

STAFF REPORT

To: Southern Shores Town Council
Date: May 4, 2021
Case: TCA-21-04
Prepared By: Wes Haskett, Deputy Town Manager/Planning Director

GENERAL INFORMATION

Applicant: Town of Southern Shores

Requested Action: Amendment of the Town Flood Damage Prevention Ordinance by amending Section 16-2, Definitions.

ANALYSIS

The Town is currently in the process of preparing for a CRS (Community Rating System) cycle visit that typically occurs every five years. The Town's last cycle visit was in 2015 and the Town's current CRS rating is a Class 6 which allows for a 20% discount on flood policies in the Town. The reviewing agency recently brought to our attention that there is an issue with our current flood ordinance that would limit us to a Class 9 community which are only allowed a 5% discount on flood policies. The issue is an addendum to the CRS requirements that went into effect on January 1, 2021 that requires communities to have at least one foot of freeboard in flood ordinances in order to qualify as a Class 8 or better community. For AE and VE flood zones, our current elevation requirements satisfy the new CRS requirement, but our AO flood zone elevation requirements do not. Town Staff has confirmed with the reviewing agency that the proposed amendment would satisfy the new freeboard requirement and make us eligible to maintain or improve our current CRS rating.

The Town's currently adopted Land Use Plan contains the following Policy and Action Item that are applicable to the proposed TCA:

- **Policy 18:** Minimize and mitigate potential damages to individual properties from natural hazards.
- **Action Item 18-b:** While considering resources needed, seek the most points available from the Community Rating System to keep flood insurance costs to the citizens as low as possible.

RECOMMENDATION

Town Staff has determined that the proposed amendment is consistent with the Town's currently adopted Land Use Plan and Town Staff recommends approval of the proposed TCA. The Town Planning Board unanimously (6-0) recommended approval of the application at the April 19, 2021 Planning Board meeting.