



WRIGHTSVILLE BEACH PLANNING BOARD MINUTES

321 Causeway Drive, Wrightsville Beach, NC 28480

May 1, 2018

The Town of Wrightsville Beach Planning Board met at 6:00 p.m. in the Town Hall Council Chambers located at 321 Causeway Drive, Wrightsville Beach, NC 28480.

PRESENT: Chairman Jim Smith, Vice Chairman Jeff DeGroote, David Culp, Vivian "Zeke" Partin, Susan Snider, Ace Cofer, Karen King

ABSENT: None

Staff Members Present: Tony Wilson, Director of Planning & Parks
Danielle Villegas, Planning Technician

CALL TO ORDER

Meeting called to order by Chairman Jim Smith at 6:00 p.m.

PLEDGE OF ALLEGIANCE

Chairman Jim Smith led the audience in the Pledge of Allegiance.

APPROVAL OF MINUTES

...Motion by Ms. Susan Snider to approve the April 3, 2018 minutes. Motion seconded by Mr. Jeff DeGroote and carried unanimously by a vote of (7-0).

NEW BUSINESSAGENDA ITEM A:

DISCUSSION OF THE STATE MODEL FLOOD ORDINANCE

STAFF PRESENTATION:

Mr. Tony Wilson asked the Board to review and discuss the State Model Flood Ordinance and stated that next month they would meet again to review the changes. Mr. Wilson stated that the State of North Carolina and FEMA get together every 10 years to look at the flood maps and ordinances and see if anything needs to be changed. He then presented the 2006 Flood Map and the new proposed Flood Map that will be adopted on August 28, 2018. He directed the Board to look at the Flood Ordinance which offers some required and suggested changes to the current Flood Ordinance, and stated that this will also be adopted on August 28, 2018.

STAFF AND PLANNING BOARD DISCUSSION:

Mr. Wilson began reviewing the proposed and required changes to the Flood Ordinance. He also explained how important it is that the Town comply with this in order to maintain their CRS rating, which gives property owners a fifteen percent discount on flood insurance. Ms. Zeke Partin asked about the map changes, and Mr. Wilson explained the difference between the 2006 map and the current map. Mr. Wilson then went on to review some of the ordinance changes. Mr. Smith asked about the deletion of the breakaway walls. Mr. Wilson stated that he is recommending the definition of breakaway walls remain. Mr. Ace Cofer asked for more information about the Coastal A Zone. Mr. Wilson stated that FEMA does not recognize Coastal A Zones, but the State Building Code does recognize them. He stated that this causes some confusion and there are still a lot of questions that need answered about Coastal A Zones. Mr. Wilson stated that at this time Coastal A Zones are not mapped and that the Town administrators have to make the determination as to whether a property is in a Coastal A Zone. Mr. Wilson continued to review the ordinance. Ms. Sue Bullock asked about adding a date on page 4. Mr. Wilson stated that a date will be added. Review continued and Ms. Partin asked about the mobile homes. Mr. Wilson stated that they are no longer called mobile homes, they are called manufactured homes. Mr. Wilson continued the review and explained the importance and meaning of freeboard. Mr. David Culp asked if the people who already have a 2-foot freeboard will see a reduction in the insurance rates with the adoption of the new flood maps. Mr. Wilson stated that it should help property owners. The Board continued to discuss freeboard, insurance, and the way this

may affect housing design. Mr. Smith stated his concern for owners who build lower now if flood maps change again in 10 years. Mr. Wilson continued the review and recommendations of Staff. Ms. Bullock asked what flexibility the Town had with the optional changes. Mr. Wilson stated that he would look in to the options. The Board and Mr. Wilson discussed Penalties for Violation. Mr. Wilson discussed certification, and the Board recommended that the certification option remain in the ordinance. Mr. Wilson discussed the limitations on BFE enclosure uses and suggested that the optional item (h) on page 12 be removed. The Board asked that optional item (i) remain. Mr. Wilson recommended that optional items (j) and (k) on page 13 remain and the Board agreed. The Board and Mr. Wilson agreed that the Elevation Certificate requirement remain. Mr. Cofer asked for more information about flood resistant materials. Mr. Wilson explained the FEMA list of materials. Mr. Wilson discussed floodproofing options and the optional section on the FEMA Floodproofing Certificate. Mr. Jim Smith stated that he would like to see that in the ordinance. Mr. Wilson stated that a preconstruction floodproofing certificate is optional, but the final finished construction floodproofing certificate is required. The Board and Mr. Wilson discussed market value appraisal, and Mr. Smith asked about a previous discussion concerning an approved list of appraisers. Mr. Wilson explained the optional LOMA on page 16. The Board discussed the work involved with keeping it in the ordinance, and it was decided to leave it in. Mr. Wilson explained the option on page 20 about fill. Mr. Wilson stated that although the option on page 21 is strongly encouraged, he has taken it out because the Town allows 299 square feet of temperature controlled foyer on the ground floor. He also recommends taking out the option on page 22 (i). The Board and Mr. Wilson discussed frangible material and whether that should be enforced in the AE Zones. The Board discussed whether to include restrictions on fill/grading. Mr. Wilson recommended taking it out because it should be different in VE Zones versus AE Zones. Mr. Wilson asked for a recommendation on the non-conversion agreement. Mr. Wilson recommended it be required for new construction. Mr. Wilson stated that (i) on page 23 be removed completely. The Board discussed the options for ground floor requirements, hardi planks, and flood vents. Mr. Wilson discussed the importance of the Increased Cost of Compliance (ICC). The Board and Mr. Wilson discussed underground tank requirements. Mr. Wilson and the Board discussed the optional requirements for swimming pools and spas. Mr. Wilson recommended that the Board review the optional requirements for accessory buildings. The Board discussed the options for fill. They recommended that (e) on page 30 be removed. Mr. Smith asked about removing the limit on electrical outlets below RFPE. The Board discussed various safety issues regarding the limiting of outlets. Ms. Partin asked about the process for removing the optional items in the ordinance.

Ms. Danielle Villegas presented to the Board the NC FRIS online map. She explained to the Board how to navigate the website and find individual addresses and their flood

information. The Board and Mr. Wilson discussed the flood zone changes throughout the Town.

OLD BUSINESS

None at this time.

OTHER BUSINESS FROM CHAIRPERSON OR BOARD MEMBERS

None at this time.

OTHER BUSINESS FROM STAFF

None at this time.

ADJOURNMENT

...There being no further business to come before the board, Ms. Susan Snider made a motion to adjourn which was seconded by Ms. Zeke Partin, the meeting was adjourned by unanimous vote at 8:03 p.m. Vote (7-0).

Respectfully Submitted,

Danielle Villegas, Planning & Inspections