

Joann M. McDermon, Mayor  
Mike Benson, Mayor Pro Tem



Alice Derian, ICMA-CM  
Town Manager

Aldermen:  
Fred Fontana  
Richard Grant  
Tom Leonard  
Connie Pletl

Nancy Avery  
Interim Town Clerk

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**Issue:** USE STANDARDS FOR OCEAN HAZARD AREAS EXCEPTIONS

**Department:** Planning

**Prepared by:** Deborah J. Hill MPA AICP CFM CZO

**Presentation:** Yes

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**BACKGROUND** On August 2, 2023, the Board of Aldermen reached consensus directing the Town Manager to work through the Planning Board and Director to address the following issues and come back to the Board of Aldermen with recommendations at its October meeting:

1. Should pools or any construction be allowed to be built in the sixty- foot setback?
2. What steps can be taken to eliminate construction within the sixty-foot setback?
3. What can we do to protect the dune structure we have?

The Planning Board reviewed and discussed 15A NCAC 07H .0309 Use Standards for Ocean Hazard Areas: Exceptions. at the regular meeting on August 10, 2023, and continued at a special meeting held on October 19, 2023. As new members may not be as familiar with the subject matter and background, the Planning Board discussed options on how to proceed; table it, make a decision, send it back, or request a joint workshop for clarification of the Board's expectation.

The consensus of the Planning Board was to request a joint workshop with the Board of Aldermen, as the questions were considered too general and lacked specificity to facilitate proper analysis. The Planning Board requested that Ms. Hill gather additional information for review, to include items in C. Moore, Executive Officer, Wilmington-Cape Fear Home Builders Association email and other coastal towns' oceanfront setback requirements.

The request for a joint workshop was included in the Planning Board Committee Report to the Board of Aldermen. On November 1, Alderman Grant made a motion to remove from the agenda, under IX. Continued Business: D. Planning Board membership (Alderman Grant) and E. Discussion and possible action regarding UDO Article 2, "et seq"(Attorney Edes). He stated that he had a number of discussions with the Planning Board Chair and some of the members they had a suggestion, which he supports that the Board of Aldermen and Planning Board have a meeting rather than going back and forth.

**RECOMMENDATION** None. Board of Aldermen and Planning Board workshop (TBD).