

Town of Swansboro
Flood Management Appeal Board
Special Meeting
September 23, 2024

Call to Order

The meeting was called to order at 5:30pm. Board members in attendance were Jonathan McDaniel, Brent Lanier, and Junior Freeman. John Freshwater was absent.

Approval of Minutes

On a motion by Mr. McDaniel, seconded by Mr. Lanier, the minutes for the May 23, 2023, Special Meeting were unanimously approved.

Witnesses Sworn in

Planner Rebecca Brehmer, Chief Building Inspector Paul Ingram, and Melissa Anderson were sworn in by Deputy Clerk Cuadro.

New Business

Variance Request/119 Water Street

Planner Brehmer reviewed that in accordance with the Flood Damage Prevention Ordinance Section 152.405 Definitions; Substantial Improvement, Melissa Anderson 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 was approved by variance issued pursuant to Section 152.429. The home at 119 Water Street is zoned B-2HDO and is a contributing structure to the Historic District.

After the discovery of additional various issues, the project was larger than anticipated and exceeded 50% of the market value of the structure, making it a substantial improvement. The variance request was for the interior and exterior alterations and repairs, in order to make the dwelling safe and to code and to repair its historical details to continue its designation as a contributing structure. The request was consistent with the Flood Damage Prevention Ordinance.

The public hearing was opened at 5:35 pm.

Town Planner Brehmer 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 Dan Ward house located at 119 S. Water Street is in the Swansboro Downtown Historic District. It is designated as a Contributing residence of the Swansboro Historic District and is listed on the National Register of Historic Places. The variance proposed is to enable the owner to do exterior and interior repairs to make the dwelling safe and habitable and to repair the exterior in kind to its historical details. Besides replacing damaged wood there are no plans to change the exterior. 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 house will remain a primary residence.

See Exhibit A for historic documentation.

- Functionally dependent facilities if determined to meet the definition as stated in § 152.405, provided provisions of divisions (1)(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;

N/A

- Any other type of development, provided it meets the requirements stated in this section.

N/A

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;
We are replacing HVAC units and meter base in like kind. The hot water system and generator will be placed 15' above Base Flood Elevation as required. The propane tank will be buried and tied down per code.
- The danger to life and property due to flooding or erosion damage;
N/A - There is no danger to life and property due to flooding or erosion damage.
- The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
N/A - There is no effect of flood damage on the individual owner. See Exhibit B for elevation certificate.
- The importance of the services provided by the proposed facility to the community;
The Dan Moore house provides a one of a kind original contribution to the historic downtown Swansboro area. The house contributes visually to the community, as well as to the properties around it. All visible exterior work will be replaced in like kind.
- The necessity to the facility of a waterfront location as defined under § 152.405 as a functionally dependent facility, where applicable;
N/A

- The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
The value of the Dan Ward house is dependent on it remaining at its original location and remain as a Contributing residence on the National Registry.
- The compatibility of the proposed use with existing and anticipated development
N/A. The Dan Moore house will remain as a primary residence as it has since Circa 1912.
- The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
N/A. The Dan Moore house will remain as a primary residence as it has since Circa 1912.
- The safety of access to the property in times of flood for ordinary and emergency vehicles;
The safety of access to the Dan Moore house in time of flood will remain unchanged.
- 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 expected heights, velocity, duration, rate of rise, and sediment transport of floodwaters and effects of wave action will remain the same.
- 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. No changes in existing conditions.
- A variance may be issued for solid waste disposal facilities or sites, hazardous waste management facilities, salvage yards, and chemical storage facilities that are located in special flood hazard areas provided that all of the following conditions are met.
N/A

In response to inquiries from the board the following was clarified by Planner Brehmer and Chief Building Inspector Ingram:

- The Tax value of the structure was around \$140,000.
- Meter base was replaced in accordance with floodplain ordinance.
- Shutters were replaced in kind.
- There was no evidence of any water damage under the house.

The public hearing was closed at 5:45 pm

On a motion by Mr. McDaniel, seconded by Mr. Lanier, the Variance for 119 Front Street was unanimously approved as requested.

Chairman/Board Thoughts/Staff Comments

Mr. Freeman would like to hold a special meeting to approve meeting minutes.

Adjournment

On a motion by Mr. Lanier, seconded by Mr. McDaniel, the meeting adjourned at 5:52 pm.