

**TOWN OF ATLANTIC BEACH**  
**January 6, 2010**

**APPROVED**

**Planning Board Minutes**

**Members Present**

Larry Burke  
Steve Joyner  
Ray Langley, Chairman  
Norman Livengood, Vice-Chair  
Scott Rice, MD  
John Rivers

**Staff Present**

Nina Erwin, Secretary  
Jessica Fiester, Planner

**Others Present**

Harry Archer, Mayor Pro-Tem  
Mike Shutak, Reporter

**Members Absent**

John Hopkins

**CALL TO ORDER**

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

**DISTRIBUTION OF UDO MATERIALS**

Planner Jessica Fiester said the pages in each board member's packet need to replace the old pages in their UDO.

**MOTION TO EXCUSE ABSENT MEMBER**

Chairman Langley called for a motion to excuse John Hopkins from the meeting due to illness. **Steve Joyner made the motion. John Rivers seconded the motion. The motion was carried unanimously.**

**APPROVAL OF DECEMBER 1, 2009 MINUTES**

Chairman Langley called for a motion to approve the Planning Board minutes of December 1, 2009. Larry Burke made the motion to approve. John Rivers seconded the motion. The motion was carried unanimously.

**APPROVAL OF JUNE 7, 2006 MINUTES**

Chairman Langley called for a motion to approve the Planning Board minutes of June 7, 2006. Scott Rice made the motion to approve. Norman Livengood seconded the motion. The motion was carried unanimously.

**CAMPGROUNDS ORDINANCE**

Planner Fiester stated that a call was placed to Alan Shelor on Monday, to let him know that the

Campgrounds Ordinance was on the agenda, but has not received a response.

Planner Fiester took all of the comments from the last meeting and incorporated them into a hard copy given to each board member. The following are options:

- Discuss and make further edits
- Move the ordinance to the agenda for the next meeting
- Take no action and let it die
- Send a positive recommendation to the Council
- Send an unfavorable recommendation to the Council

Chairman Langley said on Page 4, M, a full-time residence would be required to be on-site. Does it mean that the manager would have to stay there full-time, or can that be worded to say an office open full-time? Planner Fiester read paragraph M, and stated that it be changed to “A campground manager shall be on duty at all times when the campground is operated.”, would be more accurate.

John Rivers asked if anything should be added to the ordinance concerning the use of alcohol or should it be left up to the manager/owner. Planner Fiester's recommendation was to either prohibit alcohol altogether or lean towards not addressing it at all. The tent campground will have a manager on duty to deal with alcohol and all other policing rules and regulations that are already in place.

Steve Joyner asked if the Campground Ordinance can be recommended to the Council without an opinion. Planner Fiester stated that the ordinance must have one opinion or another. The ordinance will then be sent to the Council and they can decide whether or not to schedule a public hearing. That would give Alan Shelor and Tony Malouf the opportunity to come forward and speak at a public hearing, where an ultimate decision would be made.

Chairman Langley called for a motion to send the Campground Ordinance to the Council with a favorable recommendation, due to the fact a great deal of time was spent by staff and the board crafting it. **Steve Joyner made the motion. Scott Rice seconded the motion. The motion passed unanimously.**

## **STORMWATER DISCUSSION**

Planner Fiester said the Town is proactively exploring the different options for larger projects concerning stormwater control issues in areas that flood. The Planning Board is working on the part of the stormwater regulations that deal with new development or additions. The stormwater regulations have not changed in a while. In residential areas, stormwater controls are not required on up to 25% coverage, and up to 40% may be covered when 1 ½ inches of water is retained. Generally, that is an engineered stormwater design. What the board has been given to explore is the ability to give credit for other Best Management Practices (BMP), like using permeable pavement, rain garden, cisterns, and things of that nature.

Planner Fiester gave to reach board member a packet that contains websites which will be useful prior to the February meeting. There is information on low-impact development, and the North Carolina State University BMP site. These are good things to browse through before the next meeting. The board can become familiar with what some other people are doing.

Planner Fiester stated the Emerald Isle stormwater regulations are included in the packet. Emerald Isle requires that new development retains two (2) inches of water and they do not care how it is done. Emerald Isle is under a Universal Stormwater Management Program which was approved. This is the most similar example, as far as proximity is concerned, for the board to look at and it has been effective.

Planner Fiester said she will draft a simple ordinance based on the one that we have now, not changing the 1 ½ inch of retention, and not changing the percentages, but working in different options on how 1 ½ inch of water could be retained. This way, a \$4000 stormwater plan would not have to be drawn up on a single-family home. This will be on the Planning Board agenda for February 2010. Another item for next month's agenda will be correlating Section 5-20 with a part of the UDO concerning multi-family housing.

Planner Fiester stated the focus of the stormwater plan is single-family and duplex dwellings. Multi-family housing and anything commercial in this area is normally over an acre and would be subject to State stormwater rules. This will be discussed at the board's next meeting.

Scott Rice asked if the stormwater plan is for run-off from parcels of land but not necessarily examining stormwater management as far as accumulation in the roads and lack of drainage. Planner Fiester said this is for the one and two-family units. The other kinds of stormwater problems are dealt with by Public Works.

Steve Joyner asked about the status of the carnival rides. Planner Fiester said there is a public hearing at the Council meeting in two (2) weeks.

#### **ADJOURNMENT**

Chairman Langley called for a motion to adjourn. **Scott Rice made the motion. Norman Livengood seconded the motion. The motion passed unanimously.** The meeting was adjourned at 6:24 pm.

Respectfully Submitted,

Nina M. Erwin, Secretary

Approved,

Ray Langley, Chairman