

TOWN OF ATLANTIC BEACH
May 9, 2006

***APPROVED**

Planning Board Minutes

Members Present

Larry Burke
Trace Cooper
Karen Koenig
Norman Livengood
Tom Outlaw
Vada Palma

Staff Present

Kelly Gerald, Secretary
Dale Holland, Consultant
Lee Smith, Planner

Others Present

Maureen Will, CAMA

Members Absent

Joe Tarascio, Chairman

CALL TO ORDER

The meeting was called to order at 6:00 pm.

MINUTES

No minutes were presented for approval.

NEW BUSINESS

(1) Development Plan Review

Crystal View Condominiums – Trace Cooper made a motion to table this item. Larry Burke seconded the motion. The motion passed unanimously.

(2) Review & Discussion

Update on CAMA Land Use Plan – Dale Holland, Consultant, suggested this be an informal work session on policies and implementing actions. At this work session there will be nothing presented that requires any specific approval. Each member has been given a copy of the letter that was sent to Maureen Hill requesting an extension of time on the project. The original project was scheduled to be finished by June 30 with the draft to the State by May 30. The Town requested a two month extension from Coastal Management, which takes us from the end of June to the end of August 2006.

During the months of June, July and August 2006, a review will be developed. Then, the Planning Committee's consent will be obtained on the final section of this document which will be the policy statements, implementing actions and the future land use map. An important part of the future land use discussion will be carrying capacity. A comparison of the future demands, needs for infrastructure,

water and sewer, and community facility needs. This will be compared to the population forecast (ability of the Town to meet those needs). This is a big issue under the current 7B Planning Guidelines for CAMA Land Use Plan. That emphasis was not placed on these plans under the old guidelines. Carrying capacity in Atlantic Beach is a far more complex issue than it is in some other communities. Pine Knoll Shores, for example, is going to continue to be largely septic tank dependent.

Consultant Holland stated when preparing to talk about policies and implementing actions over the next couple of months, the committee should look at sections of the plan already handed out. If a problem or need is sighted, the State in its review of the documents will look at how the Town dealt with the identified issue or need in the policy statement section, and the implementing actions section of the plan. Secondly, if we state a policy, the State is going to expect to see a corresponding implementing action or actions. It must fit together in a neater package than what we have under the old land use plan.

Prior to the June 6 meeting, Consultant Holland will send the Planning Board initial pages of policy statements and implementing actions. This will consist of shoreline access and land-use compatibility.

Lee Smith, Planner sent a mail-out survey to each absentee property owner. The development of the survey was based with considerable input from the Planning Board, Board of Commissioners, and the Town Staff at a meeting held February 1, 2005. Out of the 495 surveys mailed (20% of total absentee property owners) in Atlantic Beach, 211 surveys were received. That is a very good response. These responses plus the results of the February 1, 2005 meeting are summarized in the text of the plan that each member has (Page 20).

The Planning Board and Consultant Holland will review the draft from Pine Knoll Shores. After the State comments are received, there may be some changes. The State cannot dictate what the policy has to be, except for one situation. There are minimum use standards mandated by the State. Those are the AEC (Areas of Environmental Concern). These standards can be exceeded but cannot be less.

Larry Burke asked what agency reviews the document. Maureen Will replied that the Division of Coastal Management would review the document. **(Unable to hear this portion of audio. Speaker spoke too softly.)**

Consultant Holland said the State will send comments back on the CAMA plan. Larry Burke asked why Newport would have to submit a CAMA Land Use Plan. Consultant Holland said under the CAMA guidelines, each of the twenty (20) counties has to have a CAMA Land Use Plan. The County does not have to prepare the plan. For example, the State would prepare a plan for Carteret County. None of the twenty (20) counties want to advocate that responsibility to the the State, so all the counties do their own plans. A municipality within any of the twenty (20) counties can do or cannot do their own plan. A lot of municipalities do not want to advocate to the County, so they do their own plan. In Newport's case, they do have State designated AEC (Areas of Environmental Concern).

Consultant Holland said towns that were inland that used to do CAMA Land Use Plans and get funding from the State, but did not have areas of environmental concern are not getting State funding anymore. The State is encouraging them to participate in the County plan. For example, the town of Burgaw for

years did their own CAMA Land Use Plan. They do not have any AEC. Next time, The town of Burgaw will participate in Pender County's plan. CAMA wants to spend the money it has for this effort where it is directly related to the coastal environment in the AEC. Concerning Newport in this process is that the expected growth in Carteret County is in the corridor from Morehead City to Havelock with Newport in the middle.

Consultant Holland said that he will be sending the first 10-15 pages of draft policy statements and implementing actions prior to the June 6 meeting. Everything that has been done so far in analysis of existing conditions and future demands section, will be used as a foundation draft policy statement for the board to examine. On this coming Monday, Planner Smith and Consultant Holland will be talking about construction of the future land use map. When that map is drafted, it will be presented to the Planning Board for response. It is not expected this draft map will be the final map.

Consultant Holland stated that we may have to have an extra meeting or two in June, July or early August to make sure we have plenty of time to receive everyone's comments. We will be receiving comments from the State after submitting the draft plan. There will be responses to the State's comments. Consultant Holland said that it would be approximately four (4) months to receive State comments.

(3) Open Comments

There were no comments.

OLD BUSINESS

There was no old business to discuss.

ADJOURNMENT

Norman Livengood made the motion to adjourn. Larry Burke seconded the motion. The motion carried unanimously. The meeting was adjourned at 7:06 pm.

Respectfully Submitted,

Nina M. Erwin, Secretary

Approved,

Ray Langley, Chairman

***Notation: The majority of the board members present were not present at any of these meetings, and are relying solely on the typed information as given.**