

STAFF REPORT

To: Southern Shores Town Council
Date: July 2, 2024
Case: TCA-24-02
Prepared By: Wes Haskett, Deputy Town Manager/Planning Director

GENERAL INFORMATION

Applicant: Town of Southern Shores

Requested Action: Amendment of the Town Code by amending Town Code Town Code Section 1-2 by adding definitions for “development” and “development approval” and by amending Town Code Section 16-4(b)(3)a.3. to allow submittal of a FEMA approved form, survey, or other documentation prepared by a licensed professional that demonstrates that the natural grade of a parcel exceeds the RFPE of eight feet instead of an under construction and finished construction elevation certificate in shaded X and X flood zones

ANALYSIS

At the February 6, 2024 Town Council meeting, the Town Council directed Town Staff to draft Town Code amendments to modernize the Town Code. As a result, Town Staff has drafted TCA-24-02 which includes amendments to Town Code Section 1-2 by adding definitions for “development” and “development approval” as defined in N.C.G.S. 160D-102. Town Staff is also proposing to amend Town Code Section 16-4(b)(3)a.3. to allow submittal of a FEMA approved form, survey, or other documentation prepared by a licensed professional that demonstrates that the natural grade of a parcel exceeds the RFPE of eight feet, instead of a survey or an under construction and finished construction elevation certificate in shaded X and X flood zones.

Currently, a survey or an under construction elevation certificate and finished construction elevation certificate are required to demonstrate that the natural grade of a parcel exceeds the RFPE of eight feet in shaded X and X flood zones. The proposed language would allow the submittal of a survey, a FEMA approved form (such as a new elevation certificate or elevation certificate on file), or other documentation prepared by a licensed professional (such as a letter or certification) that demonstrates that the natural grade of a parcel exceeds the RFPE of eight feet.

RECOMMENDATION

Town Staff has determined that the proposed amendments are consistent with the Town’s currently adopted Land Use Plan and Town Staff recommends approval of the application. The Town Planning Board unanimously recommended approval of the application at the June 17, 2024 Planning Board meeting.