



RESOLUTION IN OPPOSITION TO THE INLET HAZARD AREA (IHA) PROPOSAL BY THE NC COASTAL RESOURCES COMMISSION

LET IT BE KNOWN THAT:

WHEREAS, the Coastal Resources Commission (CRC) has proposed updated boundaries and rules related to the Inlet Hazard Area (IHA) on Holden Beach, North Carolina; and

WHEREAS, property owners in Holden Beach, North Carolina, would be negatively impacted by these proposed changes; and

WHEREAS, the economic and environmental health of the entire island would be negatively impacted by the new IHA restrictions, thus jeopardizing property values, the tax base, and island businesses; and

WHEREAS, the west end of Holden Beach has been accreting for the last fifty years, and this growth was not accounted for in the new IHA designation; and

WHEREAS, the new IHA will restrict the stated purpose of protecting life and property, since should it ever be necessary, nourishment of Holden Beach's western-most two-and-a-half miles would be ruled out under the proposed new IHA regulations, restricting property owners' ability to protect their properties; and

WHEREAS, being in the proposed IHA would stigmatize properties as "high risk," negatively impacting existing home sales and new construction; and

WHEREAS, Public Notice was inadequate and the timing of Public Hearing sessions close to the holidays impacted property owners' ability to comment on the proposed changes; and

WHEREAS, the notice of the Public Hearings on the proposed changes is still not on the North Carolina Department of Environmental Quality's website listing for Public Notices and Hearings; and

WHEREAS, the Fiscal Analysis prepared by the CRC was inadequate and contained numerous material errors which impacted the public's ability to accurately comment and the State of North Carolina's ability to accurately assess the impact of these proposed changes; and

WHEREAS, the Inlet Hazard Area Method (IHAM) does not account for accreting beaches, but rather penalizes these beaches for natural accretion and/or nourishment of areas not in the proposed IHA; and

WHEREAS, the Science Panel of the CRC was charged with consulting with local experts but the Town of Holden Beach's shoreline engineer was never contacted; and

WHEREAS, the Scope of Work approved by the CRC for the Science Panel in July 2016 did not contain a directive to develop new construction rules and standards yet those are part of the recommended changes; and

WHEREAS, the proposed changes to IHAs were not evenly applied to all developed inlets in North Carolina and have a dramatically greater impact on Holden Beach than any other inlet in the state, including inlets that were specifically noted in the CRC analysis; and

WHEREAS, the result of the changes will be to direct building away from one of the safest parts of our island, which is opposite the purpose of IHAs; and

WHEREAS, the timeframe for approving these changes in February 2020 and implementing them a few months later appears to be unduly rushed with no apparent benefits resulting from these quick actions; and

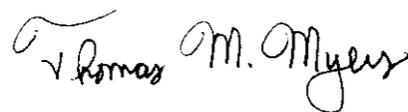
WHEREAS, The Holden Beach Property Owners Association (HBPOA) finds these new restrictions to be overly confusing and complicated with the impacts not clearly defined nor communicated in a timely way; and

WHEREAS, The HBPOA would like further education and discussion regarding the CRC's proposed boundaries and rules (e.g., proposed new Inlet Hazard Area setback rules, property size restrictions, and impacts on property owners' ability to develop their properties).

THEREFORE, BE IT RESOLVED, the Holden Beach Property Owners Association is opposed to the IHA changes and respectfully requests that the NC CRC reconsider the proposed IHA changes for Holden Beach.

BE IT FURTHER RESOLVED, the Holden Beach Property Owners Association respectfully requests a six-month extension of the comment period for the NC CRC IHA regulations, thus allowing us to perform educational sessions with experts to further inform and communicate with impacted property owners.

This the 10th day of January, 2020.



Thomas M. Myers, HBPOA President