



**COUNTY OF DARE**  
PO Box 1000, MANTEO, NC 27954

**DARE COUNTY BOARD OF COMMISSIONERS**

Dare County Administration Building  
954 Marshall C. Collins Dr., Manteo, NC

**Monday, September 21, 2020, 5:00 p.m.**

**“HOW WILL THESE DECISIONS IMPACT OUR CHILDREN AND FAMILIES?”**

**AGENDA**

- 5:00 PM      CONVENE, PRAYER, PLEDGE OF ALLEGIANCE**
- ITEM 1**      Opening Remarks - Chairman's Update
- ITEM 2**      Public Comments
- ITEM 3**      Certificate of Achievement for Excellence in Financial Reporting
- ITEM 4**      Resolution Opposing Offshore Drilling and Seismic Testing
- ITEM 5**      Dare County Department of Health and Human Services - A Proclamation  
“Suicide Prevention Awareness Month”
- ITEM 6**      Update to County Travel Policy
- ITEM 7**      Change to NC C-19 Relief Fund Plan and Amendment to Grant Project Ordinance
- ITEM 8**      Request to sell - 48944 NC Hwy. 12 - Parcel 026511000 - Buxton Harbor
- ITEM 9**      **Consent Agenda**
9. (1) Approval of Minutes
9. (2) 2020 Update - Dare County Repetitive Loss Area Analysis
9. (3) Tax Collector's Report
9. (4) Reimbursement Resolution for Series 2020B LOBs for Manteo High School Roof  
                 Project
- ITEM 10**     **Board Appointments**
10. (1) Health and Human Services Board
- ITEM 11**     Commissioners' Business & Manager's/Attorney's Business

***ADJOURN until 9:00 A.M. on OCTOBER 5, 2020***



*Opening Remarks - Chairman's Update*

**Description**

Dare County Chairman Robert Woodard will make opening remarks.

**Board Action Requested**

Informational Presentation

**Item Presenter**

Chairman Robert Woodard, Sr.



*Public Comments*

**Description**

The Board of Commissioners encourages citizen participation and provides time on the agenda at every regularly scheduled meeting for Public Comments.

Covid-19 changes:

Public comment may be presented to the Board by sending an email during the meeting to [dbcoc@darenc.com](mailto:dbcoc@darenc.com)

**Board Action Requested**

Receive Public Comments

**Item Presenter**

Robert Outten, County Manager



*Certificate of Achievement for Excellence in Financial Reporting*

**Description**

Dare County has received the Certificate of Excellence in Financial Reporting for its comprehensive annual financial report (CAFR) by the Government Finance Officers Association of the United States and Canada. This is the 29th consecutive year that Dare County has received this prestigious award. Finance Director, David Clawson will accept the plaque on behalf of the County. Sally DeFosse, Dare County Assistant Finance Director, will accept the Award of Financial Reporting Achievement, as the person primarily responsible for preparing the award-winning CAFR. These awards will not have presentation before the Board due to social distancing concerns.

**Board Action Requested**

None

**Item Presenter**

Bob Woodard, Sr., Chairman



**Government Finance Officers Association**  
203 North LaSalle Street, Suite 2700  
Chicago, Illinois 60601-1210  
312.977.9700 fax: 312.977.4806

8/25/2020

Dorothy Hester  
Public Relations Director  
County of Dare, North Carolina

Dear Ms. Hester:

We are pleased to notify you that your comprehensive annual financial report (CAFR) for the fiscal year ended June 30, 2019 qualifies for GFOA's Certificate of Achievement for Excellence in Financial Reporting. The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

When a Certificate of Achievement is awarded to a government, an Award of Financial Reporting Achievement (AFRA) is also presented to the individual(s) or department designated by the government as primarily responsible for its having earned the Certificate. This award has been sent to the submitter as designated on the application.

We hope that you will arrange for a formal presentation of the Certificate and Award of Financial Reporting Achievement, and give appropriate publicity to this notable achievement. A sample news release is included to assist with this effort.

We hope that your example will encourage other government officials in their efforts to achieve and maintain an appropriate standard of excellence in financial reporting.

Sincerely,

A handwritten signature in black ink that reads "Michele Mark Levine". The signature is written in a cursive, flowing style.

Michele Mark Levine  
Director, Technical Services



**The Government Finance Officers Association of  
the United States and Canada**

*presents this*

## **AWARD OF FINANCIAL REPORTING ACHIEVEMENT**

*to*

**Sally O. Defosse**  
Assistant Finance Director  
County of Dare, North Carolina



*The award of Financial Reporting Achievement is presented by the Government Finance Officers Association to the department or individual designated as instrumental in the government unit achieving a Certificate of Achievement for Excellence in Financial Reporting. A Certificate of Achievement is presented to those government units whose annual financial reports are judged to adhere to program standards and represents the highest award in government financial reporting.*

Executive Director

*Christopher P. Morrill*

Date: 8/25/2020



*Resolution Opposing Offshore Drilling and Seismic Testing*

**Description**

At the request of Chairman Woodard, the Board of Commissioners will consider an updated resolution reaffirming the Board's continued opposition to offshore drilling and seismic testing.

**Board Action Requested**

Approve the Resolution

**Item Presenter**

Chairman Robert Woodard, Sr.



**RESOLUTION REAFFIRMING THE DARE COUNTY BOARD OF COMMISSIONERS’  
CONTINUED OPPOSITION TO OFFSHORE DRILLING AND SEISMIC TESTING**

**WHEREAS**, Dare County, on the Outer Banks of North Carolina, with more than 110 miles of oceanfront, is a seaside community whose economic engine is driven by the millions of people who visit each year to enjoy the unspoiled waters off our North Carolina coastline; and

**WHEREAS**, because it is economically essential to safeguard our coastal waters for future generations, the Dare County Board of Commissioners has repeatedly declared its devoted objection to offshore drilling for gas or oil, including exploratory drilling and seismic testing, as expressed in resolutions dated April 1, 2019, February 5, 2018, April 6, 2015, December 5, 2005, May 19, 2003, and February 2, 1998; and

**WHEREAS**, the Dare County Board of Commissioners continues to oppose offshore drilling and testing because it has not been proven that either can safely be done without risking catastrophic and irrevocable harm to our coastline, our natural resources, our properties, our businesses, and our quality of life; and

**WHEREAS**, the potential damage to North Carolina’s beaches and coastline, along with the latent effects on commercial fishing, from offshore drilling and testing would needlessly put our tourism-based economy at risk and threaten the livelihood of our commercial fisherman; and

**WHEREAS**, it is essential for local and state officials throughout North Carolina and its neighboring states join the Dare County Board of Commissioners in taking a unified stand in the opposition to offshore drilling and seismic testing, which threatens the coastal environment and economies of all adjacent areas.

**WHEREAS**, on September 8, 2020, President Donald J. Trump signed a presidential order extending the moratorium on offshore drilling on Florida’s Gulf and Atlantic coasts, as well as those of Georgia and South Carolina, which prohibits drilling from July 1, 2022 to June 30, 2032, and for the reasons above should add North Carolina to the moratorium.

**NOW, THEREFORE, BE IT RESOLVED**, that the Dare County Board of Commissioners hereby reaffirms its ongoing opposition to offshore drilling, including exploratory drilling and seismic testing, and urges President Donald J. Trump to extend the moratorium, recently eliminating South Carolina, Georgia and Florida from the threat of offshore drilling and seismic testing, to include the State and coastline of North Carolina through June 30, 2032; and

**AND FURTHER, BE IT RESOLVED**, that North Carolina, our neighboring states, and all federal agencies take no action that would put our State and coastline at risk.

This the 21<sup>st</sup> day of September, 2020.

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Robert Woodard, Sr., Chairman

Attest:

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Cheryl C. Anby, Clerk to the Board



*Dare County Department of Health and Human Services  
A Proclamation  
Suicide Prevention Awareness Month*

**Description**

The Dare County Department of Health and Human Services in its effort to promote awareness understanding and reduce the stigma associated with suicide, respectfully asks that the Dare County Board of Commissioners proclaim September 2020 as Suicide Prevention Awareness Month.

**Board Action Requested**

Proclaim September 2020 as Suicide Prevention Awareness Month.

**Item Presenter**

N/A



**A PROCLAMATION  
DECLARING SEPTEMBER 2020 AS SUICIDE PREVENTION AWARENESS MONTH**

**WHEREAS**, suicide is a huge but largely preventable public health issue and is the tenth leading cause of death in the United States; and

**WHEREAS**, the number of deaths by suicide continues to grow in our country, our state, and in Dare County; and

**WHEREAS**, the 2019 Community Health Needs Assessment identified suicide as the eighth leading cause of death amongst residents in Dare County and the second leading cause of death in the age group 20-39 years of age; and

**WHEREAS**, for every suicide death there are numerous family and friends whose lives are devastated emotionally, socially and economically by said death; and

**WHEREAS**, a lack of awareness, understanding, and stigma is prevalent globally, in our nation and within our community; and

**WHEREAS**, the Dare County Department of Health and Human Services is committed in its effort to promote awareness understanding and reduce the stigma associated with suicide.

**NOW, THEREFORE**, the Board of Commissioners of Dare County hereby adopts this proclamation in support of Dare County Department of Health and Human Services in its quest to promote suicide awareness and prevention; and

**BE IT FURTHER PROCLAIMED** that the Board of Commissioners of Dare County does hereby proclaim September 2020 "**SUICIDE PREVENTION AWARENESS MONTH**" in Dare County and urges its citizens and interested groups to promote awareness of this debilitating public health issue and reach out to someone with kind words of inspiration that may save a life.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the County of Dare to be affixed this 21<sup>st</sup> day of September, 2020.

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Robert Woodard, Sr., Chairman

Attest:

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Cheryl C. Anby, Clerk to the Board



*Update to County Travel Policy*

**Description**

Please see attached Item Summary

**Board Action Requested**

Adopt policy update

**Item Presenter**

David Clawson, Finance Director

## **Item Summary: Travel Policy Update**

The County's Travel Policy was last updated in 2014. Since that time the travel industry has seen changes such as different fare types, refundable versus nonrefundable fares, and checked bag costs. There are also items that the existing policy did not address such as cancellations, an additional night stay if total costs are lower, and hotel provided breakfast.

Recommended changes are per Finance staff and from research of other travel policies. Changes have been reviewed and approved by the Finance Director, the Human Resources Director, and the County Manager.

Deletions are shown in RED and additions are shown in BLUE.

*Significant changes by policy section are:*

2.2.3 Clarifies the point of departure for a mileage claim and that the policy applies to all appointed boards and committees.

2.2.3 Creates consistency among boards and committees by eliminating paid travel from home to a board or committee meeting as of 1/1/2021. Of the 27 County administered boards & committees listed on the website, this eliminates the payment for the Planning Board and the Game & Wildlife Commission.

3.1.1.a The County pays for non-refundable coach class airfare. Any upgrades must be paid by the traveler.

3.1.1.c A different class of fare could be approved under extraordinary circumstances.

3.1.1.d The number of checked bags that the County pays for depends upon the length of the trip.

3.1.1.e The County pays for the costs of cancellations if cancelled for the convenience of the County or under circumstances beyond the control of the employee.

3.1.1.f The cost of an additional night of travel is allowed if it results in a lower total cost of the trip.

3.1.1.g The traveler may keep the compensation for a voluntary "bump" of an airline flight. If the "bump" results in additional costs the traveler must pay those costs. If the "bump" results in a duty hour delay, the employee must take annual leave.

3.2.5 Tolls are reimbursable and driving a County vehicle through an electronic (picture) toll system is allowed.

4.1.1 If lodging rates are determined to be unreasonable in the circumstances, the reimbursement will be at the area GSA rate.

4.2.4 No reimbursement will be made for breakfast provided by a hotel unless there are dietary restrictions.

## TRAVEL POLICY

### 1.0 PURPOSE

The purpose of this policy is to establish procedures for the approval of travel by County employees and elected and appointed officials for the purpose of conducting County business, the reimbursement of the cost of approved ordinary and necessary travel expenses, and meeting “accountable plan” requirements of the Internal Revenue Service.

The County is committed to managing travel costs while providing a reasonable balance between the needs of the County and the needs of the traveler. The policy of the County is to reimburse the employee/official traveling on authorized County business for all legitimate expenses incurred. The Department Head or his/her designee is responsible for monitoring the need for the travel, the availability of budgeted funds, and ensuring that the cost of travel to the County is reasonable.

### 2.0 APPLICABILITY OF POLICY, DEFINITIONS AND GUIDELINES

#### 2.1 **Applicability of travel policy**

2.1.1 All employees and officials of the County are subject to this policy.

#### 2.2 **Definitions**

2.2.1 *Approving party* - individual authorized by this policy to approve or disapprove cash advances and travel reimbursements.

2.2.2 *Requesting party* - County employee or official who will be reimbursed for travel cost incurred while conducting County business.

2.2.3 *Travel* - travel between the normal job location and another location to conduct County business. ~~;~~ This applies to all For elected officials other than the Sheriff and the Register of Deeds, and to for members of boards, advisory boards, and committees appointed by the Board of Commissioners, travel between their home or place of work and another location to conduct County business. Effective 1/1/2021, for members of boards, advisory boards, and committees appointed by the Board of Commissioners, Travel does not include a commute to attend a board or committee meeting.

If the point of departure is closer to the destination than the normal job location, then travel is from the point of departure. Example: If the normal job location is Manteo; the destination is Raleigh; and the point of departure is from home in Manns Harbor; then travel is claimed from Manns Harbor to Raleigh.

- 2.2.4 *Travel Advance Form* - form (attachment #1) used to request a cash advance for travel away from home per 2.2.8.
- 2.2.5 *Travel Form* - form (attachment #2) used to request reimbursement of monthly travel expenses.
- 2.2.6 *Transportation cost*- cost incurred for travel by automobile, taxi, rental cars, bus, train or plane. It includes tolls, parking fees, and ~~tips for handling of~~ baggage charges.
- 2.2.7 *Subsistence cost* - cost incurred during travel for meals and incidental expenses, including tips and lodging. In order to claim subsistence the requesting party must travel away from home.
- 2.2.8 *Travel Away From Home* - Travel away from home is when the requesting party's duties require them to be away from home substantially longer than an ordinary day's work and they need to sleep or rest to meet the demands of work while away from home. (Definition per IRS Publication 463 or its successor.)

## 2.3 Guidelines

- 2.3.1 *Travel approval*.
  - a. For all travel, other than travel by a Department ~~Director~~Head, the County Manager and elected County officials, the Department ~~Director~~Head is approving party.
  - b. For travel by Department ~~Director~~Heads, the County Attorney and the Clerk to the Board of Commissioners, the County Manager is the approving party.
  - c. Travel expenses of the County Manager and Board members will be reviewed by the Finance Officer. Any questionable charges will be submitted to the County Manager ~~or~~ Chairman for disposition.
  - d. Use of County vehicles (pool vehicles) is encouraged. A reservation for use of a pool vehicle must be made with the Human Resources~~Public Works~~ Department. (See section 3.2.2)
  - e. The only costs authorized to be reimbursable to a Board member elect, Sheriff elect, or Register of Deeds elect, are the costs of registration, attendance, subsistence, and travel to and from the School for New County Commissioners or those costs associated with any activity that is specifically authorized by the current Chairman.

- f. Any travel by an employee outside of the continental United States must be approved prior to the making of any reservations and the payment of any registrations, travel advances or travel costs. The County Manager must be approved by the Chairman of the Board of County Commissioners. All other employees must be approved by the County Manager. The approval is to be submitted with the Travel Form.

