



**TOWN OF HOLDEN BEACH  
BOARD OF COMMISSIONERS  
PUBLIC HEARING  
TUESDAY, JANUARY 13, 2015 – 7:00 P.M.**

The Board of Commissioners of the Town of Holden Beach, North Carolina met for a Public Hearing on Tuesday, January 13, 2015 at 6:45 p.m. in the Town Hall Public Assembly. Present were Mayor J. Alan Holden; Mayor Pro Tem Ken Kyser; Commissioners Sandy Miller, Sheila Young and Gina Martin; Town Manager David W. Hewett; Town Clerk Heather Finnell; Building Official Tim Evans; CAMA Official Rhonda Wooten; Shoreline Protection and Recreation Manager Christy Ferguson; and Fiscal Operations Clerk Mandy Lockner. Commissioner Dennis Harrington was not in attendance.

**PUBLIC HEARING – PROPOSED CHANGES TO THE HOLDEN BEACH CODE OF ORDINANCES, CHAPTER 157: ZONING CODE (METHOD OF MEASURING HEIGHT)**

Mayor Holden called the public hearing to order.

Building Official Evans stated the public hearing is on a change in the way the Town measures height. He provided background on how the proposed ordinance came about and reviewed the proposed ordinance. In addition to the changes on the proposed ordinance, Building Official Evans stated that there needs to be an exception that X zones when measured from the finished grade should have a maximum height of 35 feet added to Sections C6 and D6.

Jay Holden, 111 Dunescape, asked if there should be an exception for the category that is listed as 0.2 on the proposed maps. Building Official Evans stated the zone most likely won't change; they just have it designated with a 0.2 change. If it does change there may need to be some changes to the ordinance once the new maps are adopted. Mr. Holden and Building Official Evans discussed how you would measure height if the ordinance passed. Mr. Holden stated he understands the good intentions of the ordinance, but he thinks the ordinance could be improved by adding the definition for the DFE. He feels it would make it clearer.

Mark Saunders, 131 OBW, asked if it is true that if the ordinance is passed that the floor for a home in an AE zone would be required to be built approximately four feet in excess of FEMA requirements. Building Official Evans replied yes it could be. Mr. Saunders stated there are issues associated with that. He stated he is not sure why we need to change the current method. He is also concerned about the requirement of having eight feet of clearance between the lowest horizontal member and finished grade.

No further comments were made. Mayor Holden closed the public hearing at 7:17 p.m.

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J. Alan Holden, Mayor

ATTEST:

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Heather Finnell, Town Clerk