlantic Beach, North Carolina
Planning Board Meeting
125 W Fort Macon Road
Tuesday, September 3, 2024 at 6:00pm

A meeting of the Atlantic Beach Planning Board was held Tuesday, September 3, 2024 at 6:00pm in the Town Boardroom, 125 West Fort Macon Road, Atlantic Beach, North Carolina.

Members Present
Neil Chamblee, Chair
David Johnson
Phil Jones
Llewellyn Ramsey
Billy Whitford
Sharron Wilson
Curt Winbourne

Members Absent
None

Others Present
Elisabeth Webster, Planning Director
Katrina Tyer, Town Clerk

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

EXCUSE ABSENT BOARD MEMBERS
None.

APPROVAL OF APRIL 2, 2024 MEETING MINUTES
Winbourne made a motion *to approve* the April 2, 2024 meeting minutes. Seconded by Wilson. Vote was unanimous, 6-0. Motion carried.

FLOOD DAMAGE PREVENTION
Text amendments are proposed to amend Article 18-6, Environment, Section 18.6.3., Flood Damage Prevention, to ensure consistency with the preliminary flood maps, which will become effective on January 17, 2025. In August, the Town received the Letter of Final Determination from FEMA for the preliminary flood insurance rate maps (FIRM). The maps were initially released in 2016, but due to appeals in other jurisdictions, the effective date was delayed until all appeals were settled. There are some significant changes to note: some oceanfront properties have been removed from the VE zone and moved to the Shaded X or X zone. On the sound side, there is a new designation, Limit of Moderate Wave Action "LIMWA", which will require properties affected to meet the V-zone requirements. Due to these changes, we are required to make some minor text amendments to the Flood Damage Prevention Ordinance to incorporate the new LIMWA standards.

The board reviewed and discussed areas affected by the new LIMWA designation, specifically the old Showboat and Channel Marker lots on the Causeway, Bayview Blvd, and Triple ESS MHP. Showboat has already developed some of its units under the old maps; any permits submitted after January 17 must comply with new map standards, meaning they will have to break away walls and lose habitable space on the first floor. The maximum building height is still 45 feet.

Chairman Chamblee entered public hearing at 6:24pm.

No comments. No one was present in the audience.

Chairman Chamblee exited public hearing at 6:24pm. No further Board discussion.

Wilson made a motion *to recommend* the proposed text amendment amending Article 18-6, Environment, Section 18.6.3., Flood Damage Prevention, to ensure consistency with the preliminary flood maps and *to adopt* the Statement of Consistency. Seconded by Ramsey. Vote was 6-0.

PLANNING BOARD/STAFF COMMENTS
None.

ADJOURN
There being no further action taken or business before the Board the meeting stood adjourned. The time was 6:26pm.

These minutes were approved at the November 10, 2025 meeting of the Atlantic Beach Planning Board.

TOWN OF ATLANTIC BEACH

Neil Chamblee, Chairman

ATTEST:

Katrina Tyer, Town Clerk