2.3.2 *Arrangements, accommodations, & travel advances.*

- a. All travel costs will be paid directly by the requesting party, and will not be billed to the County, ~~except those persons authorized to use corporate credit cards and purchasing cards, and~~ except those who received travel advances pursuant to Paragraph 2.3.2e and per the following section. ~~Those positions currently authorized for corporate credit card use are the Board of Commissioners, the County Manager, the County Attorney, the Finance Director, and the Public Relations Officer.~~
- b. The following positions are approved to use County purchasing cards for hotel ~~costs~~ and air fare costs for themselves when traveling, based upon frequency of travel: Board of Commissioners, the County Manager, the County Attorney, the Finance Director, the Public Relations Officer, the Human Services Director, the Health Director, the Planning Director, the Social Services Director, the Sheriff, and the Public Utilities Director.
- c. ~~All~~ any unusual travel arrangements ~~must~~ should be approved by the approving party per section 2.3.1.
- d. The requesting party is encouraged to travel with other employees and officials of the County and representatives of other government units when possible to minimize costs.
- e. Travel advances will be issued only with the approval of a Department ~~Director~~ Head or the County Manager. Advances will be requested on the Travel Advance Form which will be submitted to the Finance Department no later than 5 working days prior to the date the funds for the travel advance are needed. The travel advance may not exceed the estimated travel cost. After travel occurs, all travel advances must be reconciled with actual costs by submitting the Travel Form. If actual costs were less than the amount of the travel advance, the difference is to be returned to the County with the Travel Form. Any excess travel advances that are not returned to the County will be deducted from subsequent employee pay and ~~may~~ shall subject the employee to ~~further~~ discipline procedures. (See section 5.1.2)

**3.0 TRANSPORTATION**

**3.1 Reimbursable costs**

3.1.1

a. All ~~necessary~~ bus, train, and air transportation will be obtained at non-refundable coach class fare~~the most economical rate available~~. Reimbursements will be made for actual costs incurred and will be ~~and~~ supported by a receipt. The cost of travel to and from the normal job location of the requesting party and the point of departure/arrival is a reimbursable cost. This may include the costs of taxi service and parking fees. Preferred or premium seat assignment fees are not reimbursable.

b. Where travel includes both business and personal travel, only the county business portions shall be reimbursable. Where possible the county business portion of the travel expense should be documented with ~~a~~ separate receipts that does not include the personal travel expense. Where the receipt for travel that includes both personal and business travel is a lump sum receipt and the personal travel cannot be distinguished ~~from the receipt~~, other documentation satisfactory to the Finance Director shall be submitted for the County business portion of the travel. Such other documentation submitted for airline tickets or other modes of travel shall be obtained contemporaneous to the booking of the travel, with the same airline or carrier, for the same date, place and substantially same time of departure. Other documentation should consist of quotes from a recognized travel website (~~Travelocity, Expedia, etc.~~), the airline, or a travel agent, indicating the cost of a ticket from the departing airport to the destination for the business portion of the travel ~~and that amount is reimbursable~~.

c. Travel by other than coach class can be used only in extraordinary circumstances and with prior approval of the Department Director or authorizing party. An employee may upgrade to other than coach class at their personal expense, including through redemption of frequent flyer benefits.

d. An employee traveling by air will be reimbursed for the cost of 1 checked bag for overnight stays of 3 nights or less, and for the cost of 2 checked bags for overnight stays of greater than 3 nights. Costs for overweight bags are not reimbursable. The costs of checking additional bags solely for County owned equipment or supplies is reimbursable.

e. Penalties and charges resulting from the cancellation of airline reservations (or other travel reservations) shall be the County's obligation if the employee's travel has been approved in advance and the cancellation or change is made at the direction of and for the convenience of the County. If the cancellation or change is made for the personal benefit of the employee, it shall be the employee's obligation to pay the penalties and charges. However, in the event of an accident, serious illness or death within the employee's immediate family, or other critical

circumstances beyond the control of the employee, the County will pay the penalties and charges.

f.-When traveling by common carrier to conduct official County business, employees traveling to their destination earlier than necessary and/or delaying their return to avail the County of reduced transportation rates may be reimbursed subsistence for additional travel days if, in the opinion of the Department Director, the amount saved due to the early and/or delayed travel is greater than the additional amount expended.

g. An employee may keep compensation an airline provides for voluntarily vacating their seat on a scheduled airline flight when the airline asks for volunteers, if voluntarily vacating the seat will not interfere with performing the employee's official duties, and if additional travel expenses, incurred as a result of vacating the seat are borne by the employee and are not reimbursed. If volunteering delays the employee's travel during duty hours, the employee must use leave for the additional hours.

### **3.2 Vehicles**

- 3.2.1 *Personal automobile* - A requesting party may use his/her personal automobile for travel and be reimbursed at the current mileage reimbursement rate. The current mileage reimbursement rate is the Internal Revenue Service 'standard mileage rate' currently in effect. Requesting parties using their own vehicle for County business are responsible for maintaining their own automobile liability insurance which will provide primary coverage. The County's automobile liability insurance is secondary to the owner's and no automobile physical damage coverage is provided by the County's policy. The use of County 'pool' vehicles is encouraged. (See section 3.2.2)
- 3.2.2 *Unit vehicles* - County pool vehicles may be used for any authorized travel and when used are considered to be a working condition fringe benefit. The requesting party must obey all laws of the jurisdiction in which the vehicle is being operated. The vehicle will be used for the purpose of conducting County business only and in such case the County's vehicle liability and physical damage insurance coverage is primary. A de minimis amount of personal use, such as driving the vehicle to and from meals, will be allowed. Non-county employees may accompany County employees if they have a business interest in the travel. Spouses and children of County employees may accompany them in County-owned vehicles if space is available and the trip is strictly for official County business.
- 3.2.3 *Rental vehicles* - A rental vehicle will be used when it is determined that no other mode of transportation is as economical or practical. Receipts must be submitted with travel reimbursement requests. County vehicle collision and liability

coverage covers rental vehicles. Insurance coverage offered by the rental company should be declined. The employee shall contact the Risk Manager to obtain automobile insurance policy information **prior to** travel.

- 3.2.4 *Gasoline reimbursement*- The cost of gasoline in a personal vehicle is not a reimbursable expense and shall not be charged on a County ~~credit card,~~ purchasing ~~card,~~ ~~card,~~ or fleet gasoline card. The cost of gasoline when traveling in a County vehicle is to be reimbursable and may be charged on ~~the~~ a County ~~credit card or~~ fleet gasoline card for that vehicle. The only reimbursement for vehicle expenses for County travel in a personal vehicle shall be the mileage reimbursement as provided in Paragraph 3.2.1.

3.2.5 Tolls- When in travel status in a personal vehicle, tolls are to be paid by the requesting party and are reimbursable. The cost of tolls when travelling in a County vehicle may be charged to the County via electronic toll collection (picture of vehicle tag) or charged to an existing County account if available.

### 3.3 Local Transportation

- 3.3.1 Local transportation costs incurred for County business related purposes while on out-of-town business will be reimbursed either at the standard mileage rate (personal vehicle) or for actual costs (taxi, etc.). Receipts are to be obtained and submitted with travel reimbursement requests.

## 4.0 SUBSISTENCE

### 4.1 Lodging

- 4.1.1 Lodging cost will be reimbursed at the actual amount incurred. Receipts for lodging costs must be submitted with travel reimbursement requests. The reimbursable lodging rate is limited to the available single room rate when an employee or official is traveling with his/her spouse and children. Lodging costs should be reasonably priced in relation to the area using the GSA rate below as a guide.. If the Finance Director determines that the lodging rate is unreasonable, reimbursement will be made at the US GSA Lodging Rate (link in 4.2.1) for the primary destination. The individual should take advantage of any convention or negotiated rates. If an activity is being held at a hotel, the individual may select that hotel for lodging.

### 4.2 Meals

- 4.2.1 A meal and incidental expense per diem allowance will be used for each day of travel away from home per (section 2.2.8). The meal and incidental expense per diem allowance is the amount published by the U.S. General Services

Administration on the GSA website ([www.gsa.gov/perdiemrates](http://www.gsa.gov/perdiemrates)) for the area of the overnight stay (Section 2.2.8).

4.2.2 During travel away from home a Board member, the County Manager or a Department ~~Director~~Head may, for a business purpose, pay the expense of a meal for him or herself and for another employee, Department ~~Director~~Head or Board member or for a business associate. The actual cost of such a meal will be reimbursed to the requesting party through the Travel Form with the attachment of an itemized receipt and the approval required by section 2.3.1. The receipt shall include a statement indicating the purpose of the meal and the names of those whose meal costs are reflected on the receipt.

4.2.3 The meal and incidental expense per diem allowance for the first and last day of *travel away from home* is 75% of the per diem amount per Section 4.2.1 above.

For travel with no overnight stay, to be eligible for meal and incidental expense per diem allowance, at 75% of the allowance per Section 4.2.1, individuals must either depart prior to 6:30 a.m. and extend the normal workday by at least two hours or, return after 7:00 p.m. and extend the normal workday by at least two hours. The allowance paid per this paragraph ~~is~~will be a taxable fringe benefit to the employee and will be marked as “DT” (day trip) in the Meal Type column of the Travel Form.

4.2.4 Where the cost of a meal is paid by another person, or is provided at a conference or event at no cost or as a part of the registration fee, no reimbursement or per diem shall be paid for such meals ~~and such meals shall not be charged on a County credit card.~~ Where the cost of breakfast is included with a hotel stay, no reimbursement or per diem shall be paid for the meal, unless taken elsewhere due to dietary restrictions. The amount deducted from the allowed per diem amount for the day is the amount shown for that meal on the GSA website “Meals and Incidental Expenses Breakdown” ([www.gsa.gov/portal/content/101518](http://www.gsa.gov/portal/content/101518)). Where meals are provided at a convention or event at an additional cost, the employee or official may elect to either include the cost for the convention or activity meal in their reimbursement request or to forgo such meal and eat meals in compliance with the Dare County Travel Policy.

### 4.3 Other Costs

4.3.1 A receipt supported registration fee for a convention or conference for County business will be reimbursed. Employees and officials are encouraged to pay such fees through Accounts Payable in the Finance Department.

4.3.2 Side trips or excursions offered as a part of a conference, convention, meeting or activity, at a cost additional to the convention fee, are a reimbursable travel expense if they are for a County business related purpose. Golf outings, sporting events, and other such leisure type activities shall not be reimbursable. Side trips

or excursions which are not offered as a part of a convention, meeting or activity, but are taken while attending such convention, activity or meeting and which are for County business purposes, are reimbursable expenses. All receipts or requests for reimbursement for County business related side trips or excursions shall include a statement setting forth the business purpose of the trip or excursion.

4.3.3 The monthly travel stipend received by Board members is ~~to be used~~ for in-county vehicle travel expenses for County business purposes in lieu of submitting monthly mileage reimbursement requests. The monthly travel stipend is also ~~for to be used to pay~~ the cost of in-county meals for County business purposes. The costs of meals at an event sponsored by Dare County, an event or meeting in the county to which a Board member has been invited to attend, and meals associated with the visit of dignitaries are reimbursable as provided in this Travel Policy are not a part of the stipend. Meals or snacks provided as part of monthly Board of Commissioners meetings are not a part of the travel stipend and when such meals or snacks are provided they are for the County's convenience and are County expenses.

## 5.0 REIMBURSEMENT PROCEDURES

### 5.1 Submitting expense reports

- 5.1.1 A requesting party will complete a travel reimbursement request (Travel Form - attachment #2) and attach itemized receipts for expenses. A Travel Form will be prepared for each month and will be fully completed, including the description column noting locations traveled from and to, and the purpose. Travel Forms must be submitted monthly to the Finance Department by the fifth working day after the month of travel unless otherwise permitted by the County Manager or Finance Director
- 5.1.2 The amount of any outstanding travel advance will be deducted from reimbursable costs. Travel advance amounts greater than actual reimbursable expenses must be reimbursed to the Finance Department with the submission of the reconciling Travel Form. If not reimbursed to the Finance Department within 60 days of the date of incurrence of the related expense, the amount of the travel advance greater than actual reimbursable expenses will be treated as paid under a 'non accountable plan' and will be reported a a taxable fringe benefit~~included as income on~~ to the requesting party's ~~annual W-2~~.
- 5.1.3 The Human Resources Department will include in its procedures for final employee pay, per section D-6 4.3 of the Dare County Personnel Ordinance, verification that any and all travel advances have been properly reconciled by the terminating employee.

### 5.2 Approval and processing of reimbursement requests

- 5.2.1 Travel reimbursement requests will be submitted to the appropriate party (per section 2.3.1) for approval. After approval, the travel form should be forwarded to the Finance Department.
- 5.2.2 The Finance Director or his/her designee will determine that the travel reimbursement request has been properly approved, that it is mathematically correct, and that requested reimbursements are supported by submitted receipts and are within the limits set by this policy. If an error in the reimbursement request is found, the requesting party will be informed and the error will be corrected before payment is made.

**5.3 Other**

- 5.3.1 Where an employee or County elected official is appointed to an external board, commission, agency, committee or other similar body (the Body) by virtue of the appointee being an elected County official or a member of Dare County staff, travel related to the meetings of the Body shall be governed by this travel policy. Where the expenses of such travel are reimbursed by the Body, they shall not be reimbursed by the County. Travel expenses allowed under the Dare County travel policy which exceed the amounts to be reimbursed by the Body are reimbursable by the County as provided herein. Upon appointment to the Body, the appointed person shall determine the travel reimbursement policy of the Body and so advise the Finance Director. If the Body reimburses for travel expenses the appointed person shall submit to the Body all required documentation to receive such reimbursement. To the extent that the County has advanced expenses reimbursable by the Body, any reimbursement received from the Body for such expenses shall be paid to the County. Failure to seek reimbursement for a reimbursable expense from the Body shall result in that expense being treated as a non reimbursable expense by the County and any advances made by the County for such expense shall be reimbursed to County by the appointed person.

Dareserver/FinShared/share/policy/travel policy  
Revised 9/4/2007  
Revised 2/4 /2011  
Revised 8/15/2011  
Revised 8/18/2014



*Change to NC C-19 Relief Fund Plan and Amendment to Grant Project Ordinance*

**Description**

As of 9/15, FEMA will reimburse PPE, cleaning, sanitizing, and public health compliance costs ONLY for first responders and their facilities. The County estimate for those now FEMA ineligible costs through 12/30 is \$71,063. Dare County Schools requests \$86,937 for check stations at each school for school reopening, because they are now FEMA ineligible nor eligible from any other C-19 funding. Attached is a summary of funds received by Dare County Schools to date through NCDPI and allowed uses, which do not include the check stations. The Board is asked to use NC C-19 Relief Fund monies for these two costs.

Attached is a revision to the County's NC C-19 Relief Fund Plan, showing increases for the above two items and a decrease in claimed payroll expenses of \$158,000, and a grant project ordinance (budget) change for the same.

**Board Action Requested**

Approve the NC C-19 Relief Fund Plan version 3; adopt the amendment to the grant project ordinance; and authorize the County Manager to execute an interlocal grant agreement with the Dare County Schools.

