



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 2, 2024

ITEM TITLE: Public Hearing-TCA-24-02

ITEM SUMMARY:

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 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.

STAFF 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.

REQUESTED ACTION:

Motion to approve TCA-24-02.