



TOWN OF HOLDEN BEACH
PLANNING & ZONING BOARD REGULAR MEETING
HOLDEN BEACH TOWN HALL – PUBLIC ASSEMBLY ROOM
TUESDAY, FEBRUARY 27, 2024 - 3:30 PM

- 1. Call to Order**
- 2. Public Comments on Agenda Items**
- 3. Approval of Minutes November 28, 2023**
- 4. Discussion of Amendments to the NFIP Ordinance- Section 154 of the Town Ordinance Book as
Required by the North Carolina Department of Public Safety and FEMA**
- 5. Comments**
- 6. Adjournment**

**TOWN OF HOLDEN BEACH
PLANNING & ZONING BOARD
NOVEMBER 28, 2023 – 3:30PM**

The Planning & Zoning Board of the Town of Holden Beach met for their Regular Meeting on Tuesday, November 28, 2023 at 3:30 p.m. in the Town Hall Public Assembly. Present were Chair Pete Pallas; Vice Chair Aldo Rovito; Regular Members Wade Coleman and Sylvia Pate; Alternate Member Mark Francis; Planning Director Tim Evans; Development Services Officer Janna Pigott; and Plan Reviewer/ Building Inspector Carey Redwine.

CALL TO ORDER

The meeting was called to order at 3:30 p.m.

ROLL CALL

Alternate Member Ashley Royal was absent. All other members were present.

PUBLIC COMMENTS ON AGENDA ITEMS

There were no public comments.

APPROVAL OF MINUTES

Alternate Member Mark Francis motioned to approve the minutes of August 22, 2023; Member Coleman seconded and approved by unanimous vote.

PUBLIC HEARING FOR CHANGE TO TOWN ORDINANCE 157.083/157.006 (ACCESSORY STRUCTURES)

Building Director Evans presented the Planning and Zoning Board with two consistency statements to review one inconsistent and one that is consistent with Town Ordinances 157.083 and 157.006. Director Evans stated that the Board of Commissioners wanted to amend the Ordinance to allow for accessory structures (piers, docks, and boatlifts) to be present without the primary structure present or under construction. Vice Chair Aldo Rovito questioned what drawbacks come from allowing having an accessory structure without the principal structure. Director Evans stated there were numerous drawbacks to allowing it, but primary reasons would be people using the accessory structure for things that are not deemed in the permitted use table and allowing commercial use from the vacant lots.

Regular Member Sylvia Pate motioned to approve changes to Town Ordinances 157.083 and 157.006; Vice Chair Aldo Rovito seconded; and approved by unanimous vote.

CONSIDERATION OF APPROVAL OF CONSISTENCY STATEMENT

The Planning and Zoning Board agreed to approve the "consistent" consistency statement. Director Evans read both consistency statements to the Board. Chair Pete Pallas signed the consistency statement to be reviewed by the Board of Commissioners at the next scheduled meeting.

Alternate Member Mark Francis motioned to approve the consistency statement; Regular Member Wade Coleman seconded; approved by unanimous vote.

COMMENTS

A homeowner on Sailfish Dr asked if specific owners who have existing accessory structures would be in violation if the Ordinance changed. Chair Pete Pallas stated that it would not affect them. Director Evans stated that if anything they were out of compliance and are now being brought back into compliance. Anne Arnold asked if the size of accessory structures were limited to a specific size. Director Evans stated that it depends on where they are located, and that they are not permitted in the front yard. Accessory structures are limited to where and how big they are and restrictive to what they can be because of our NFIP Ordinances.

ADJOURNMENT

Vice Chair Aldo Rovito motioned to adjourn the meeting at 3:56 p.m.; Regular Member Wade Coleman seconded; approved by unanimous vote.

§ 154.01 STATUTORY AUTHORIZATION; FINDINGS OF FACT.

(A) The Legislature of the State of North Carolina has in ~~Part 6, Article 21 of Chapter 143; Parts 3, 5, and 8 of Article 19 of Chapter 160A; and Article 8 of Chapter 160A of the North Carolina General Statutes,~~ delegated to local governmental units the responsibility to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the Board of Commissioners of the Town of Holden Beach, does ordain as follows:

(A) The legislature of the State of North Carolina has in Part 6, Article 21 of Chapter 143; Article 6 of Chapter 153A; Article 8 of Chapter 160A; and Articles 7, 9, and 11 of Chapter 160D of the North Carolina General Statutes, delegated to local governmental units the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the Board of Commissioners of the Town of Holden Beach, does ordain as follows:

§ 154.05 BASIS FOR ESTABLISHING THE SPECIAL FLOOD HAZARD AREAS.