**Item Presenter**

David Clawson, Finance Director



# North Carolina Pandemic Recovery Office Coronavirus Relief Fund (CRF) County Plan

## Instructions

1. This document is to be used by counties to document the planned use of the CRF monies allotted in Session Law 2020-4.
2. Please add the name of your county in front of the existing name as follows: "NashCounty CRF plan"
3. Submit your plan to [NCPRO@osbm.nc.gov](mailto:NCPRO@osbm.nc.gov) on or before June 1, 2020.
4. Under Categories. Please aggregate the amount of all expenses for that specific category. Example amounts should be removed and you can enter the county amounts. The total must agree with your allotment.

**The County is responsible for maintaining adequate documentation to support expenditures. If estimates are being used the methodology must be documented and defensible. The County is responsible for following the Federal *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* promulgated by the United States Office of Management and Budget unless the US Treasury publishes guidance stating otherwise.**

## County Information

Name of County: Dare County  
Person Submitting: David Clawson  
Title: Deputy County Manager/Finance Director  
Email: [davec@darenc.com](mailto:davec@darenc.com)  
Phone Number: (252) 475-5731  
Amended Plan as of 9/21/2020

Planned Expenditures	
Categories	Amount
<p><b>1. Medical expenses such as:</b></p> <ul style="list-style-type: none"> <li>• COVID-19-related expenses of public hospitals, clinics, and similar facilities.</li> <li>• Expenses of establishing temporary public medical facilities and other measures to increase COVID-19 treatment capacity, including related construction costs.</li> <li>• Costs of providing COVID-19 testing, including serological testing.</li> <li>• Emergency medical response expenses, including emergency medical transportation, related to COVID-19.</li> <li>• Expenses for establishing and operating public telemedicine capabilities for COVID-19 related treatment.</li> </ul>	\$ -
<p><b>2. Public health expenses such as:</b></p> <ul style="list-style-type: none"> <li>• Expenses for communication and enforcement by State, territorial, local, and Tribal governments of public health orders related to COVID-19.</li> <li>• Expenses for acquisition and distribution of medical and protective supplies, including sanitizing products and personal protective equipment, for medical personnel, police officers, social workers, child protection services, and child welfare officers, direct service providers for older adults and individuals with disabilities in community settings, and other public health or safety workers in connection with the COVID-19 public health emergency.</li> <li>• Expenses for disinfection of public areas and other facilities, e.g., nursing homes, in response to the COVID-19 public health emergency.</li> <li>• Expenses for technical assistance to local authorities or other entities on mitigation of COVID-19-related threats to public health and safety.</li> <li>• Expenses for public safety measures undertaken in response to COVID-19.</li> <li>• Expenses for quarantining individuals.</li> </ul>	\$ 71,063.00
<p><b>3. Payroll expenses</b> for public safety, public health, health care, human services, and similar employees whose services are substantially dedicated to mitigating or responding to the COVID-19 public health emergency.</p>	\$ 509,814.00
<p><b>4. Expenses of actions to facilitate compliance with COVID-19-related public health measures, such as:</b></p> <ul style="list-style-type: none"> <li>• Expenses for food delivery to residents, including, for example, senior citizens and other vulnerable populations, to enable compliance with COVID-19 public health precautions.</li> <li>• Expenses to facilitate distance learning, including technological improvements, in connection with school closings to enable compliance with COVID-19 precautions.</li> <li>• Expenses to improve telework capabilities for public employees to enable compliance with COVID-19 public health precautions.</li> <li>• Expenses of providing paid sick and paid family and medical leave to public employees to enable compliance with COVID-19 public health precautions.</li> <li>• COVID-19-related expenses of maintaining state prisons and county jails, including as relates to sanitation and improvement of social distancing measures, to enable compliance with COVID-19 public health precautions.</li> <li>• Expenses for care for homeless populations provided to mitigate COVID-19 effects and enable compliance with COVID-19 public health precautions.</li> </ul>	\$ 400,000.00

<b>5. Expenses associated with the provision of economic support in connection with the COVID-19 public health emergency, such as:</b> <ul style="list-style-type: none"> <li>• Expenditures related to the provision of grants to small businesses to reimburse the costs of business interruption caused by required closures.</li> <li>• Expenditures related to a State, territorial, local, or Tribal government payroll support program.</li> <li>• Unemployment insurance costs related to the COVID-19 public health emergency if such costs will not be reimbursed by the federal government pursuant to the CARES Act or otherwise.</li> </ul>	\$ 60,000.00
<b>6. Any other COVID-19-related expenses reasonably necessary to the function of government that satisfy the Fund’s eligibility criteria.</b>	\$ -
<b>7. Grants to municipalities and nonprofits. List each planned subaward. (add more rows if necessary)</b>	
a. Town of Manteo	\$ 26,141.00
b. Town of Nags Head	\$ 108,594.00
c. Town of Kill Devil Hills	\$ 108,556.00
d. Town of Kitty Hawk	\$ 55,691.00
e. Town of Southern Shores	\$ 37,088.00
f. Town of Duck	\$ 56,534.00
g. Non-profit - Interfaith Community Outreach Rent & Utility Assistance Program	\$ 50,000.00
Dare County Schools	\$ 86,937.00
i.	
j.	
k.	
l.	
m.	
n.	
o.	
<b>Grand Total</b>	<b>\$ 1,570,418.00</b>

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

**Dare County Schools**  
**COVID-19 Funding Through NCDPI**

<b>Amount</b>	<b>Purpose</b>
\$ 161,504	To provide a supplemental summer learning program in response to negative effects of COVID-19 for K-4
33,756	For contracted school health support personnel for physical and mental health support services for students
9,992	To provide nondigital remote instruction resources to students with limited connectivity
81,945	Computers or other electronic devices for use by students in response to COVID-19.
82,806	School nutrition services provided in response to COVID-19
16,653	To provide computers or other electronic devices for use by school personnel
29,125	For improving Internet connectivity for students through mobile Internet access points
6,750	To assist in providing remote instruction by expanding the learning management platform
51,940	Grants to public school units for extraordinary costs of providing Extended School Year Services or future services for exceptional children
8,990	To establish a shared cybersecurity infrastructure and district cybersecurity monitoring and support
625,809	Student devices, cleaning supplies, PPE, signage for schools
154,481	Specialized instructional support personnel
54,602	Supplemental instructional support services
<u>\$ 1,318,353</u>	

**County of Dare, North Carolina**  
**Grant Project Ordinance**  
**for**  
**Coronavirus Relief Fund**

BE IT ORDAINED by the Board of Commissioners of the County of Dare, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance, originally adopted on June 1, 2020 and amended on June 15, 2020, July 20, 2020, and August 3, 2020 is hereby amended:

Section 1 This ordinance is to change the budget for NC C-19 Relief Fund/CARES Act grant through the State due a change in FEMA coverage.

The NC CRF is a pass-through of federal CARES Act funds. Eligible expenditures must be incurred during 3/1/2020 through 12/30/2020.

All units of local government have been declared FEMA eligible for Emergency Protective Measures (EPM) for eligible expenditures 1/30/2020 through 9/14/2020. FEMA extended eligible expenditures only for EPM for first responders and Emergency Operations Centers.

Section 2 The following budget shall be conducted within the Coronavirus Relief Fund (fund #14). The level of budgetary control for expenditures for the NC C-19 Relief Fund grant is the grant total.

Section 3 The amended budget matches the County C19 Grant Plan and revisions filed with the State for the NC CRF. The budget shall be amended as the Plan is approved or changed by the Board of Commissioners.

Section 4 The following amounts are changed and appropriated for the projects:

NC C-19 Relief Fund

Payroll expenses	144600-560095-28073	\$158,000 decrease
Public Health compliance expenses	144600-560095-28072	\$158,000 increase

Section 5 The following revenues are additionally to be available to complete the projects:

None

Section 6 The Finance Officer is directed to report the financial status of the project as a part of the normal monthly, quarterly, and annual reporting processes.

Section 7 The Coronavirus Relief Fund is a multi-year Special Revenue Fund for non-recurring activities. All funds are appropriated pursuant to section 13.2 of Chapter 159 of the NCGS, therefore, appropriations do not lapse at the end of the fiscal year.

Section 8 Copies of this capital project ordinance shall be furnished to the Budget Officer, the Finance Officer and to the Clerk to the Board of Commissioners.

Adopted this 21<sup>st</sup> day of September, 2020

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Chairman, Board of Commissioners

[SEAL]

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Cheryl Anby, Clerk to the Board of Commissioners



Roy Cooper, Governor  
Erik A. Hooks, Secretary

Michael A. Sprayberry, Executive Director

### Guidance Update for COVID-19 Work Eligibility for Public Assistance

Subsequent to President Trump's March 13, 2020 disaster declaration, FEMA has issued an interim policy, [COVID-19 Pandemic: Work Eligible for Public Assistance](#), to clarify eligible work under the Public Assistance program in response to COVID-19. This policy will apply to work performed on or after September 15, 2020.

FEMA considers only work associated with the performance of emergency protective measures specifically listed in this policy to be eligible. FEMA does not consider increased operating costs to be eligible unless the additional cost is specifically related to the performance of eligible emergency protective measures. Examples of increased operating costs are masks for schools or general work areas and disinfecting of facilities not related to emergency protective measures.

Under this new policy, FEMA will provide assistance for emergency protective measures in response to COVID-19 declared events, to include the following (in accordance with COVID-19 specific policy or subsequent updates):

#### 1. Eligible Items

- a) Medical care
- b) Purchase and distribution of food
- c) Non-congregate medical sheltering
- d) Operation of Emergency Operations Centers to direct and coordinate resources and response activities for COVID-19 declarations
- e) Communications to disseminate public information regarding health and safety measures and provide warnings about risks and hazards
- f) Mass casualty management, including storage of human remains and mass mortuary services, as necessary to manage fatalities caused by COVID-19
- g) Purchase and distribution of Personal Protective Equipment (PPE) that is directly related to the performance of otherwise eligible emergency work, or is provided to healthcare workers, patients with confirmed or suspected COVID-19 infection, and first responders
  - Funding for stockpiling a supply of eligible PPE is limited to 60 day projected supply from date of purchase
- h) Assistance for other activities may be eligible when necessary to perform otherwise eligible emergency work listed in the policy; for example, the purchase and distribution of face masks, temperature screening, disinfecting in accordance with CDC guidance, and temporary physical barriers
  - The policy allows for the continued reimbursement of disinfection costs when necessary as an emergency protective measure in facilities where eligible emergency work or services are performed or provided, including medical care, non-congregate medical sheltering, emergency operations centers for COVID, and other eligible emergency services as listed in the policy

**MAILING ADDRESS:**  
4236 Mail Service Center  
Raleigh, NC 27699-4236  
[www.ncdps.gov/ncecm](http://www.ncdps.gov/ncecm)



**OFFICE LOCATION:**  
1636 Gold Star Drive  
Raleigh, NC 27607  
Telephone: (919) 825-2500

*An Equal Opportunity Employer*

## 2. **Private Non-Profits**

- a) Eligibility to continue support for medical care, emergency services and custodial care services
- b) PNPs that own or operate an eligible facility and performs eligible work such as providing emergency, medical or custodial care services for which they are legally responsible in response to the COVID-19 incident

## 3. **Testing**

- a) Continued eligibility when medically necessary, including at temporary medical care facilities (which may include Alternate Care Sites and Community based Testing Sites)
- b) This does not include widespread screening for re-opening efforts

## 4. **Items Not Eligible**

1. Reopening of schools – Not eligible for FEMA PA Funding
  - a) Funding for PPE, Cloth Facial Coverings, disinfecting and temperature scanning for the regular operation of schools and other public facilities is not eligible for FEMA reimbursement.
2. Disinfection of facilities while they are closed and not in use
3. Disinfection of facilities that have been closed for more than 7 days
4. Disinfection of outdoor facilities receiving direct sunlight
5. New Technology not included in CDC guidance
6. Stockpiling of supplies
7. Contact Tracing
8. Increased operating costs of government facilities / services including courthouses, prisons, utilities, public housing, or recreation, etc., including PPE, regular cleaning, facility retrofits (plexiglass), and technology for virtual support
9. General costs associated with implementing social distancing or other community mitigation approaches in public places or public facilities.

A list of other sources of federal funding for COVID-19 is available at <https://www.usa.gov/coronavirus> and general information about federal funding may be found at [www.grants.gov](http://www.grants.gov).

If you have any questions, please contact the PA Hotline at (919) 825-2548 or by email at [pahotline@ncem.org](mailto:pahotline@ncem.org).



*Request to sell - 48944 NC Hwy. 12 - Parcel 026511000  
Buxton Harbor*

**Description**

C. Daniel Burrus contacted the County through his agent with an email requesting the County consider selling the subject parcel, at a price of \$20,000, which is a portion of Parcel No. 026511000, containing 28,640 sq. ft., with the majority of the site comprised of a water channel and boat basin, and adjoining the property of C. Daniel Burrus, at 48888 NC Hwy. 12, Buxton (Parcel #016679000).

**Board Action Requested**

Authorize the sale, approve offer and approve resolution declaring parcel as surplus property.

**Item Presenter**

Robert Outten, County Manager

----- Forwarded message -----

From: **Bryce Pike** <[bryce@pikelawfirm.com](mailto:bryce@pikelawfirm.com)>  
Date: Mon, Sep 14, 2020 at 2:10 PM  
Subject: Burrus Offer  
To: <[outten@darenc.com](mailto:outten@darenc.com)>

Mr. Outten:

My client, Danny Burrus, is hereby offering, through me, as his agent, to buy the property appraised in the attached appraisal, for \$20,000.00 from Dare County. Please confirm your receipt and let me know if anything further is needed from me.

Thanks,  
Bryce

--

Bryce Pike  
Attorney at Law

[The Pike Law Firm](#)

D: (252) 314-9659

E: [bryce@pikelawfirm.com](mailto:bryce@pikelawfirm.com)

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This map is prepared from data used for the inventory of the real property for tax purposes. Primary information sources such as recorded deeds, plats, wills, and other primary public records should be consulted for verification of the information contained in this map.

48944 Nc 12 HWY  
 Buxton NC, 27920  
 Parcel: 026511000  
 Pin: 052607794490

Owners: Dare County -Primary Owner  
 -Primary Owner  
 Land Value: \$234,400  
 Misc Value: \$84,000  
 Building Value: \$0  
 Total Value: \$318,400

Tax District: Buxton  
 Subdivision: Subdivision - None  
 Lot BLK-Sec: Lot: Blk: Sec:  
 Property Use: County Of Dare  
 Building Type:  
 Year Built:



**APPRAISAL REPORT  
REAL ESTATE APPRAISAL**

**Of**



**COMMERCIAL  
APPRAISAL  
SOLUTIONS**



48944 NC Hwy 12  
Buxton, NC 27920  
Dare County

**As of**  
September 11, 2020

**Prepared For**  
Mr. Bryce Pike  
Pike Law Firm  
1406 Chipshot Drive  
Morehead City, NC 28557

**Prepared by**  
COMMERCIAL APPRAISAL SOLUTIONS  
Ronald Caro, Jr.  
NC Certified General Real Estate Appraiser, NC-A7404  
Alex Underhill  
NC Certified General Real Estate Appraiser, NC-A7444

**File Name:**  
AUG-20-5

## COMMERCIAL APPRAISAL SOLUTIONS

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205 N Water Street  
Elizabeth City, NC 27909  
Phone: 252-207-2658  
commercialappraisalsolutions@gmail.com  
www.commercialappraisalsolutions.com

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September 14, 2020

Mr. Bryce Pike  
Pike Law Firm  
1406 Chipshot Drive  
Morehead City, NC 28557

Re: Appraisal Report, Real Estate Appraisal  
Partial Lot  
48944 NC Hwy 12  
Buxton, NC 27920  
Dare County

File Name: AUG-20-5

Dear Mr. Pike:

At your request, I have prepared an appraisal for the above referenced property, which may be briefly described as follows:

The subject of this appraisal report is a 28,640 SF portion of parcel #026511000 in Buxton, NC; part of Dare County. Parcel #026511000 is 40,500 SF with the majority of the site composed of a water channel and boat basin. The orientation of parcel #026511000 creates a 28,640 SF portion of the site that is landlocked. The purposed of this appraisal report is to determine the market value of the landlocked portion to facilitate a sales transaction to the adjoining property owner. The adjoining property owner is the only viable user of the 28,640 SF site.

