

**TOWN OF HOLDEN BEACH
PLANNING & ZONING BOARD REGULAR MEETING
JUNE 26, 2018 – 4:00 P.M.**

The Planning & Zoning Board of the Town of Holden Beach met for their Regular Meeting on Tuesday, June 26, 2018 at 4:00 p.m. in the Town Hall Public Assembly. Present were Chairperson Vicki Myers; Vice Chairman Mark Fleischhauer; Regular Members Tracey Thomas, Bob Hunter and Greg Shue; Alternate Members Peter Pallas and Woody Tyner; Planning Director Tim Evans and CAMA/ Zoning Official Rhonda Wooten.

CALL TO ORDER

Chairperson Myers called the meeting to order at 4:00 p.m.

ROLL CALL

All Members were present.

Member Myers stated that the minutes will be reviewed for the next meeting.

PUBLIC COMMENTS ON AGEDNA ITEMS

No comments

SWEARING IN OF MEMBER TRACEY THOMAS BY TOWN CLERK HEATHER FINNELL

Town Clerk Heather Finnell swore in Tracey Thomas as a regular member.

CONSIDERATION AND POSSIBLE ACTION ON CONSISTENCY STATEMENT BY THE PLANNING & ZONING BOARD FOR FIRM MAP ADOPTION AND AMENDMENTS TO FLOOD DAMAGE PREVENTION ORDINANCE AND RELATED ZONING MAP AMENDMENTS

Chairman Myers stated that there had been so much confusion over this and Tim and I have worked on this a whole lot this weekend. Planning Director Evans stated that what we are here for is to decide if this is consistent or not consistent with the Land Use Plan. What it is not consistent with is at some time the flood zone lines got added to our zoning map. The flood lines were added to our maps for customer service so now you all need to recognize that once we adopt the new floodplain ordinance those lines will change. Once that happens the Land Use Plan that has the maps in it will no longer be consistent. So basically it's a consistency statement that says the Land Use plan will no longer be consistent. This is a federal model ordinance and you do not get to change or amend anything within it. This was developed at a national level and was reviewed by NC Public Safety which is also Emergency Management. The only difference in what our ordinance is now is some definitions and building requirements. The definitions were

optional but we went ahead and added them. Other changes were optional, but we added it was two years for substantial improvements instead of one year and repetitive loss is when you have more than 25% loss twice over a ten year period. These two things help us with our CRS rating in the future to drive the insurance cost down.

Member Tyner asked why does the last sentence in the consistency statement read the Comprehensive Plan, verses a CAMA Land Use Plan. Chairman Myers stated that if you're in a CAMA county then you have a CAMA Land Use Plan, if not then it's a comprehensive plan.

Planning Director Evans stated that by adopting the ordinance the Town will remain in the National Flood Insurance Program. The consistency statement will make the Board of Commissioners aware that by adopting this flood ordinance we will then need to amend the Land Use Plan and Zoning Maps.

Chairman Myers stated she looked at Oak Island's and felt they did not explain enough why the change was required. I will provide the information if anyone is curious why I changed the consistency statement that was provided with the packets. We are amending our zoning maps that is why this is added.

Planning Director Evans stated that there isn't a problem. We have gotten ourselves in a fix because we try to provide good customer service, we added an overlay of our flood zones on our zoning map so that we could use it on a daily basis. Then somehow the map got revised and approved with the flood lines on it. After the public hearing then we should have a surveyor add the new flood lines and have a statement that this is an overlay not part of the zoning map, then use it on a daily basis. On the existing map there are markers where flood zones have changed and the map was not redone. The vegetation line has changed and the map did not need to be updated and Corp of Engineer lines have changed and the map not updated. It is important the the Board know that the existing map is wrong. CAMA/ Zoning Official Wooten and I have read and reviewed every line of the model ordinance.

Planning Director Evans stated that he will began working on the Land Use Plan with the Council of Government. We will spend the next two years working on updating the maps.

Member Shue asked if there are any risks in not adopting the consistency statement. Chairman Myers answered yes, she does not want anyone to come back and say that this was not done properly.

Chairperson Myers ask Planning Director Evans the timeline. Planning Director Evans said that the Board of Commissioner meeting is July 10th then the public hearing will be set so it looks like it will be sometime in August.

Planning Director Evans stated that we had an ordinance that would have worked ready for approval. But instead of sending that one forward we asked for the most updated model version

of the floodplain ordinance from NC public safety so that no one could say it wasn't the most updated.

Chairperson Myers asked if she could make changes. Planning Director Evans answered no there cannot be any changes, we need to get this approved as I said in Board meeting several months ago.

Chairperson Myers said that there had been talk about LP tanks being anchored and asked if she can make the rules more stringent. Planning Director Evans said that LP tanks are regulated with standards by Department of Agricultural that would need to approve any standards. Why would the Town want to take the responsibility for LP tanks when the Department of Agricultural regulates those? I feel this might be a liability that the League of Municipalities might not agree with. He felt anchoring was the best way for the tanks to be secured. Chairman Myers said that she watched tanks float during the last storm and one next door to where she lived.

Vice Chairman Fleischhauer made a motion to approve the consistency statement. Seconded by Regular Member Hunter and approved by unanimous vote.

COMMENTS

Member Hunter wanted to thank Planning Director Evans for all the information.

The Board discussed the Land Use Plan update and forming a committees. Planning Director Evans suggested using the planning board for part of the committee. Certain guidelines must be followed if not when it goes before the Coastal Resource Commission then it will be denied. Public Works Director Clemmons, Police Chief etc. will be part of the committee. If you do not follow your Land Use Plan then you will not receive grants.

Member Shue asked who does the assembly of the plan. Planning Director Evans answered the representative for the Council of Governments will handle that. He will tell us what we need to provide and we will tell him what we want.

Chairperson Myers stated that she had attended a greenway tool box meeting and provided material. A lot of it did not apply to us and was for much bigger places. She felt that the online tools are good. The Land Use Plan coming up is already budgeted. Terms are up for Mark, Tracey, Pete and Woody.

ADJOURN

Regular Member Hunter made a motion to adjourn; seconded by Vice Chairman Fleischhauer and approved by unanimous vote.



Rhonda Wooten