The special flood hazard areas are those identified under the Cooperating Technical State (CTS) agreement between the State of North Carolina and FEMA in its FIS dated August 28, 2018 for Brunswick County and associated DFIRM panels, including any digital data developed as part of the FIS, which are adopted by reference and declared a part of this chapter. Future revisions to the FIS and DFIRM panels that do not change flood hazard data within the jurisdictional authority of the town are also adopted by reference and declared a part of this chapter, ~~and all revisions thereto. Subsequent Letter of Map Revisions (LOMRs) and/or Physical Map Revisions (PMRs) shall be adopted within three months.~~

The special flood hazard areas are those identified under the Cooperating Technical State (CTS) agreement between the State of North Carolina and FEMA in its FIS dated August 28, 2018 for Brunswick County and associated DFIRM panels, including any digital data developed as part of the FIS, which are adopted by reference and declared a part of this chapter, and all revisions thereto. Future revisions to the FIS and DFIRM panels that do not change flood hazard data within the jurisdictional authority of the town are also adopted by reference and declared a part of this chapter.

§ 154.03 DEFINITIONS.

ADD- BREAKAWAY WALLS- Means a wall that is not apart of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or the supporting foundation system.

SUBSTANTIAL IMPROVEMENT. Any combination of repairs, reconstruction, rehabilitation, addition, or other improvement of a structure, taking place during any one-year period for which the cost equals or exceeds 50% of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either:

(1) Any correction of existing violations of state or community health, sanitary, or safety code specifications which have been identified by the community code enforcement official and which are the minimum necessary to assure safe living conditions; or,

(2) Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

SUBSTANTIAL IMPROVEMENT. Any combination of repairs, reconstruction, rehabilitation, addition, or other improvement of a structure, taking place during any two-year period for which the cost equals or exceeds 50% of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either:

(1) Any correction of existing violations of state or community health, sanitary, or safety code specifications which have been identified by the community code enforcement official and which are the minimum necessary to assure safe living conditions; or,

(2) Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure, and the alteration is approved by variance issued pursuant to Section 154.38 of this Ordinance.

§ 154.36 FLOODPLAIN DEVELOPMENT APPLICATION, PERMIT AND CERTIFICATION REQUIREMENTS.

(B)(11)- A statement that all materials below BFE/RFPE must be flood resistant materials. ~~(Optional).~~

(11) A statement that all materials below BFE/RFPE must be flood resistant materials.

§ 154.21 SPECIFIC STANDARDS.

(E) *Additions/improvements.*

~~(2) Additions to post-FIRM structures with no modifications to the existing structure other than a standard door in the common wall shall require only the addition to comply with the standards for new construction.~~

(2) Due to free-of-obstruction requirements in V zone and all AE is regulated as V zone in the Town of Holden Beach.

(I) Tanks. When gas and liquid storage tanks are to be placed within a special flood hazard area, the following criteria shall be met:

(a) **Underground tanks.** Underground tanks in flood hazard areas shall be anchored to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty;

(b) **Above-ground tanks, elevated.** Above ground tanks in flood hazard areas shall be elevated to or above the regular flood protection elevation on a supporting structure that is designed to prevent flotation, collapse or lateral movement during conditions of the design flood. Tank-supporting structures shall meet the foundation requirements of the applicable flood hazard area;

(c) **Above ground tanks, not elevated.** Above-ground tanks that do not meet the elevation requirements of § 154.23 shall be permitted in flood hazard areas provided the tanks are designed, constructed, installed, and anchored to resist all flood-related and other loads, including the effects of buoyancy, during conditions of the design flood and without release of contents in the floodwaters or infiltration by floodwaters into the tanks. Tanks shall be designed, constructed, installed, and anchored to resist the potential buoyant and other flood forces acting on an empty tank during design flood conditions.

(d) **Tank inlets and vents.** Tank inlets, fill openings, outlets and vents shall be:

1. At or above the regulatory flood protection elevation or fitted with covers designed to prevent the inflow of floodwater or outflow of the contents of the tanks during conditions of the design flood; and

2. Anchored to prevent lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the design flood.

(J) Other development.

(a) Fences in regulated floodways and NEAs that have the potential to block the passage of floodwaters, such as stockade fences and wire mesh fences, shall meet the limitations of § 154.23.

(b) Retaining walls, sidewalks and driveways in regulated floodways and NEAs. Retaining walls and sidewalks and driveways that involve the placement of fill in regulated floodways shall meet the limitations of § 154.23.

(c) Roads and watercourse crossings in regulated floodways and NEAs. Roads and watercourse crossings, including roads, bridges, culverts, low- water crossings and similar means for vehicles or pedestrians to travel from one side of a watercourse to the other side, that encroach into regulated floodways shall meet the limitations of § 154.23.

('85 Code, § 8-4.5b.) (Ord. 31, passed -- ; Am. Ord. 5-87, passed 3-24-87; Am. Ord. 03-01, passed 2-24-03; Am. Ord. 06-06, passed 5-22-06; Am. Ord. 18-13, passed 8-6-18; Am. Ord. 20-11, passed 9-3-20; Am. Ord. 21-10, passed 6-15-21) Penalty, see § 154.99