Please reference page 9 of this report for important information regarding the scope of research and analysis for this appraisal, including property identification, inspection, highest and best use analysis and valuation methodology.

I certify that I have no present or contemplated future interest in the property beyond this estimate of value. The appraiser has not performed any services regarding the subject within the three-year period immediately preceding acceptance of this assignment.

Your attention is directed to the Limiting Conditions and Assumptions section of this report (page 7). Acceptance of this report constitutes an agreement with these conditions and assumptions. In particular, I note the following:

Hypothetical Conditions:

- There are no hypothetical conditions for this appraisal.

Extraordinary Assumptions:

- There are no Extraordinary Assumptions for this appraisal.

Based on the appraisal described in the accompanying report, subject to the Limiting Conditions and Assumptions, Extraordinary Assumptions and Hypothetical Conditions (if any), I have made the following value conclusion:

**Current As Is Market Value:**

The "As Is" market value of the Fee Simple estate of the property, as of September 11, 2020, is

**Twenty Thousand Dollars  
(\$20,000)**

<b>Exposure Time:</b> 12 months	<b>Marketing Period:</b> 12 months
---------------------------------	------------------------------------

Respectfully submitted,  
Commercial Appraisal Solutions



Ronald Caro, Jr.  
NC Certified General Real Estate Appraiser  
NC-A7404

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# Summary of Important Facts and Conclusions

## GENERAL

**Subject:** Partial Lot  
 48944 NC Hwy 12  
 Buxton, NC 27920  
 Dare County

The subject of this appraisal report is a 28,640 SF portion of parcel #026511000 in Buxton, NC; part of Dare County. Parcel #026511000 is 40,500 SF with the majority of the site composed of a water channel and boat basin. The orientation of parcel #026511000 creates a 28,640 SF portion of the site that is landlocked. The purposed of this appraisal report is to determine the market value of the landlocked portion to facilitate a sales transaction to the adjoining property owner. The adjoining property owner is the only viable user of the 28,640 SF site.

**Owner:** Dare County

**Legal Description:** See deed book 78, page 424 of Dare County Registry

**Effective Date:** September 11, 2020

**Date of Report:** September 14, 2020

**Intended Use:** The intended use is to establish fair market value for a sales transaction

**Intended User(s):** County of Dare

**Assessment:** **Assessment is based on proportional land value of primary site**

Real Estate Assessment and Taxes							
Tax ID	Land	Improvements	Total Assessment	County Rate	Other Rate	Tax Rate	Taxes
#026511000	\$165,825	\$0	\$165,825	\$0.40	\$0.18	\$0.58	\$966

**Sale History:** The subject has not sold in the last three years, according to public records.

**Current Listing/Contract(s):** The subject is not currently listed for sale, or under contract. The appraiser is aware that the current landowner (Dare County) is in negotiations to sell the subject of this report to the adjoining land owner. An offer to purchase or purchase price was not provided.

**Land:**

<b>Land Summary</b>						
<b>Parcel ID</b>	<b>Gross Land Area (Acres)</b>	<b>Gross Land Area (Sq Ft)</b>	<b>Access</b>	<b>Flood Zone</b>	<b>Topography</b>	<b>Shape</b>
#026511000	0.66	28,640	Poor	AE	Level	Irregular

**Zoning:** C-3

**Highest and Best Use of the Site:** Accessory Use

**Type of Value:** Market Value

## Limiting Conditions and Assumptions

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the client, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates or the identity of the firm or the appraiser(s) may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of Commercial Appraisal Solutions. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans provided are intended to assist the client in visualizing the property; no other use of these plans is intended or permitted.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser(s) or made known to the appraiser(s). No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property.

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, was not called to the attention of the appraiser nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test for such substances. The presence of such hazardous substances may affect the value of the property. The value opinion developed herein is predicated on the assumption that no such hazardous substances exist on or in the property or in such proximity thereto, which would cause a loss in value. No responsibility is assumed for any such hazardous substances, nor for any expertise or knowledge required to discover them.

Unless stated herein, the property is assumed to be outside of areas where flood hazard insurance is mandatory. Maps used by public and private agencies to determine these areas are limited with respect to accuracy. Due diligence has been exercised in interpreting these maps, but no responsibility is assumed for misinterpretation.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature.

Necessary licenses, permits, consents, legislative or administrative authority from any local, state or Federal government or private entity are assumed to be in place or reasonably obtainable.

It is assumed there are no zoning violations, encroachments, easements or other restrictions which would affect the subject property, unless otherwise stated.

The appraiser(s) are not required to give testimony in Court in connection with this appraisal. If the appraisers are subpoenaed pursuant to a court order, the client agrees to pay the appraiser(s) Commercial Appraisal Solutions' regular per diem rate plus expenses.

Appraisals are based on the data available at the time the assignment is completed. Amendments/modifications to appraisals based on new information made available after the appraisal was completed will be made, as soon as reasonably possible, for an additional fee.

**Americans with Disabilities Act (ADA) of 1990**

A civil rights act passed by Congress guaranteeing individuals with disabilities equal opportunity in public accommodations, employment, transportation, government services, and telecommunications. Statutory deadlines become effective on various dates between 1990 and 1997. Commercial Appraisal Solutions has not made a determination regarding the subject's ADA compliance or non-compliance. **Non-compliance could have a negative impact on value, however this has not been considered or analyzed in this appraisal.**

## Scope of Work

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser's responsibility to develop and report a scope of work that results in credible results that are appropriate for the appraisal problem and intended user. Therefore, the appraiser must identify and consider:

- the client and intended users;
- the intended use of the report;
- the type and definition of value;
- the effective date of value;
- assignment conditions;
- typical client expectations; and
- typical appraisal work by peers for similar assignments.

This appraisal is prepared for Mr. Bryce Pike, of the Pike Law Firm. The problem to be solved is to estimate the current 'As Is' market value. The intended use is to establish fair market value for a sales transaction. This appraisal is intended for the use of County of Dare.

### SCOPE OF WORK

Report Type:	This is an Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(a). This format provides a summary or description of the appraisal process, subject and market data and valuation analyses.
Property Identification:	The subject has been identified by the legal description and the assessors' parcel number.
Inspection:	An onsite inspection of the readily observable features of the subject property has been made, and photographs taken.
Market Area and Analysis of Market Conditions:	An analysis of market conditions has been made. The appraiser maintains and has access to comprehensive databases for this market area and has reviewed the market for sales and listings relevant to this analysis.
Highest and Best Use Analysis:	An as vacant highest and best use analysis for the subject has been made. Physically possible, legally permissible and financially feasible uses were considered, and the maximally productive use was concluded.
Type of Value:	Market Value

## Valuation Analyses

### Cost Approach:

A cost approach was not applied as this approach was not necessary to achieve credible results for the market value of vacant land.

### Sales Comparison Approach:

A sales approach was applied as there is adequate data to develop a value estimate and this approach reflects market behavior for this property type.

### Income Approach:

An income approach was not applied as while the subject could generate an income stream in the form of land rent, it is unusual for this property type and would not attract most investors. Therefore, this approach would not provide credible results.

### Hypothetical Conditions:

- There are no hypothetical conditions for this appraisal.

### Extraordinary Assumptions:

- There are no Extraordinary Assumptions for this appraisal.

# Market Area Analysis

## Area Description & Boundaries

The neighborhood boundaries are the unincorporated towns of Avon, Buxton, and Hatteras in southern Dare County. The neighborhood is part of the Outer Banks resort market area. The defined neighborhood is popular for its remote location. Tourism is the primary industry.

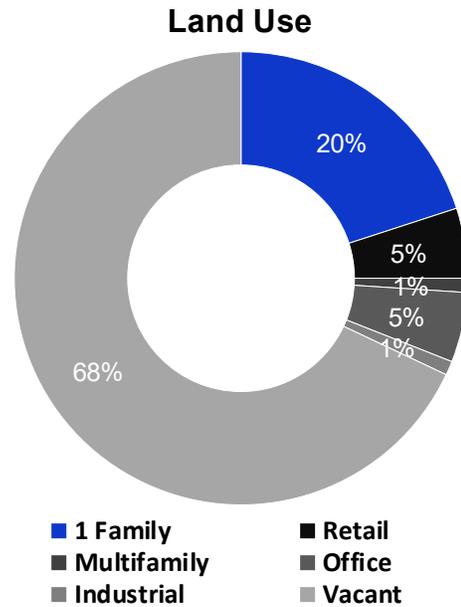
## Area & Property Use Characteristics

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Population Trend	<input type="checkbox"/> Up	<input checked="" type="checkbox"/> Stbl	<input type="checkbox"/> Dn
Built Up <input type="checkbox"/> Fully Dev.	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Employment Trend	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Development Pace	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Steady	<input type="checkbox"/> Slow	Personal Income Level	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	Retail Sales	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	New Construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy Trend	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	Vacancy Trend	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Change in Economic Base	<input type="checkbox"/> Likely	<input checked="" type="checkbox"/> Unlikely	<input type="checkbox"/> Taking Place	Rental Demand	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Land Use Trends

Present Land Use	Supply/Demand			Vacancy
	Under	In Bal.	Over	
20% 1 Family	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10%
5% Retail	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10%
1% Multifamily	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10%
5% Office	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10%
1% Industrial	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10%
68% Vacant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>100%</b>				

<b>Change in Land Use</b>	Likely	<input type="checkbox"/>
	Not Likely	<input checked="" type="checkbox"/>
	Taking Place	<input type="checkbox"/>



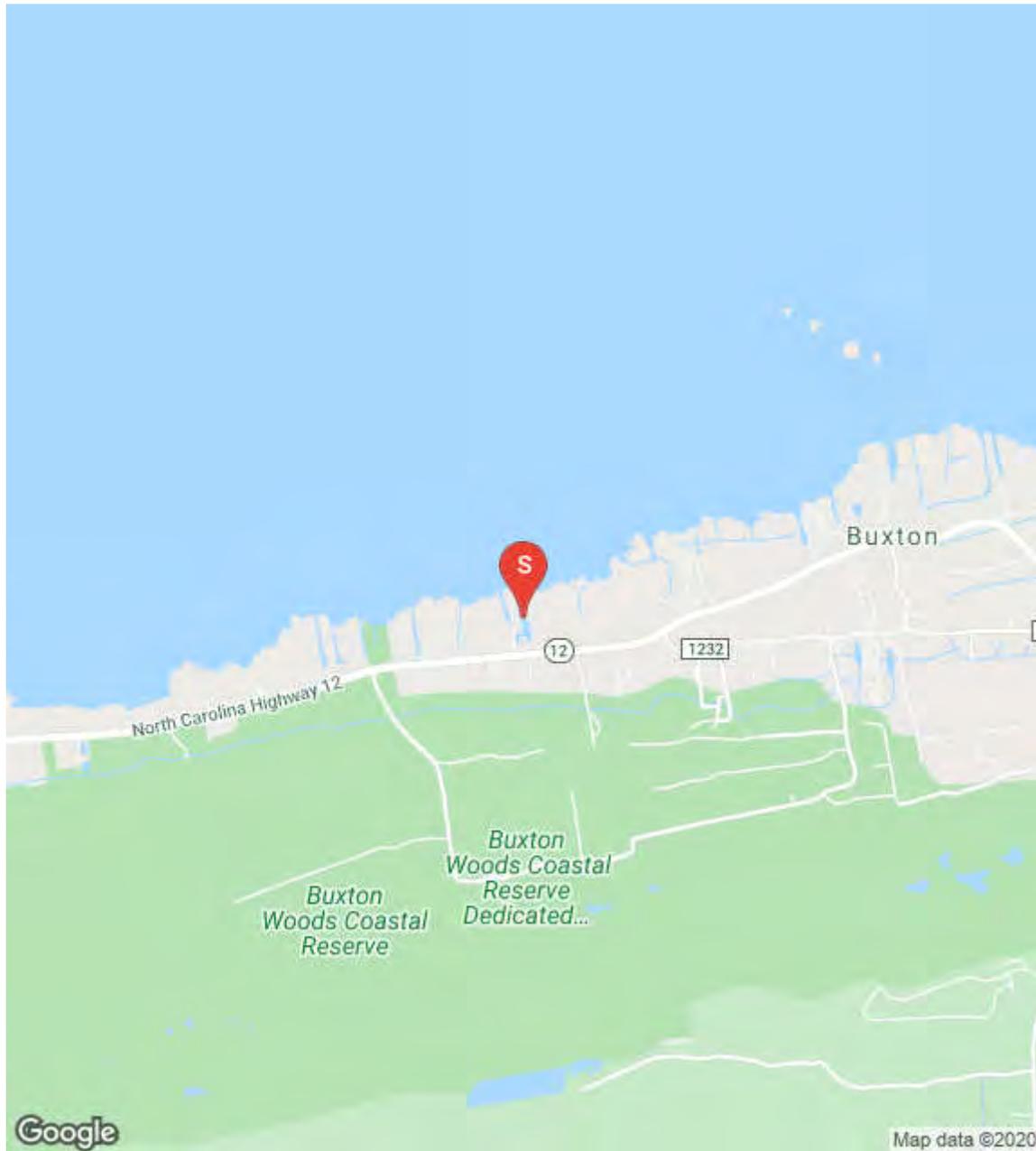
Land uses in the neighborhood consist of mostly vacation rental homes. Commercial uses are cluster in the towns of Avon, Buxton, and Hatteras. There are few industrial users.

Rent Range for Subject Property Type \$12.00 to \$12.00 / square foot

## Adjacent Property Use

Adjacent properties are used for boat repair. Residential uses are also in the immediate area.

## Location Map



## Subject Photographs



View across subject site



View across subject site

# Property Description

The following description is based on our property inspection, assessment records, property deeds, and information provided by client. Federal, State, and County departments have also provided data.

## SITE

Overhead:



Location:

- 48944 NC Hwy 12
- Buxton, NC 27920
- Dare County
- The subject is located on the north side of NC Hwy 12. It borders the Pamlico Sound. The site is located between the commercial district to the east and residential district to the west.

Current Use of the Property: Vacant Land

Site Size: 0.66 acres or 28,640 square feet of all usable land

Shape: The site is irregularly shaped

Frontage/Access: The subject property has poor access with frontage as follows:

- Located off of NC Hwy 12
- No direct access from a public road
- 40' minimum width of site
- 715' average depth of site

Visibility: The subject has Fair visibility for competitive properties in the market area. The daily traffic in 2018 was 7,300 for the site.

Topography: The subject has level topography at grade and no areas of wetlands.

Soil Conditions: The soil conditions observed at the subject appear to be typical of the region and adequate to support development.

