

**TOWN OF OCEAN ISLE BEACH
THREE WEST THIRD STREET
OCEAN ISLE BEACH, NC 28469**

**BOARD OF COMMISSIONERS
PUBLIC HEARING
June 14, 2016
MINUTES**

MEMBERS PRESENT:

Mayor Debbie Smith
Commissioner Betty Williamson
Commissioner Wayne Rowell
Mike Isenberg, Town Attorney
Justin Whiteside, Asst. Town Administrator

Mayor Pro Tem Dean Walters
Commissioner Bob Williams
Daisy Ivey, Town Administrator
Casey Reeves, Town Clerk

OTHERS PRESENT:

Approximately 20 Property Owners and Guests
Brian Slattery, Brunswick Beacon
Keith Duncan – RediRock Bulkhead Designs

HEARING CALLED TO ORDER

Mayor Smith called the hearing to order and stated the purpose of this hearing is to solicit public comment with regards to proposed modifications to the Town's Ordinance Section 42-22 of the Town Code of Ordinances regarding the types of material allowed for Bulkhead construction in Natural Canals on the island as follows:

Sec. 42-22. - Mandatory requirements for bulkheading of natural* (non-concrete) canals.

The intent of this section is to establish uniform standards for construction and maintenance of wooden bulkheads along the natural canals (~~Laurinburg Street, Monroe Street, Fairmont Street, Wilmington Street, and west of Concord Street~~). No construction, repair and/or maintenance shall be undertaken except in accordance with the following mandatory standards:

- (1) Any person performing construction, repair and/or maintenance activities for bulkheads along the natural canals shall obtain all necessary permits from the building inspections department prior to the commencement of work.
- (2) Construction, repair and/or maintenance activities shall be in accordance with the uniform engineered design standards as approved by the board of commissioners. Current design standards include:
 - a) Vinyl bulkheads with accompanying engineering for the specific lot to which the bulkhead will be installed.
 - b) Redi-Rock bulkheads in accordance with engineered design standards approved by the Town. All Redi-Rock bulkheads shall be limestone in color.

Delete Section 3 as written, and amend as follows:

(3) Existing wooden bulkheads shall be allowed to be repaired as long as the repair cost does not exceed 50% of the value of the bulkhead. Total replacement of wooden bulkheads or repairs exceeding 50% of the value of the bulkhead shall not be permitted unless the bulkheads are brought into compliance with the current designs standards of the Town.

(4) All owners of property bordering the natural canals (Laurinburg Street, Monroe Street, Fairmont Street, Wilmington Street, and west of Concord Street) without bulkheads shall make satisfactory improvements to the property to construct bulkheads in compliance with this section by November 1, 2000.

*For the purposes of this section, the natural canals shall consist of The Peninsula, Causeway Drive, Laurinburg Street, Monroe Street, Fairmont Street, Wilmington Street, the west side of Concord Street, Duneside Drive, Isle Plaza, Driftwood Street, and the east side of Asheville Street unless otherwise noted.

(Ord. of 8-8-2000(2), § 1)

OVERVIEW OF HEARING

Mayor Smith opened the floor for Public Comment:

Mike Allocco – Asheville Street – Mr. Allocco inquired on when permits were required for bulkhead repairs or replacements. Mr. Whiteside stated that a permit is required for any modification, repair, removal, or installation of a bulkhead. Mr. Allocco requested an explanation regarding why wood would no longer be an option for new bulkhead construction in the proposed amended ordinance. Commissioner Rowell stated that current EPA standards for treating lumber have compromised the longevity of wooden construction material when used in a marine environments and may cause them to deteriorate more quickly than other materials.

David Martin - 248 East First Street - Mr. Martin requested information on how the valuation of existing wooden bulkheads is determined. Mr. Whiteside stated that CAMA preforms an inspection of the bulkhead and determines valuation based on CAMA regulations and standards.

James Vieaux – 21 Fairmont Street – Mr. Vieaux stated that his current bulkhead was predominately vinyl with wooden elements and inquired if these types of bulkheads would be exempt from the amended portion of the ordinance. Mayor Pro Tem Walters replied that Mr. Vieaux's bulkhead would be classified as a vinyl bulkhead and noted that vinyl bulkheads were selected as one of the two remaining options for new bulkhead construction due to their ability to stand up to the harsh conditions of a marine environment.

Unidentified Speaker – Speaker remarked that he supports the proposed changes to the ordinance and thanked the Board for creating a set of standards that will potentially protect home owners from leakage from adjoining properties with older wooden bulkheads.

Being no further comment was heard, Mayor Smith declared the hearing closed.

DATED: July 12, 2016

(SEAL)

SIGNED: Debbie S. Smith
Debbie S. Smith, Mayor

ATTEST: Casey Reeves
Casey Reeves, Town Clerk