

**TOWN OF EMERALD ISLE  
PLANNING BOARD MEETING  
MONDAY, MAY 18, 2020**

Chairman Kenny Sullivan called the meeting to order at 6:00 pm. Members present were Athan Parker, Chad MacAvery, Susan Monette, Paul Schwartz and Ty Cannon. Also present was Town Planner Josh Edmondson.

Due to the coronavirus a motion was made by Chad MacAvery and seconded by Susan Monette to excuse Malcolm Boatfield from the meeting. The motion carried unanimously 6-0.

A motion was made by Ty Cannon to approve the minutes of the March 23, 2020 Planning Board meeting as submitted. The motion was seconded by Paul Schwartz and carried unanimously 6-0.

**SUBJECT: REVIEW OF AMENDMENTES TO THE TOWN OF EMERLAD ISLE’S FLOOD REGULATIONS IN CHAPTERS 1, 2, 6, 9 & 10 OF THE UNIFIED DEVELOPMENT ORDINANCE**

Mr. Edmondson discussed with the Planning Board amendments regarding the flood map and flood regulations. Mr. Edmondson said the North Carolina Floodplain Mapping Program completed review of the proposed amendments and received confirmation that the amendments adhere to FEMA Section 60.3(e) standards and the States model flood ordinance. The Town received notification from FEMA December 19, 2019 to move forward with adoption of the fis report and firm panel, giving us 6 months to do so Mr. Edmondson said. Unfortunately, at this time only panel 3720537300L was being released for adoption which encompasses the area of Coast Guard Rd (Dolphin Ridge to the Pointe) Mr. Edmondson stated. The remaining panels are at least a year from being released for final adoption Mr. Edmondson informed the Board. The changes are very important to Emerald Isle’s CRS rating. Community Rating System (CRS) is a program with the NFIP that the Town participates in through our flood damage prevention regulations that allows all Emerald Isle property owners who have flood insurance to receive a 15% reduction in insurance premium Mr. Edmondson said.

Mr. Edmondson stated the ordinance sections where the proposed amendments were located being Chapter 1, 2, 6, 9 and 10. There numerous amendments/revisions that were necessary for compliance and the NFIP provides a set of minimum standards for communities with a flood program which must be adhered to Mr. Edmondson said. M. Edmondson told the Board the proposed amendments meet the minimum standards of NFIP and keep Emerald Isle’s standards that are above and beyond. An example would be the NFIP requires all construction for living square feet to be at based flood elevation. Emerald Isle has a freeboard requirement of 2’ above base flood elevation for all living square feet which remains unchanged Mr. Edmondson said.

Mr. Edmondson then discussed the amendments with the Board. After discussion by the Board, five separate motions and votes were made, one for each section of the UDO being amended as follows:

Ty Cannon made a motion to amend Chapter 1 General Provisions which was seconded by Chad MacAvery and carried 6-0.

Susan Monette made a motion to amend Chapter 2 Administration which was seconded by Athan Parker and carried 6-0.

Chad MacAvery made a motion to amend Chapter 6, Section 6.2 Flood Damage Prevention which was seconded by Ty Cannon and carried 6-0.

Chad MacAvery made a motion to amend Chapter 9 Enforcement which was seconded by Susan Monette and carried 6-0.

Ty Cannon mad a motion to amend Chapter 10 Definitions which was seconded by Susan Monette and carried 6-0.

**SUBJECT: REPORT FROM TOWN PLANNER**

Mr. Edmondson discussed the Building Inspection Report for the months of Marc and April 2020. The next meeting of the Commissioners will June 9, 2020 and the Planning Board meeting will be June 22, 2020 Mr. Edmondson stated.

There being no other business a motion was made by Paul Schwartz and seconded by Chad MacAvery to dismiss the meeting, which carried unanimously 6-0.

Respectfully submitted by:

Josh Edmondson, Secretary  
Town of Emerald Isle Planning Board