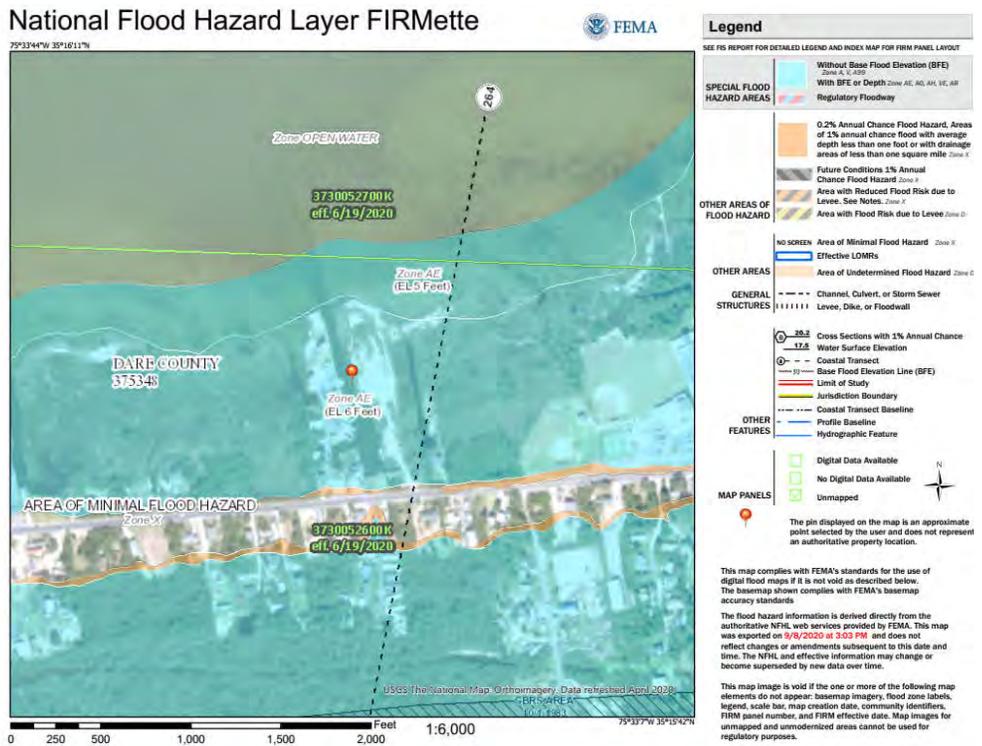
Utilities: Electricity: Public Provider  
Sewer: Septic System  
Water: Public Provider  
Natural Gas: LP available by delivery  
Adequacy: Typical and adequate for the market area

Site Improvements: 

- The subject has no landscaping.

Flood Zone:

The subject is located in FEMA flood zone AE, which is classified as a flood hazard area. The appraiser is not an expert in this matter and is reporting data from FEMA maps.



FEMA Map Number: 3730052600K  
FEMA Map Date: June 19, 2020

Wetlands/Watershed:

Based on the current use and flood zone, the site does not contain wetlands. The appraiser is not an expert in this matter and is reporting data from US Fish & Wildlife maps.

Zoning:

- Zoning Authority - Dare County
- Zoning Code - C-3
- Definition – The C-3 district is established to provide for the development of commercial facilities to furnish a broad range of services and commodities to serve the entire community.
- The subject is legal and conforming use
- A zoning change is unlikely

Environmental Issues:

There are no known adverse environmental conditions on the subject site. Please reference Limiting Conditions and Assumptions.

Encumbrance / Easements:

There are no known adverse encumbrances or easements. Please reference Limiting Conditions and Assumptions.

Assessment:

- Taxing Authority – Dare County
- Assessment Year – 2020
- Assessment – The assessment is based on applying the assessed value per acre of parcel #026511000 to the size of the appraised site.

Real Estate Assessment and Taxes							
Tax ID	Land	Improvements	Total Assessment	County Rate	Other Rate	Tax Rate	Taxes
#026511000	\$165,825	\$0	\$165,825	\$0.40	\$0.18	\$0.58	\$966

**PROPERTY ANALYSIS**

**Design & Functional Utility:** The use or functionality of the site is affected by the lack of access to the site. It does not have access from a public road and is landlocked. It is accessible from the water. The lack of direct access as well as reduced site visibility because it is not located along a public road limit the commercial uses of the site. It is unlikely a building permit to improve the site would be granted due to the lack of access.

**Deferred Maintenance:** No deferred maintenance issues were observed during the appraisal inspection

**Capital Improvements:** The appraiser is not aware of any planned capital improvements.

**Strengths & Weaknesses:**

Strengths:

- There are a limited number of sites that are zoned for commercial use that also have water access

Weaknesses:

- Lack of direct access from a public road limits potential uses of the site
- Limited visibility from a public road to support a commercial use

**Americans With Disabilities Act**

Please reference the Limiting Conditions and Assumptions section of this report on page 8.

**Hazardous Substances**

Please reference the Limiting Conditions and Assumptions section of this report on page 8.

**Overhead**



## Highest and Best Use

Highest and best use may be defined as the reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.

1. **Legally Permissible:** What uses are permitted by zoning and other legal restrictions?
2. **Physically Possible:** To what use is the site physically adaptable?
3. **Financially Feasible:** Which possible and permissible use will produce any net return to the owner of the site?
4. **Maximally Productive.** Among the feasible uses which use will produce the highest net return, (i.e., the highest present worth)?

The highest and best use analysis begins by determining the use that would provide the greatest value to the subjects' site if it were vacant. The timing of that use, along with the most likely market participants must also be considered.

If the subject has improvements, they are analyzed to determine if the existing configuration returns the highest value or if modifications are need to achieve a greater return. The modifications must be financially feasible. The value of the modifications must increase the value of the subject beyond the cost. Alternate uses of the improvements must also be considered for financial feasibility. The value of an alternate use must exceed the cost of converting to an alternate use. After the highest and best use of the improvements is determined, the timing of that use and the most likely market participants must also be considered.

The highest and best use analysis concludes with a comparison between the value of subject as vacant and the value with improvements. The use that returns the greatest value, vacant or improved is the highest and best use of the subject.

## Highest and Best Use of the Site

The highest and best use of the site, as vacant, is for Accessory Use.

Analysis As Vacant: The table of permitted uses for C-3 zoning was used to determine which uses are legally permissible. The use category will be stated for each test.

Legally Permissible	Physically Possible	Financially Feasible	Maximally Productive
Automotive Sales	Automotive Sales	-	-
Indoor Recreational	Indoor Recreational	-	-
Building Supplies	Building Supplies	-	-
Plumbing Supplies	Plumbing Supplies	-	-
Equipment Sales	Equipment Sales	-	-
Cabinet Shop	Cabinet Shop	-	-
Bus Terminal	-	-	-
Contractor Office	Contractor Office	-	-
Farm Supplies	Farm Supplies	-	-
Mobile Home/RV Sales	Mobile Home/RV Sales	-	-
Boat Sales	Boat Sales	-	-
County Facilities	County Facilities	-	-
Boat Repair	Boat Repair	-	-
Workforce Housing	Workforce Housing	-	-
Commercial Storage	Commercial Storage	-	-

Conclusion: Comments:  
 The use or functionality of the site is affected by the lack of access to the site. It does not have access from a public road and is landlocked. It is unlikely a building permit to improve the site would be granted due to the lack of access. The site does have water access. Water access is a considerable attribute. The only person who could benefit from the water access is the adjoining property owner. As such, the highest and best use of the subject is an accessory use to an adjoining property owner.

Highest and Best Use As Vacant: Accessory Use

Timing of Use: Now

Market Participant: End User (Owner Occupant)

## Valuation Methodology

Three basic approaches may be used to arrive at an estimate of market value. They are:

1. The Cost Approach
2. The Income Approach
3. The Sales Comparison Approach

### Cost Approach

The Cost Approach is summarized as follows:

$$\begin{array}{l} \text{Cost New} \\ - \text{Depreciation} \\ + \text{Land Value} \\ = \text{Value} \end{array}$$

### Income Approach

The Income Approach converts the anticipated flow of future benefits (income) to a present value estimate through a capitalization and or a discounting process.

### Sales Comparison Approach

The Sales Comparison Approach compares sales of similar properties with the subject property. Each comparable sale is adjusted for its inferior or superior characteristics. The values derived from the adjusted comparable sales form a range of value for the subject. By process of correlation and analysis, a final indicated value is derived.

### Final Reconciliation

The appraisal process concludes with the Final Reconciliation of the values derived from the approaches applied for a single estimate of market value. Different properties require different means of analysis and lend themselves to one approach over the others.

### *Analyses Applied*

A **cost analysis** was considered and was not developed because this approach was not necessary to achieve credible results for the market value of vacant land.

A **sales comparison analysis** was considered and was developed because there is adequate data to develop a value estimate and this approach reflects market behavior for this property type.

An **income analysis** was considered and was not developed because while the subject could generate an income stream in the form of land rent, it is unusual for this property type and would not attract most investors. Therefore, this approach would not provide credible results.

## **Sales Comparison Approach – Land Value**

The subject's land value has been developed via the sales comparison approach.

A search for comparable land sales was made based upon, but not limited to the following search criteria: 1) Similarly located land within the general area. 2) Date of sale within the past several years and 3) Similar potential use. The most comparable sales were then selected from those transactions which met these criteria.

I have researched three comparables for this analysis; these are documented on the following pages followed by a location map and analysis grid. All sales have been researched through numerous sources, inspected and verified by a party to the transaction.

**Land Comparable 1**



**Transaction**

<b>ID</b>	1894	<b>Date</b>	12/22/2015
<b>Address</b>	27446 NC Hwy 12	<b>Price</b>	\$450,000
<b>City</b>	Salvo	<b>Price per Acre</b>	\$93,926.00
<b>State</b>	NC	<b>Financing</b>	Conventional
<b>Tax ID</b>	#013275000	<b>Property Rights</b>	Fee Simple
<b>Grantor</b>	Harbour Asset Serving,	<b>Days on Market</b>	Unknown
<b>Grantee</b>	Salvo Marina 27446, LLC	<b>Verification Source</b>	ROD, Tax Dept.
<b>Deed Book/Page</b>	2006/734		

**Site**

<b>Acres</b>	4.79	<b>Topography</b>	Level
<b>Land SF</b>	208,695	<b>Actual Zoning</b>	S-1
<b>Road Frontage</b>	289'	<b>Flood Zone</b>	AE & Shaded X
<b>Shape</b>	Irregular	<b>Encumbrance or</b>	None Noted
<b>Utilities</b>	Electric/Water	<b>Environmental Issues</b>	None Noted

**Comments**

The comparable is located in Salvo, NC; part of Dare County. The site is a former marina that is now vacant. The site is still bulk headed but there are no other improvements. The site was purchased for future development and has not been improved as of yet.

**Land Comparable 2**



**Transaction**

<b>ID</b>	1895	<b>Date</b>	10/30/2014
<b>Address</b>	0 Starboard Drive	<b>Price</b>	\$42,500
<b>City</b>	Avon	<b>Price per Acre</b>	\$68,389.00
<b>State</b>	NC	<b>Financing</b>	Cash
<b>Tax ID</b>	#014822088	<b>Property Rights</b>	Fee Simple
<b>Grantor</b>	John Douglas Doughtie	<b>Days on Market</b>	Unknown
<b>Grantee</b>	BPG, Inc	<b>Verification Source</b>	ROD, Tax Dept.
<b>Deed Book/Page</b>	1984/461		

**Site**

<b>Acres</b>	0.62	<b>Topography</b>	Level
<b>Land SF</b>	27,000	<b>Actual Zoning</b>	R-2
<b>Road Frontage</b>	0	<b>Flood Zone</b>	AE
<b>Shape</b>	Irregular	<b>Encumbrance or</b>	None Noted
<b>Utilities</b>	None	<b>Environmental Issues</b>	None Noted

**Comments**

The comparable is located in Avon, NC; part of Dare County. The transaction is a Sheriff's Deed. It sold to the highest bidder after several upset bids. The parcel has waterfrontage but is not likely buildable. The highest and best use would be recreational.

**Land Comparable 3**



**Transaction**

<b>ID</b>	1896	<b>Date</b>	6/24/2011
<b>Address</b>	Off NC Hwy 12	<b>Price</b>	\$10,500
<b>City</b>	Salvo	<b>Price per Acre</b>	\$1,212.00
<b>State</b>	NC	<b>Financing</b>	Cash
<b>Tax ID</b>	#030530000	<b>Property Rights</b>	Fee Simple
<b>Grantor</b>	Judith Oden Swystun	<b>Days on Market</b>	Unknown
<b>Grantee</b>	John P. Bailey, III	<b>Verification Source</b>	ROD, Tax Dept.
<b>Deed Book/Page</b>	1869/400		

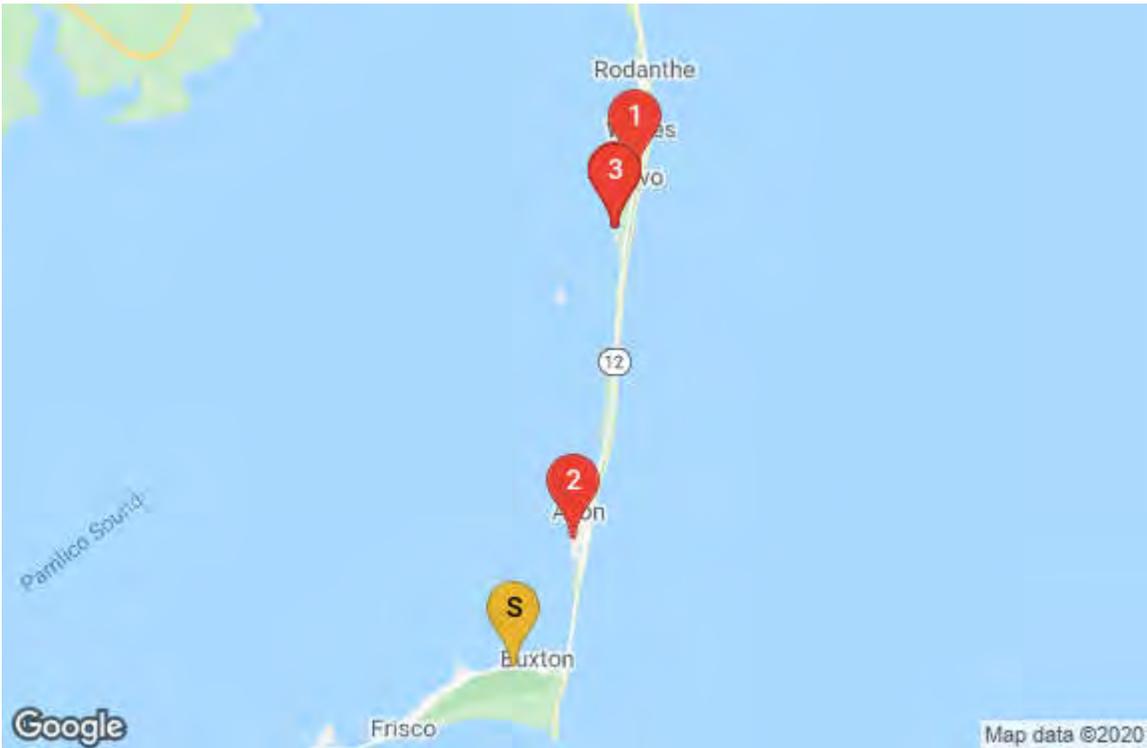
**Site**

<b>Acres</b>	8.66	<b>Topography</b>	Level
<b>Land SF</b>	--	<b>Actual Zoning</b>	S-1
<b>Road Frontage</b>	--	<b>Flood Zone</b>	AE
<b>Shape</b>	Irregular	<b>Encumbrance or</b>	None Noted
<b>Utilities</b>	None	<b>Environmental Issues</b>	None Noted

**Comments**

The comparable is located in the Pamlico Sound. It is an island located just offshore. There are no improvements on the island. The most probable use is recreational at this time.

