

**Town of Bethany Beach  
Planning Commission  
Regular Meeting**

**Saturday, May 16, 2015  
Town Meeting Room  
09:00 A.M.**

**I. Opening of Meeting**

- A. Roll Call
- B. Pledge of Allegiance
- C. Approval of the Agenda
- D. Discussion/Approval of the Planning Commission Minutes of March 21, 2015
- E. Announcements/Comments /Updates
  - 1. Non-Residential Design Review Committee Update (Killmer/Morris)
  - 2. Comments/Updates Regarding the May Town Council Meeting (Killmer)
  - 3. Comments, Q&A and Discussion for Planning Commissioner Members (All)

**II. Public Comment/Questions for the Planning Commission**

**III. Old Business:**

- A. Final Attempt To Obtain Public Comment Regarding The Proposed New Ordinance Regulating Residential Bulk Density.**

**IV. New Business:**

**A. Proposal To Remove Section §454-4(E) From The Town's Code.**

Section 453-4 (E) – Where field surveyed topography indicates that ground elevations are below the closest applicable base flood elevation, even in areas not delineated as a special flood hazard area on a flood hazard map, the area shall be considered as special flood hazard area.

If not removed this would mean that properties in non-flood hazard areas would have to be considered the same as those in adjacent Special Flood Hazard Areas (SFHA). This would mean that nearly all of Bethany Beach is in a SHFA.

**B. Update Section §454-21(D) of the Town Code**

All new construction of buildings and structures and substantial improvements to existing buildings and structures, that are to be located in SFHA shall meet the following requirements:

- (D) Electrical systems, equipment and components, and heating, ventilating, air conditioning and plumbing appliances, plumbing fixtures, duct systems and other service located at or above the elevation of the lowest floor.

This means that the bottom of any ductwork shall be at base flood elevation plus eighteen (18) inches. This must be included in the ordinance in order to receive FEMA credit for freeboard.

**C. Update Section §453-24 (B) of the Town Code That Eliminates Freeboard Requirements For Gas Or Liquid Storage Tanks.**

Above ground tanks in SHFA shall be elevated and anchored to or above the base flood elevation ~~plus 18"~~ or shall be anchored at-grade and designed and constructed to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the base flood.

**D. Update Section §453-28 Accessory Structures To More Clearly Define When Accessory Structures Must Comply To The Updated Flood Damage Prevention Ordinance.**

Exempt all of the requirements listed under §453-28 (A-G) for accessory structures that are two hundred (200) square feet or less.

**E. Update Section §425-16D (2-3) of the Town's Zoning Code to Permit Fences In Residential Zoning Districts to Have a New Maximum Height of Four (4) Feet Six (6) Inches From the Previous Maximum Height of Four (4) Feet.**

(2) Fences bordering side lot line. No fence or portion of a fence bordering or parallel to a side lot line shall exceed **four (4) feet six (6) inches** in height, and any portion of a fence bordering a side lot line which is within two feet of a front lot line shall be graded to match the height of any fence bordering the front lot line.

(3) Fences bordering the rear lot line. No fence or portion of a fence bordering or parallel to a rear lot line shall exceed **four (4) feet six (6) inches** in height.

**V. Summarize Action Items**

**VI. Adjourn**

THE AGENDA ITEMS LISTED MAY NOT BE CONSIDERED IN SEQUENCE. THIS AGENDA IS SUBJECT TO THE DELETION OF ITEMS AS AUTHORIZED BY THE PLANNING COMMISSIONERS AT THE TIME OF THE MEETING.

Posted: 05/08/2015