



Floodplain Regulations Stakeholder Meeting
July 11, 2019
3:00 pm
Thomas G. Crowder Woodland Center

Members Present: Milton Carpenter, Jon Callahan, Scott Brookhart, Bob Mulder, Paul Kane (for Suzanne Harris), Betsy Pearce, Rick Rowe, Peter Raabe (for Heather Keefer), Matthew Starr Kathy Tambke (for Andy Clevenger)

Members Absent: Heather Keefer, Andy Clevenger, Suzanne Harris, Michael Birch and Andrew Blackburn

Observers: Holt Browning, Donna Browning, Holt Browning, William Service and Mark Senior

City Staff Present: Wayne Miles, Ben Brown, Jennipher Lubik, Ashley Rodgers, Lauren Witherspoon, Laura Johnson, and Dan McLawhorn Assistant City Attorney

Minutes

- Mr. Miles reviewed last meeting's presentation from Dr. Barbara Doll
- Discussed articles related to buy outs in Charlotte and Nashville, TN programs.
- Staff recommends that we continue existing exemptions, staff presented proposed language (see attached). Development in place at time of ordinance adoption will continue under the rules as they stand right now. New development would be under the new flood regulations
- Audience question -The language as written doesn't cover all existing development? Staff will adjust language to ensure all existing development is captured and will email new language out to group.
- A larger lot that requests to subdivide after the ordinance change will fall under the subdivision rules losing exemption.
- Audience question - If a house is built over 2 existing lots can the 1 house be demoed and two be built within the existing exemption rule will still cover under the exemption? Yes this ghost lot line situation will be covered.
- Mr. Miles addresses the audience that all things discussed must be finally approved by Raleigh City Council.
- Audience question - How does it effect if your lot is bigger? If recorded before May 2nd of 2006 it falls under the 50% rule.
- Mr. Brown reviews regulations in different towns to see what templates we may wish to adopt (see attached chart)
- Development can be categorized as any manmade change.

- Ms. Tambke asked about the 50% to 30% of the value of the home to perform any repairs/additions
- Mr. Carpenter stated that these rules could change at a federal level
- Mr. Brookhart asked about the city looking at watershed studies across the whole city. Mr. Brown replied that the city is performing a citywide master plan and it started last fall.
- Mr. Kane asked how home affordability is affected by removing property like this.
- Mr. Starr makes a recommendation to recognize the needs to have an affordable housing accounted for with this effort.
- Mr. Mulder if there were no regulations would the land be more expensive?
- Mr. Browning why do we want more restrictions? Mr. Miles reminds all that Council originally asked that the regulation be more stringent.
- Mr. Brown points out we have seen at least 6 separate hundred-year storm since 2016 after not having any between 2006-2016.
- Raleigh currently trying to fix our community City of Raleigh rating now listed at level 10 which influences citizen's flood insurance. Having a lower rating results in lower flood insurance premiums throughout the city.
- Mr. Carpenter discusses the cost difference for a lower rating in Mecklenburg which has reduced the floodplain.

SMAC Recommendations Discussion

Mr. Miles led a discussion going through the five recommendations approved by SMAC;

1. No new development in the floodway fringe
 - a. Mr. John Callahan what does development refer to? Staff stated for the existing ordinance it means no structure or fill of 50%.
 - b. Development could be defined as any man-made change.
 - c. Mr. Carpenter comments on using the FEMA definition of development
 - d. Mr. Brookhart states UDO shows prohibited uses in the floodway and group could use those
 - e. Staff will bring this back.
 - f. Group decided to continue the discussion on this recommendation with the proposed exemption language provided by staff.
2. Change current 50% Substantial Building Value restriction to 30% of the building value over 5 years
 - a. Mr. Mulder ask where the 30% came from? Staff stated this was decided upon by the commission to further restrict redevelopment of non-compliant structures
 - b. Ms. Pearce asked how many a year does Raleigh review? Wake County see's maybe one once a year. City staff confirmed they see a similar number.
 - c. Mr. Browning What is the amount of time now? 5 years is the current standard. For 50% building value.
 - d. Mr. Miles stated this could have an impact on any potential buy-out program since this could potentially make more older builders tougher to develop.
 - e. There is a federal Increased Cost of Compliance rule for repeat offenders for a history of flooding.
 - f. Group recommends to not change the current regulation, remain as is 50% improvement/repair over 5 years.
3. Use 2 vertical foot building restriction line for newly platted residential lots.
 - a. Mr. Callahan asked if the setback had to be platted on the map based on new maps. Staff stated it would be the current maps at time of platting.

- b. Mr. Miles ask if lots that are not in the Floodplain but are close, does the finish floor need to be 2 feet vertical? Mr. Brown stated this would be a building setback ot necessarily a finish floor requirement.
 - c. Group would like a map showing the impact of this change.
 - d. Group decided to continue discussion on this recommendation with the map staff will bring to the next meeting.
4. Maintain dry access to all habitable structures during the 100-year flood event for all new roadways.
 - a. Mr. Brookhart asks how many City of Raleigh maintain roads or DOT maintained roads would this effect? Staff stated that they can come back with that info
 - b. Mr. Rowe asks if we need to be 2 feet above the hundred year? Staff stated this would just be roadways would need to be elevated such that the 100 year storm elevation does not overtop the road surface.
 - c. Mr. Brown discusses Stormwater rescues and how this regulation could maintain dry access during large storms.
 - d. Mr. Browning ask about downed tree blocking access reflecting on EMS standards. Staff stated that a tree issue cannot be regulated against.
 - e. Mr. Miles states EMS is out 24hrs a day during a hurricane until wind thresholds are met.
 - f. Mr. Brookhart comments that elevated roadways would help with less street washouts.
 - g. Group decides to continue discussion on this item once staff brings back NCDOT information about how this would apply to their roads.
5. Require local detailed flood studies for all unstudied streams draining 25 acres or more.
 - a. Mr. Callahan discusses that soil maps in use are from the 70's and these are defining the streams where these studies would occur.
 - b. Audience clarification; making it 25 acres means more properties would need a flood study for any type of development.
 - c. Mr. Miles suggests we would bring back examples.
 - d. Drainage on the table for further discussion in next meeting.
 - e. Mr. Starr states currently under the stormwater ordinance if applicants want to exceed the impervious surface we do require a flood study analysis.
 - f. Group decides to continue discussion on this item once staff bring more information about the graphical difference between drainage areas.

Citizens Statements

Mr. Browning states that old plans for flood storage in Umstead Park and Lake Crabtree should be looked at again. Regulations are singling out a small group of people.

Next Meeting

August 22nd at 3pm in the Crowder Woodland Center

Meeting ended at 5:06