**Comparables Map**



## Analysis Grid

Land Analysis Grid	Subject	Comp 1	Comp 2	Comp 3
Address	48944 NC Hwy 12	27446 NC Hwy 12	0 Starboard Drive	Off NC Hwy 12
City	Buxton	Salvo	Avon	Salvo
State	NC	NC	NC	NC
Date	9/8/2020	12/22/2015	10/30/2014	6/24/2011
Price	--	\$450,000	\$42,500	\$10,500
Acres	0.66	4.79	0.62	8.66
Acre Unit Price	\$0	\$93,926	\$68,548	\$1,212
<b>Transaction Adjustments</b>				
Property Rights	Fee Simple	Fee Simple 0.0%	Fee Simple 0.0%	Fee Simple 0.0%
Financing	Conventional	Conventional 0.0%	Cash 0.0%	Cash 0.0%
Conditions of Sale	Cash	REO 0.0%	REO 0.0%	Normal 0.0%
Expend. After Sale		\$0	\$0	\$0
Market Trends Through	9/8/2020 2.0%	9.8%	12.3%	20.0%
<b>Adjusted Acre Unit Price</b>		<b>\$103,124</b>	<b>\$76,987</b>	<b>\$1,455</b>
Location	Off Hwy	Hwy Front	Off Hwy	Island
% Adjustment		-40%	0%	0%
Acres	0.66	4.79	0.62	8.66
Road Frontage	0	289'	0	0
% Adjustment		-25%	-25%	0%
Flood Zone	AE	AE & Shaded X	AE	AE
Utilities	Electric/Water	Electric/Water	None	None
Actual Zoning	C-3	S-1	R-2	S-1
Topography	Level	Level	Level	Level
Distance	0.00	19.64	5.44	17.42
<b>Adjusted Acre Unit Price</b>		<b>\$36,093</b>	<b>\$57,741</b>	<b>\$1,455</b>
Net Adjustments		-65.0%	-25.0%	0.0%
Gross Adjustments		65.0%	25.0%	0.0%

The above sales have been analyzed and compared with the subject property. I have considered adjustments in the areas of:

- Property Rights Sold
- Financing
- Conditions of Sale
- Market Trends
- Location
- Physical Characteristics

Any difference between the subject and the comparable sales that could not be quantified will be qualified in the sales comparison approach conclusion.

## **Comparable Land Sale Adjustments**

### **Property Rights**

The transaction price of a sale is always based on the real property interest conveyed. In this instance, no adjustment for this attribute was considered necessary.

### **Financing**

Prices paid in acquiring property may differ significantly due to the financing involved, if any. Cash or cash equivalencies are the basis of value, whereas extended, above market interest rate and/or leverage investor terms sales; generally represent the higher portion of a sales price range. Therefore, some methods of converting these financing terms to cash must occur so that the adjustment process may be applied to the sales. In reviewing the comparables, no adjustment was required for atypical financing.

### **Conditions of Sale**

Adjustments made for conditions of sale usually reflect atypical motivations of the buyer and seller at the time of conveyance. A sale may be transacted at a below market price if the seller needs cash in a hurry. A financial, business, or family relationship between the parties may also affect the price of property. Interlocking corporate entities may record a sale at a non-market price to serve their business interest. When non-market conditions of sale are detected in a transaction, the sale must be thoroughly researched before an adjustment is made. Within the confirmation process, detailed attention was made to ensure the conditions of each sale. Sale 1 was a bank owned property when it sold. Sale 2 was sold by a Sheriff's Deed. In both situations the property sold had adequate exposure to the market for buyers to respond. Due to the adequate exposure, no adjustment will be applied.

### **Expenditures after Sale**

Prices paid in acquiring property may differ significantly due to the cost associated with putting the property to immediate use, if any. Generally, expenditures after sale include correcting deferred maintenance in improved properties or removing improvements that contribute no value so the site can be put to its highest and best use. In reviewing the comparables, no adjustment was required for this attribute.

### **Market Conditions**

Market conditions may change between the time of sale of a comparable property and the date of the appraisal of the subject property. Changed market conditions often result from various causes, such as inflation, changing demand, and changing supply. Time itself is not the cause for the adjustment. The subject is an unusual property in that there is little demand for properties with few uses. The only viable use is an accessory use to an adjoining property owner. As such, the usual forces of value are not present. Specifically, there is no demand to push values upward. No adjustment will be applied for this attribute.

### **Location**

Location considerations include such factors as proximity to surrounding land use plus accessibility to supporting development and transportation routes. The subject is landlocked. Sale 1 is located on the primary route of the resort market area. It is superior. It was adjusted downward -40% based on sales of front lots to interior lots in area commercial parks.

### **Size**

The subject is 0.66 Acres in size. The sales are being compared on an acre basis. No adjustment is needed.

## **Road Frontage**

Road frontage generally brings a premium in the marketplace due to increased visibility and ease of access. The subject has no road frontage. Sale 1 has road frontage on a publicly maintained road. It is superior. It was adjusted downward -25% for this attribute. Sale 2 does not have road frontage but does have deeded access. It was adjusted downward for superior access.

## **Flood Zone**

The subject is located in flood zone AE. The comparable sales are also located in flood zone AE. No adjustment is needed.

## **Utilities**

The subject property has access to basic utilities. Because the site is unlikely to be improved as is, the availability of utility services is not a significant factor. No adjustment is warranted.

## **Zoning**

The subject is zoned C-3. The comparable sales have similar levels of zoning restrictions. No adjustment is needed.

## **Topography**

The subject and comparable sales have basically level topography. No adjustment is warranted for this attribute.

## Sales Comparison Approach Conclusion – Land Valuation

Land Value Ranges & Reconciled Value				
Number of Comparables:	3	Unadjusted	Adjusted	% Δ
	<b>Low:</b>	\$1,212	\$1,455	20%
	<b>High:</b>	\$93,926	\$57,741	-39%
	<b>Average:</b>	\$54,562	\$31,763	-42%
	<b>Median:</b>	\$68,548	\$36,093	-47%
<b>Reconciled Value/Unit Value:</b>			\$31,763	acre
<b>Subject Size:</b>			0.66	
<b>Indicated Value:</b>			\$20,884	
<b>Reconciled Final Value:</b>			<b>\$20,000</b>	
<b>Twenty Thousand Dollars</b>				

The adjusted per acre values of the comparable properties range from \$1,455 to \$57,741; the average is \$31,763. Sale 1 is most similar in water access. As a former marina, it is accessible by most recreational boaters. The subject has the same water accessibility. However, sale 1 is also accessible by public road. Sale 2 is nearly identical in size. It has the most similar road access to the subject in that access would have to be over adjoining parcels. This site does not have deep water access like the subject. Sale 3 also does not have access from a public road as it is an island. It is most similar to the subject in that it has few practical uses. All of the value indications have been considered, and in the final analysis, the subject has similarities to each of the sales transactions. No single transaction is more similar than another. As such, the mean has been given most weight in arriving at my final reconciled per acre value of \$31,763.

# Exposure Time

## Overview

Reasonable exposure time is one of a series of conditions in most market value definitions. Exposure time is always presumed to proceed the effective date of the appraisal.

Exposure time is different for various types of property and under various market conditions. It is noted that the overall concept of reasonable exposure encompasses not only adequate, sufficient, and reasonable time but also adequate, sufficient, and reasonable effort.

The fact that exposure time is always presumed to occur prior to the effective date of the appraisal is substantiated by related facts in the appraisal process: supply/demand conditions as of the effective date of the appraisal; the use of current cost information; the analysis of historical sales information; and the analysis of future income expectancy projected from the effective date of the appraisal.

## Developing an Opinion of Reasonable Exposure Time

The opinion may be expressed as a range and can be based on one or more of the following:

- Statistics on days on market (DOM)
- Information gathered through sales verification
- Interviews with market participants

## Estimated Exposure Time

There have been 21 sales of commercial sites on Hatteras Island for which exposure time is known. The sales had an average of 231 days on the market. Most sales occurred within six to twelve months of the final price reduction. Based upon actual marketing times of properties in the subject area and conversations with local real estate broker and other real estate professionals, I estimate an exposure period of 12 months for the subject. This assumes that experienced, knowledgeable, and diligent personnel are retained to manage and market the property. In addition, this time estimate is based upon the valuation assumptions and conclusions found in this appraisal report, and the availability of financing.

## Value Conclusion

The reliability of the sales comparison approach depends, to a large extent, upon the degree of comparability between the sales and the subject. The weakness of this approach includes the fact that there may be inadequate data in the marketplace to justify its use, the fact that it is based upon historical data rather than future expectations, and the fact that ideal comparables are usually very difficult to obtain. Its strength lies in the fact that it reflects actual market behavior of typical purchasers under current market conditions and the fact that common denominators are fairly easily determined. In short, the reliability of this approach depends upon the comparability of the comparable properties, verification of sales data, the conditions under which the property is sold, and the date of the sale. This approach is applicable to both vacant and improved properties.

The sales applied are the best available from the market to determine the subject's market potential under this valuation approach. While some are more ideal than others, the appraisers believe that they represent a sufficient sample of the data reviewed to illustrate a sound market-based conclusion for the subject.

Based on the data and analyses developed in this appraisal, I have reconciled to the following value conclusion, as of September 11, 2020, subject to the Limiting Conditions and Assumptions of this appraisal.

### Hypothetical Conditions:

- There are no hypothetical conditions for this appraisal.

### Extraordinary Assumptions:

- There are no Extraordinary Assumptions for this appraisal.

**Reconciled Value:** Premise: As Is  
Interest: Fee Simple  
Value Conclusion: \$20,000  
Twenty Thousand Dollars

Respectfully submitted,  
Commercial Appraisal Solutions

Ronald Caro, Jr.  
NC Certified General Real Estate Appraiser  
NC-A7404

## Certification Statement

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective future interest in the property that is the subject of this report, and have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report, or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
- No one provided significant real property appraisal assistance to the person(s) signing this certification.
- I certify sufficient competence to appraise this property through education and experience, in addition to the internal resources of the appraisal firm.
- The appraiser has not performed any services regarding the subject within the three-year period immediately preceding acceptance of this assignment.
- Ronald Caro, Jr. has made an inspection of the subject property.

Ronald Caro, Jr.  
NC Certified General Real Estate Appraiser  
NC-A7404

# Addendum A – Tax Card

County of Dare, North Carolina

\*Owner and Parcel information is based on current data on file and was last updated on September 04 2020

**Primary (100%) Owner Information:**

DARE COUNTY  
P O BOX 1000  
MANTEO NC 27954

**Parcel Information:**

Parcel: 026511000 PIN: 052607794490  
District: 02- BUXTON  
Subdivision: SUBDIVISION - NONE  
LotBlkSect: LOT: BLK: SEC:  
Multiple Lots: -  
PlatCabSlide: PL: SL: Units: 0  
Deed Date: 04/09/1958  
BkPg: 78/424

**Parcel Status:** EXEMPT



**Property Use:** COUNTY OF DARE

**48944 NC 12 HWY**

**BUILDING USE & FEATURES**

Tax Year Bldg Value: \$0

Next Year Bldg Value: \$0

Building Use:

Exterior Walls:

Full Baths:

Half Baths:

Bedrooms:

Heat-Fuel:

Heat-Type:

Air Conditioning:

**Actual Year Built:**

**Finished sqft for building 1:**

**Total Finished SqFt for all bldgs:**

0

**MISCELLANEOUS USE** Tax Year Misc Value: \$84,000

Next Year Misc Value: \$84,000

Misc Bldg a: (BK1) BULKHEAD Year Built: 1980 sqft: 800

**LAND USE**

Tax Year Land Value: \$234,400

Next Year Land Value: \$234,400

Land Description : 02-Commercial Other Water FrntLand Description b: : 02-Marsh Acreage

**TOTAL LAND AREA:** 40500 square feet

Tax Year Total Value: \$318,400

Next Year Total Value: \$318,400

*\*Values shown are on file as of September 04 2020*

## Addendum B – Appraiser’s Qualifications

RONALD W. CARO JR.  
COMMERCIAL APPRAISAL SOLUTIONS  
205 NORTH WATER STREET  
ELIZABETH CITY, NC 27909

Phone: 252-207-2658 Email: [commercialappraisalsolutions@gmail.com](mailto:commercialappraisalsolutions@gmail.com)

### LICENSE:

- NC Certified General Real Estate Appraiser #A7404
- NC Real Estate Broker #243480
- NC General Contractor (Building & Highway) Qualifier for #77985

### EDUCATION:

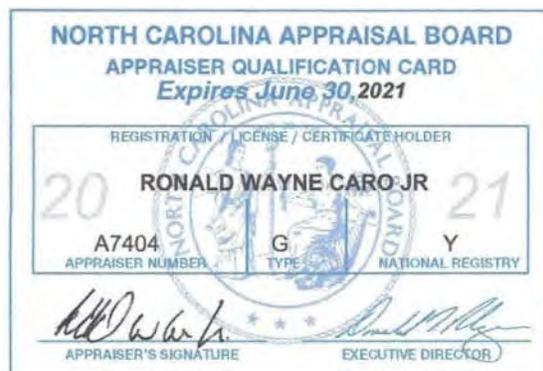
- Additional Appraisal Institute Classes:
  - Basic Hotel Appraising – Limited Service 2017
  - Understanding Residential Construction 2017
  - Appraisal of Industrial Incubators 2015
  - Appraisal of Self Storage Facilities 2015
  - Appraisal of Fast Food Facilities 2015
  - Business Practice and Ethics 2013
  - Advanced Income Capitalization 2012
  - Advanced Market Analysis and Highest & Best Use 2012
  - Advanced Concepts & Case Studies 2012
  - General Appraiser Report Writing and Case Study 2012
  - Appraising Apartment Buildings 2010
  - What Commercial Clients Would Like Appraisers To Know 2009
  - Office Building Valuation 2008
- East Carolina University

### TECHNICAL SKILLS:

- Microsoft Word & Excel
- Narrative One Commercial Report Writing Software & Discounted Cash Flow Analysis

### EXPERIENCE:

- Over 10 years’ experience appraising the following property types: Single-Family, Apartments, Mobile Home Parks, Campgrounds, Residential & Commercial Lots, Commercial Single-Tenant & Multi-Tenant (Retail & Office), Industrial, Institutional, Proposed Projects, Commercial & Residential Subdivisions, Agriculture, and Estates.
- Over 15 years’ experience in the supervision and building of single family dwellings and commercial buildings including government projects. In depth knowledge of construction practices, costs, and deferred maintenance.



## Addendum C - Glossary

This glossary contains the definitions of common words and phrases, used throughout the appraisal industry, as applied within this document. Please refer to the publications listed in the **Works Cited** section below for more information.

### Works Cited:

- Appraisal Institute. *The Appraisal of Real Estate*. 13th ed. Chicago: Appraisal Institute, 2008. Print.
- Appraisal Institute. *The Dictionary of Real Estate Appraisal*. 5th ed. 2010. Print.

