

**Town of Swansboro  
Flood Management Appeals Board  
Special Meeting Minutes  
May 23, 2023**

**Call to Order**

The meeting was called to order at 2:37pm. Board members in attendance were Jonathan McDaniel, Brent Lanier, and Junior Freeman. John Freshwater was absent.

**Minutes**

On a motion by Mr. Lanier, seconded by Mr. McDaniel, the minutes for the February 21, 2021, Meetings were unanimously approved.

**Business**

***Variance Request for 209 water street***

In accordance with the Flood Damage Prevention Ordinance Section 152.405 Definitions; Substantial Improvement, Jordan Proctor sought a Variance as provided under (2) Any alteration of a historic structure, provided that alteration will not preclude the structure's continued designation as a historic structure and the alteration is approved by variance issued pursuant to Section 152.417.

Miss Brehmer, Project/Planner Coordinator provided the following facts:

- The repair or rehabilitation of historic structures upon the determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and that the variance is the minimum necessary to preserve the historic character and design of the structure;  
The Jesse Moore House located at 209 S. Water Street is in the Swansboro Historic District, which is designated in the National Register of Historic Places. The variance proposed is to enable the owners to do interior and exterior repairs to make the dwelling safe and habitable and to repair it in kind to its historical details. Besides repairing damaged wood and blocking, there are no plans to edit anything with the foundation. The plans intend to keep the structure in its original state with little to no effect on the historic character or design of the structure. The plans are to remove the vinyl and paint the original clapboard siding.
- Functionally dependent facilities if determined to meet the definition as stated in §152.405, provided provisions of divisions (I)(2), (3), and (5) of this section have been satisfied, and such facilities are protected by methods that minimize flood damages during the base flood and create no additional threats to public safety; or  
Based on the definition below, the Jesse Moore House does not meet the definition. **FUNCTIONALLY DEPENDENT FACILITY.** A facility which cannot be used for its intended purpose unless it is located in close proximity to water, limited to a docking or port facility necessary for the loading and unloading of cargo or passengers, shipbuilding, or ship repair. The term does not include home or dwelling.

- Any other type of development, provided it meets the requirements stated in this section.  
N/A - The Jesse Moore house is not dependent on being in proximity to the water, but its desirability and value is increased by being in proximity to the water. Please note, this house has been located on this property since the early 1940s and has withstood many hurricanes including Hurricanes Hazel.

In passing upon variances, the Appeal Board shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this subchapter, and:

- The danger that materials may be swept onto other lands to the injury of others;  
N/A - Requesting a variance on substantial repairs definition on the interior of this house to renovate it in kind to its original character.
- The danger to life and property due to flooding or erosion damage;  
N/A - Requesting a variance on substantial repairs definition on the interior of a historic structure and repairing exterior components that are damaged and in disrepair without changing the foundation or exterior structure.
- The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;  
N/A - See provided Flood Elevation Certificates
- The importance of the services provided by the proposed facility to the community;  
The Jesse Moore House provides a one of a kind original contribution to the historic downtown Swansboro area. This house is a true relic. This house contributes visually to the community, as well as to the properties around it if allowed to be restored to its original details. There are plans of taking off the vinyl siding and restoring the clapboard wood siding that is under the vinyl and painting it the original white.
- The necessity to the facility of a waterfront location as defined under §152.405 as a functionally dependent facility, where applicable;  
The historical authenticity of the Jesse Moore house is dependent on it being on the original site that Mr. Jesse Moore built the house. He was a boat captain and sold his catch off of his dock and in this house at this site. The plans are to do only the necessary repairs to make it livable and to keep its authenticity for historic purposes.
- The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;  
The value of the Jesse Moore house is dependent on it being kept at its original location on Water Street at this particular site. The proximity to the water and the local landmark Poor Man's Hole is critical. The narrative of the house and the surrounding land is important to save and allow to be available to the community..

- The compatibility of the proposed use with existing and anticipated development;  
The Jesse Moore house is a vital and compatible existing land use at the last residential property on Water Street before the quaint historical downtown. Besides removing vinyl and repairing rotted wood, there are no further exterior changes proposed to the outside of the building. Fixing original details and making the interior safe and livable is the goal.
- The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;  
The Jesse Moore house is identified in historical documents such as Jack Dudley’s book “Swansboro- Friendly City by the Sea” and is actually on the front cover of the book. It is integral to the fabric of the area. It states in the land use compatibility section that “the people of Swansboro treasure the feel and character of the historic downtown and surrounding residential areas. The character should be quantified and codified so that the future development and redevelopment can achieve a similar feel.”
- The safety of access to the property in times of flood for ordinary and emergency vehicles;  
During Hurricane Florence, Church and Water Streets were flooded as well as the lower elevations in the downtown historic district.
- The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and  
The 2020 FEMA Map identifies this area as having a foot and a half of wave action.
- The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.  
Not a relevant factor.

In response to inquiries from the Board the following was clarified by Planner Correll and applicant Jordan Proctor.

- The Jessie Moore house was built in 1940.
- The Power supply is still on.
- House has not been occupied since 2018.
- It is currently noncontributing, and the owner would like to make it contributing.

On a motion by Mr. McDaniel, seconded by Mr. Lanier, the Variance for 209 Water St. was unanimously approved as requested.

### **Adjournment**

On a motion by Mr. McDaniel, seconded by Mr. Lanier, the meeting adjourned at 3:12pm.