### Band of Investment

A technique in which the capitalization rates attributable to components of a capital investment are weighted and combined to derive a weighted-average rate attributable to the total investment. (Dictionary, 5th Edition)

### Common Area

1. The total area within a property that is not designed for sale or rental but is available for common use by all owners, tenants, or their invitees, e.g., parking and its appurtenances, malls, sidewalks, landscaped areas, recreation areas, public toilets, truck and service facilities.
2. In a shopping center, the walkways and areas onto which the stores face and which conduct the flow of customer traffic. (ICSC) (Dictionary, 5th Edition)

### Common Area Maintenance (CAM)

1. The expense of operating and maintaining common areas; may or may not include management charges and usually does not include capital expenditures on tenant improvements or other improvements to the property.
  - CAM can be a line-item expense for a group of items that can include maintenance of the parking lot and landscaped areas and sometimes the exterior walls of the buildings.
  - CAM can refer to all operating expenses.
  - CAM can refer to the reimbursement by the tenant to the landlord for all expenses reimbursable under the lease. Sometimes reimbursements have what is called an administrative

load. An example would be a 15% addition to total operating expenses, which are then prorated among tenants. The administrative load, also called an administrative and marketing fee, can be a substitute for or an addition to a management fee.

2. The amount of money charged to tenants for their shares of maintaining a center's common area. The charge that a tenant pays for shared services and facilities such as electricity, security, and maintenance of parking lots. The area maintained in common by all tenants, such as parking lots and common passages. The area is often defined in the lease and may or may not include all physical area to be paid for by all tenants. Items charged to common area maintenance may include cleaning services, parking lot sweeping and maintenances, snow removal, security, and upkeep. (ICSC) (Dictionary, 5th Edition)

### Debt Coverage Ratio (DCR)

The ratio of net operating income to annual debt service ( $DCR = NOI/Im$ ), which measures the relative ability of a property to meet its debt service out of net operating income; also called debt service coverage ratio (DSCR). A larger DCR indicates a greater ability for a property to withstand a downturn in revenue, providing an improved safety margin for a lender. (Dictionary, 5th Edition)

**Discount Rate**

A yield rate used to convert future payments or receipts into present value; usually considered to be a synonym for yield rate. (Dictionary, 5th Edition)

**Effective Age**

The age of property that is based on the amount of observed deterioration and obsolescence it has sustained, which may be different from its chronological age. (Dictionary, 5th Edition)

**Effective Date**

1. The date on which the analyses, opinion, and advice in an appraisal, review, or consulting service apply.
2. In a lease document, the date upon which the lease goes into effect. (Dictionary, 5th Edition)

**Exposure Time**

1. The time a property remains on the market.
2. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market. (Dictionary, 5th Edition)

**External Obsolescence**

An element of depreciation; a diminution in value caused by negative externalities and generally incurable on the part of the owner, landlord, tenant. (Dictionary, 5th Edition)

**Extraordinary Assumption**

An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2010-2011 ed.) (Dictionary, 5th Edition)

**Fee Simple Estate**

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (Dictionary, 5th Edition)

**Functional Obsolescence**

The impairment of functional capacity of a property according to market tastes and standards. (Dictionary, 5th Edition)

**Functional Utility**

The ability of a property or building to be useful and to perform the function for which it is intended according to current market tastes and standards; the efficiency of a building's use in terms of architectural style, design and layout, traffic patterns, and the size and type of rooms. (The Appraisal of Real Estate, 13th Edition)

**Gross Building Area (GBA)**

Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the region. (Dictionary, 5th Edition)

**Gross Leasable Area (GLA)**

Total floor area designed for the occupancy and exclusive use of tenants, including basements and mezzanines; measured from the center of joint partitioning to the outside wall surfaces. (Dictionary, 5th Edition)

**Highest & Best Use**

The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property—specific with respect to the user and timing of the use—that is adequately supported and results in the highest present value. (Dictionary, 5th Edition)

**Highest and Best Use of Land or a Site as Though Vacant**

Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements. (Dictionary, 5th Edition)

**Highest and Best Use of Property as Improved**

The use that should be made of a property as it exists. An existing improvement should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one. (Dictionary, 5th Edition)

**Hypothetical Condition**

That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (Dictionary, 5th Edition)

**Leased Fee Interest**

A freehold (ownership interest) where the possessory interest has been granted to another party by creation of a contractual landlord-tenant relationship (i.e., a lease). (Dictionary, 5th Edition)

**Market Area**

The area associated with a subject property that contains its direct competition. (Dictionary, 5th Edition)

**Market Rent**

The most probably rent that a property should bring is a competitive and open market reflecting all conditions and restrictions of the lease agreement, including permitted uses, use restrictions, expense obligations, term, concessions, renewal and purchase options, and tenant improvements (TIs). (Dictionary, 5th Edition)

**Market Value**

The major focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined.

1. The most widely accepted components of market value are incorporated in the following definition: The most probable price that the specified property interest should sell for in a competitive market after a reasonable exposure time, as of a specified date, in cash, or in terms equivalent to cash, under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, for self-interest, and assuming that neither is under duress.

2. Market value is described in the Uniform Standards of Professional Appraisal Practice (USPAP) as follows: A type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal. (USPAP, 2010-2011 ed.) USPAP also requires that certain items be included in every appraisal report. Among these items, the following are directly related to the definition of market value:
  - Identification of the specific property rights to be appraised.
  - Statement of the effective date of the value opinion.
  - Specification as to whether cash, terms equivalent to cash, or other precisely described financing terms are assumed as the basis of the appraisal.
  - If the appraisal is conditioned upon financing or other terms, specification as to whether the financing or terms are at, below, or above market interest rates and/or contain unusual conditions or incentives. The terms of above—or below—market interest rates and/or other special incentives must be clearly set forth; their contribution to, or negative influence on, value must be described and estimated; and the market data supporting the opinion of value must be described and explained.
3. The following definition of market value is used by agencies that regulate federally insured financial institutions in the United States: The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and the seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
  - Buyer and seller are typically motivated;
  - Both parties are well informed or well advised, and acting in what they consider their best interests;
  - A reasonable time is allowed for exposure in the open market;
  - Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
  - The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994)
4. The International Valuation Standards Council defines market value for the purpose of international standards as follows: The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently, and without compulsion. (International Valuation Standards, 8th ed., 2007)
5. Market value is the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of the appraisal, after a reasonable exposure of time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property at the time of the appraisal. (Uniform Standards for Federal Land Acquisitions) (Dictionary, 5th Edition)

### **Marketing Time**

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of the appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory Opinion 7 of the Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, “Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions” address the determination of reasonable exposure and marketing time). (Dictionary, 5th Edition)

**Net Operating Income (NOI)**

The actual or anticipated net income that remains after all operating expenses are deducted from effective gross income but before mortgage debt service and book depreciation are deducted. (Dictionary, 5th Edition)

**Obsolescence**

One cause of depreciation; an impairment of desirability and usefulness caused by new inventions, changes in design, improved processes for production, or external factors that make a property less desirable and valuable for a continued use; may be either functional or external. (Dictionary, 5th Edition)

**Parking Ratio**

A ratio of parking area or parking spaces to an economic or physical unit of comparison. Minimum required parking ratios of various land uses are often stated in zoning ordinances. (Dictionary, 5th Edition)

**Rentable Area**

For office buildings, the tenant's pro rata portion of the entire office floor, excluding elements of the building that penetrate through the floor to the areas below. The rentable area of a floor is computed by measuring to the inside finished surface of the dominant portion of the permanent building walls, excluding any major vertical penetrations of the floor. Alternatively, the amount of space on which the rent is based; calculated according to local practice. (Dictionary, 5th Edition)

**Replacement Cost**

The estimated cost to construct, at current prices as of the effective appraisal date, a substitute for the building being appraised, using modern materials and current standards, design, and layout. (Dictionary, 5th Edition)

**Scope of Work**

The type and extent of research and analyses in an assignment. (Dictionary, 5th Edition)

**Stabilized Occupancy**

An expression of the expected occupancy of a property in its particular market considering current and forecasted supply and demand, assuming it is priced at market rent. (Dictionary, 5th Edition)

**Tenant Improvements (TIs)**

1. Fixed improvements to the land or structures installed and paid for use by a lessee.
2. The original installation of finished tenant space in a construction project; subject to periodic change for succeeding tenants. (Dictionary, 5th Edition)

**Vacancy and Collection Loss**

A deduction from potential gross income (PGI) made to reflect income reductions due to vacancies, tenant turnover, and non-payment of rent; also called vacancy and credit loss or vacancy and contingency loss. Often vacancy and collection loss is expressed as a percentage of potential gross income and should reflect the competitive market. Its treatment can differ according to the interest being appraised, property type, capitalization method, and whether the property is at stabilized occupancy. (Dictionary, 5th Edition)



*Consent Agenda*

**Description**

1. Approval of Minutes - September 8, 2020
2. 2020 Update - Repetitive Loss Area Analysis
3. Tax Collector's Report
4. Reimbursement Resolution for Series 2020B LOBs for Manteo High School Roof Project

**Board Action Requested**

Approval

**Item Presenter**

Robert Outten, County Manager



*Approval of Minutes*

**Description**

The Board of Commissioners will review and approve their previous Minutes, which follow this page.

**Board Action Requested**

Approve Previous Minutes

**Item Presenter**

Robert Outten, County Manager



# County of Dare

P.O. Box 1000 | Manteo, NC 27954

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## MINUTES

### DARE COUNTY BOARD OF COMMISSIONERS MEETING

Dare County Administration Building, Manteo, NC

**9:00 a.m., September 8, 2020**

Commissioners present: Chairman Robert Woodard, Sr., Vice Chairman Wally Overman  
Rob Ross, Steve House, Jim Tobin, Danny Couch

Commissioners absent: Ervin Bateman

Others present: County Manager/Attorney, Robert Outten  
Deputy County Manager/Finance Director, David Clawson  
Master Public Information Officer, Dorothy Hester  
Clerk to the Board, Cheryl C. Anby

A full and complete account of the entire Board of Commissioners meeting is archived on a video that is available for viewing on the Dare County website [www.darenc.com](http://www.darenc.com).

At 9:02 a.m. Chairman Woodard called to order the regularly scheduled meeting with appropriate prior public notice having been given. Rev. Michelle Lewis, of the Mighty Wind Methodist Church, provided an invocation which was read by Chairman Woodard and then he led the Pledge of Allegiance to the flag.

#### **ITEM 1 – OPENING REMARKS – CHAIRMAN’S UPDATE**

Following is a brief outline of the items mentioned by Chairman Woodard during his opening remarks, which can be viewed in their entirety in a video on the Dare County website –

- Governor Cooper introduced Phase 2.5, which went into effect at 5:00 p.m., Friday, September 4, 2020. The Chairman reviewed the changes of the new phase, which included: Mass gatherings increased to 25 indoors and 50 outdoors and playgrounds were allowed to open under the guidelines. Museums and aquariums would reopen at 50% capacity and fitness centers at 30% capacity. He encouraged everyone to wear cloth face coverings, maintain social distancing, avoid close contact and wash their hands or use hand sanitizer. Additional details for Phase 2.5 could be found on the Dare website or by calling 252-475-5008.
- Chairman remarked September was the final month to respond to the 2020 Census. He noted 20% of Dare households had not yet participated and reminded important federal funding for highways, public health, schools and emergency personnel funding would be affected based on census response. He encouraged the community to either use [my2020census.gov](http://my2020census.gov) or dial 844-330-2020 to complete the census.

- He announced Governor Cooper had committed to sign House Bill 1105, which was the Coronavirus Relief Bill 3.0. In addition to the many Covid-19 shortfalls this bill aids, it will provide the Roanoke Island Historic Association with 1 million dollars in relief. This bi-partisan bill was supported by Speaker Tim Moore, House Representative Bobby Hanig and Senator Bob Steinburg.
- With an incredibly busy summer on the Outer Banks, and in spite of the challenges of Covid, Dare County small business owners and staff had continued to fulfill their responsibilities to keep things running smoothly this summer. He offered thanks for those workers and business owners for all of their hard work this season.

## **ITEM 2 – PRESENTATION OF COUNTY SERVICE PINS**

The County Manager provided the Board with an overview of each of the following recipient's contributions to the County:

- 1) Danielle Stine, Physical Therapist, received a 10-year pin.
- 2) Elizabeth Rhodes, Income Maintenance Caseworker, received a 10-year pin.
- 3) Elizabeth "Beth" Bradley, Social Worker III, received a 10-year pin
- 4) Brooke Knight, Social Worker III, received a 10-year pin.
- 5) Shannon Foltz, Social Worker IV, received a 10-year pin.
- 6) Kimberly Holder, WTP Operator, received a 15-year pin.
- 7) Joseph Slaughter, Distribution Specialist, received a 15-year pin.
- 8) Spencer Gregory, Leisure Programs Supervisor, received a 20-year pin.
- 9) Gregory Ball, GIS Operator, received a 25-year pin.

## **ITEM 3 – PUBLIC COMMENTS**

At 9:22 a.m. the Manager outlined the procedure for making public comments via email to [dcboc@darenc.com](mailto:dcboc@darenc.com) to the Board. No one responded to the invitation to address the Board. The County Manager closed Public Comments at 9:23 a.m.

## **ITEM 4 – DEPUTY TAX COLLECTOR, (Att. #1)**

Jennifer "Jinky" Davenport was appointed Deputy Tax Collector on April 20, 2015. County Manager Outten announced his pleasure in the recommendation of her reappointment.

### **MOTION**

Vice-Chairman Overman motioned to reappoint Jennifer Davenport as the Deputy Tax Collector to a four-year term, expiring August, 2024.

Commissioner Tobin seconded the motion.

VOTE: AYES unanimous

Following the unanimous Board vote, the oath was administered by the Clerk to Jennifer Davenport, as Deputy Tax Collector, with her husband, Louie Davenport, holding the Bible.

## **ITEM 5 – PROCLAMATION – CONSTITUTION WEEK, (Att. #2)**

The Virginia Dare Chapter of the Daughters of the America Revolution, in promotion of the observance of the U.S. Constitution, presented a proclamation to the Board to declare September 17-23, 2020 as Constitution Week. The County Manager read the proclamation.

### **MOTION**

Commissioner House motioned to approve September 17-23, 2020 as Constitution Week.

Commissioner Tobin seconded the motion.

VOTE: AYES unanimous

**ITEM 6 – FY 2021-2027 WATER CAPITAL IMPROVEMENTS PLAN (Att. #3)**

David Clawson and Pat Irwin presented the 2021-2027 Water Capital Improvements Plan. Mr. Clawson started with introducing the 7-year water plan. It had been prepared in conjunction with the water rate model. Future projections of water usage, number of account growth and expense growth are gathered to help calculate the yearly water rate projections, which then determine the capital to be used for water capital projects or how much we can afford in debt service. There are three required fund balances dictated by revenue bond covenants: (1) Restricted (a minimum of one sixth of operating expenses; however, Dare County holds 1/6 plus one million dollars); (2) Extension and Replacement (E & R) used for capital projects and (3) Surplus. Our plan has \$18.1 million over seven years, with \$11.5 million for “pay as you go” (cash funded) projects.

Pat Irwin completed the presentation by reviewing projects. The main and on-going project was the installation of automatic meter readers. With 21,000 customers they had placed 5,500 new meters in the ground. The department anticipated having the project fifty percent complete by spring. The meters do not rust and work well even while being submerged in three feet of sand and water, as tested in the Stumpy Point area. The Chairman inquired as to whether the meters would be marked with a Dare County identification and Mr. Irwin confirmed they would. Automatic meter infrastructure is hoped to soon follow in two to three years after all the new meters are installed. This would allow meter reading with antennas on towers. Another project, carried on during the off season, would be the replacement of the reverse osmosis units 1, 2 and 3, which are thirty years old and currently each produce 1 million gallons a day. The new trains would each produce 1.3 million gallons a day. The micro filtration system in Skyco would take place in 2025. Other projects included eight elevated tank maintenance and paintings for \$1.76 million between 2021 and 2026. In 2022, a supervisory control and data acquisition update would be done at a cost of \$644,800. The SCADA system runs the water treatment plants and the distribution system. Vice-Chairman Overman asked if the system could be hacked. Mr. Irwin deferred to the County’s IT Director for specifics but he offered the system had never been compromised and the motor control panels could be run manually if necessary. He also advised of other projects, such as membrane replacement in the RO (reverse osmosis) system and emergency generator replacements.

**MOTION**

Commissioner House motioned to adopt the Capital Project Ordinance, the budget amendments for the Water Fund and the Water Capital Reserve Fund.

Vice-Chairman Overman seconded the motion.

VOTE: AYES unanimous

**ITEM 7 – CONTRACT AND BUDGET AMENDMENTS FOR THE ANIMAL SHELTER AND COLLEGE OF THE ALBEMARLE CONSTRUCTION PROJECTS**

David Clawson announced there were eight contract change order amendments for the Animal Shelter construction project. These decreases, which total \$160,747, are due to value engineering by Brent Johnson, Dare County Project Manager, and Whiting Turner. There was one contract amendment which increased the project by \$83,182, in order to pave the entrance drive to the building. Sixty stainless steel cat cages would be reused and result in a decrease of \$49,621 to the furniture, fixtures and equipment budget. Mr. Clawson also presented the Board with the Barnhill Construction Company GMP for the demolition at The

College of the Albemarle construction site. The GMP, which totals \$369,032, is \$30,968 lower than budgeted. \$10,000 would be added to owner's costs for a hazardous materials (mold remediation) monitoring contract and the balance will be added to the owner's contingency. Commissioner Ross asked about the removal of canine turf at a cost reduction of 26,935. Mr. Clawson responded that in the proposed exercise area there were two kennel wings. The SPCA is fine with using pea gravel in these areas and they are inquiring if the State would approve the use of grass.

**MOTION**

Commissioner Couch motioned to approve Whiting-Turner contract amendments 5.1, 5.3, 5.5, 5.9, 5.10, 5.11 and 5.12, approve Barnhill demolition GMP contract amendment and to adopt the amendment to the Capital Project Ordinance.

Commissioner Tobin seconded the motion.

VOTE: AYES unanimous

**ITEM 8 – CAPITAL IMPROVEMENTS PLANNING COMMITTEE RECOMMENDATIONS COLLEGE OF THE ALBEMARLE PROJECT BUDGET (Att. #4)**

The County Manager presented the CIP Committee's recommendations from their meeting held on September 3, 2020. The Board was provided with spread sheets on the cost of the project and a value management log. The grand total contract "not to exceed cost of the project" would be \$17,859,487.00, with \$1.5 million being paid for with state bonds. Dare County would be borrowing the difference of \$16,359,487.00. He instructed the Board that if approved, the demolition of the site would begin next week. A third sheet provided the affordability model and the Manager explained the CIP Fund could afford the \$16 million debt for the COA project. The Capital Investment Fund & Debt Affordability Model handout reflected coverage at 0.49 in 2021, with coverage improvements over the next four years. Commissioner Couch inquired as to plans for the debris from the demolition. The County Manager advised the bricks would go to the landfill to create a base to improve those roads.

**MOTION**

Vice-Chairman Overman motioned to approve the CIP Committee's recommendation for the COA Campus Project with the updated Dare County not to exceed figure of \$16,359,487.00 and the contract price of \$17,859,487.00.

Commissioner House seconded the motion.

VOTE: AYES unanimous

**ITEM 9 – HWY 64/264 – PARCEL 025550001, MANTEO, NC (Att. #5)**

On May 5, 2020, the Board unanimously agreed to allow the Manager to entertain offers for the sale of the subject parcel, situated along the southern line of 101 S. Hwy. 64, next to the law office of Wheless & Wheless, PLLC. The County Manager explained an offer had been received from Brix, LLC, and the Dare Assessor had assessed the parcel at \$15,000. He instructed there would be some language changes to the contract prior to approval. He requested the Board authorize the sale, authorize the resolution, which declared the parcel as surplus, and then complete the sale after the statutory bid procedure had been followed.

**MOTION**

Commissioner Tobin motioned to authorize the sale, approve the resolution declaring the parcel as surplus with completion of the sale after the proper bid procedure.

Commissioner House seconded the motion.

VOTE: AYES unanimous

### **ITEM 10 – CONSENT AGENDA**

The Manager announced the items as they were visually displayed in the meeting room.

#### **MOTION**

Commissioner House motioned to approve the Consent Agenda:

- 1) Approval of Minutes (08.17.20) **(Att. #6)**
- 2) Water Department NCDOT Right of Way Encroachment Agreement for Cape Hatteras Well Project
- 3) Charge to the Tax Collector
- 4) Dare Soil and Water Conservation District Grant
- 5) DHHS Construction Project Capital Project Amendment
- 6) NCDOT Award of CARES Act Funds to Dare County Transportation Program
- 7) DC Health & Human Services-Public Health Division, Breaking Through Task Force, Public Awareness Campaign to Address Community Mental Health Grant
- 8) DC Health & Human Services/Public Health Div., Strategic Planning Framework Grant

Commissioner Ross seconded the motion.

VOTE: AYES unanimous

### **ITEM 11 – BOARD APPOINTMENTS**

Albemarle Region Resource Conservation and Development Council, Inc.

Commissioner Couch motioned to appoint Maggie May to a four-year term.

Commissioner House seconded the motion.

VOTE: AYES unanimous

#### 1) Upcoming Board Appointments

The upcoming Board appointments for October, November and December 2020 were announced.

### **ITEM 12 – COMMISSIONERS’ BUSINESS & MANAGER’S/ATTORNEY’S BUSINESS**

Commissioners, the County Manager and Finance Director frequently make extensive remarks, which can be viewed in their entirety in a video on the Dare County website. The following is a brief summary of the items mentioned by Commissioners during this segment:

#### **Commissioner Couch**

- He noted it was a great group of service pin recipients this month. The longevity and experience coupled with the scarcity of personnel turnover made for a good working experience in local government.
- He reported business was “screaming at the lower end/South Banks” along with encouraging numbers in land transfer sales.

#### **Vice-Chairman Overman**

- He thanked Trillium Health Resources for the “Strategic Planning Framework Grant” of \$18,000. It would be a tremendous help in the messaging that gets out for the Saving Lives Task Force.
- Joined the Chairman in thanking the General Assembly for the one million dollars given to the Lost Colony with a special thanks to Bobby Hanig and Senator Steinburg.
- He also thanked the September service pin recipients for their dedication to the County.

### **Commissioner House**

- He noted the accumulative total of 125 years of service with today's pin recipients was outstanding and truly a dedicated force for the County.
- Marine Fisheries Commission had met and Director Murphy noted he was considering granting the request to increase the bag limits for red drum captured incidentally by commercial fisherman targeting flounder. Commissioner House explained the topic had led to a heated discussion and attack with some members considering the request nothing but "pure greed". However, increased bag limits and additional commercial sale of red drum could help local fisherman, who were financially devastated due to Covid-19 closures. He reported the commercial impacts on the red drum stock over the past twenty years. The discussion with the Commission to increase the bag limit would continue with updates to follow.
- He presented a "date in history" to be remembered. In the 1600's the Dutch had a colony a little bit further north called New Amsterdam. After 1664, it was captured by the English through rule of the Duke of York and New Amsterdam became New York.
- Pet of the Week "Luna" was introduced as a 1½ year old affectionate cat available for a forever home through adoption with the SPCA.
- He concurred with the Chairman on how hard small businesses had been working this season and how busy and beautiful the Labor Day weekend had been.

### **Commissioner Ross**

- He updated the progress on the Animal Shelter Project and stated construction was proceeding and moving ahead beautifully with the cinder block walls going up and construction moving ahead. The project would also now have a paved driveway instead of a gravel and dirt drive. Completion was expected April, 2021.
- He provided a statistical update on Covid-19. The latest data provided that out of a state population of approximately 10.5 million; one quarter of the state had been tested with a 7% positive result resulting in 180,000 positive cases. Fatalities reported due to Covid, or related complications, were 2,900, with zero deaths for those under the age of twenty-five. He had contacted the Board of Education and Superintendent Farley about the status of Dare schools and had attended their senior staff meeting which detailed alternatives of instruction. He shared that we want the schools to open safely and with a proper definition of "safely", the schools could exercise sound practical measures.
- He would be meeting with Child and Youth Partnership, along with Commissioner Couch, regarding the Hatteras Island crisis of early child care provisions. Currently there was only one center open. He would try to offer whatever help he could with the team, as they navigate through the stresses, pressures, isolation and frustration of this important topic.
- He had been researching the virtual online learning and concluded he could not find anyone who said it was viable or working well. There was no substitute for in-class instruction and he would be contacting the Board of Education to try and identify the specific criteria that would allow Dare County to open its schools as soon as possible.

Commissioner Tobin

- He wished a happy birthday to Sheriff Doug Doughtie
- He announced the dredge contract with Conrad Shipbuilding had been signed; the first 10% payment had been distributed and the construction phase had begun. The management contract, to supervise the on-site construction, was being negotiated and the dredge was slated for completion within eighteen months.
- He met with Congressman Greg Murphy, who had asked for a business round table discussion. The two-hour meeting included the concerns of dredging and increased federal funding retention of fishing, the benefits of Hatteras Inlet becoming a federal inlet, the importance of keeping the inlet open, commercial fishing legislation, shark issues offshore with possibly allowing shark fishing to prevent fish loss, labor shortages with the absence of foreign workers and the need to solve the affordable housing issues. Congressman Murphy expressed his belief a Covid vaccine would be available by the end of the year and possibly the first of November. He also predicted by April, 2021 there would be no mask requirements. The Congressman discussed the use of nitrous oxide being used in some hospitals to combat some effects of Covid-19 to open up the oxygen to the lungs. The meeting concluded with the agreement to organize a committee to further discuss the inlet and fishing issues.

**MANAGER’S/ATTORNEY’S BUSINESS**

County Manager announced under the Governor’s new order Dare County had begun to reopen recreational facilities. Director, Tim White, with recommendations and assistance from Dr. Sheila Davies, would be moving forward with programs in compliance with Phase 2.5. The recreational playgrounds, facilities and programs reopening guidelines could be found on the Dare website. He praised Dare County’s employees, who had kept the County operational while the Covid guidelines evolved; and though often challenging, they had been doing a great job. Ross congratulated and acknowledged the employees’ efforts and noted what was sometimes overlooked was the environment, the culture, supervision and the leadership of the County Manager, the Associate County Manager, Public Information Department, and IT, with each making a huge difference with their continued efforts. The County Manager noted the Department Heads and staff truly worked together as a team.

Dave Clawson, Finance Director, answered a question posed earlier by Commissioner Ross and noted the 2021 debt service was \$16 million.

At the conclusion of the meeting, Chairman Woodard asked for a motion to adjourn.

**MOTION**

Commissioner Tobin motioned to adjourn the meeting.

Commissioner House seconded the motion.

VOTE: AYES unanimous

At 10:30 a.m., the Board of Commissioners adjourned until 5:00 p.m., September 21, 2020.

Respectfully submitted,

[SEAL]

By: \_\_\_\_\_  
Cheryl C. Anby, Clerk to the Board

APPROVED: By: \_\_\_\_\_  
Robert Woodard, Sr., Chairman  
Dare County Board of Commissioners

Note: Copies of attachments (Att.), ordinances, resolutions, contracts, presentations, and supporting material considered by the Board of Commissioners at this meeting are on file in the office of the Clerk to the Board.



*2020 Update - Repetitive Loss Area Analysis*

**Description**

As part of the Community Rating System, Dare County must undergo a five-year recertification cycle review of all of our outreach activities and floodplain management efforts. Our five-year review meeting is scheduled for September 17, 2020. The Dare County Repetitive Loss Area Analysis (RLAA) was adopted in 2015 and must be updated as part of the CRS review. The 2020 RLAA update is attached with this cover sheet for the Board's review. The CRS guidelines require the 2020 update to be adopted by the Board. A resolution is attached for this action.

**Board Action Requested**

Motion to adopt resolution to adopt the 2020 update of the Dare County Repetitive Loss Area Analysis.

**Item Presenter**

Donna Creef, Planning Director



# **DARE COUNTY REPETITIVE LOSS AREA ANALYSIS 2020 UPDATE**

**Adopted September 21, 2020  
Dare County Board of Commissioners**

**Prepared by Dare County Planning Department and Dare County GIS**

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## COMMON TERMS USED IN THIS DOCUMENT

BFE	Base flood elevation as depicted on flood maps
CRS	Community Rating System – a voluntary incentive program developed by FEMA for those communities in the NFIP program to provide flood insurance discounts for activities undertaken that exceed minimum NFIP standards.
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map (flood maps)
SFHA	Special Flood Hazard Area – base floodplain
AE Zones	The base floodplain where base flood elevations are provided, expressed as a number for example AE-4. These areas are depicted on FIRMs and represent the 1% annual chance of flooding.
VE Zones	Coastal area subject to velocity flooding in addition to stillwater flooding, expressed as a number VE-9 for example. These areas are depicted on FIRMs.
Shaded X Zone	Areas outside of the 100-year floodplain that represent the 0.2% annual chance of flooding. Flood insurance is not required in Shaded X zones
X Zones	Areas outside of the 100-year floodplain where flood risks are minimal. Flood insurance is not required in X zones. X zones are depicted on FIRMs.
NFIP	National Flood Insurance Program
Pre-FIRM	Before the effective date of the County's participation in National Flood Insurance Program – October 6, 1978 Dare County and December 4, 1977 for the Town of Manteo.
Post-FIRM	After the effective date of October 6, 1978 Dare County.
Repetitive Loss	An NFIP-insured structure that has had at least two flood losses of more than \$1,000 in any 10-year period since 1978.
Severe Repetitive Loss	NFIP-insured structure that has had at least four flood losses over \$5,000 and the cumulative amount of such claims exceeds \$20,000, or at least two claims with the cumulative amount of the building exceeding the market value of the structure, or both outlined above within any 10-year period.

## *HISTORY OF REPETITIVE LOSS AREA ANALYSIS*

Dare County developed a Repetitive Loss Area Analysis during their 2015 Community Rating System five-year cycle review. This RLAA was adopted by the Dare County Board of Commissioners on December 7, 2015. As part of the County's 2020 CRS five-year review, an update to the RLAA has been completed. Repetitive flood loss information from FEMA is provided to Dare County and this information was used to update the RLAA. The updated information was compared to the areas identified in the 2015 RLAA and adjustments made to the repetitive loss areas as needed. Using the same format as the 2015 RLAA, each village of unincorporated Dare County was reviewed and analyzed. Maps with repetitive loss areas have been prepared by the Dare County GIS department. These maps highlight the areas in each village where structures included on the FEMA repetitive loss list are located. Data tables of streets in each repetitive loss area are included for each village with the total number of structures counted on each street.

### *NOTEWORTHY DEVELOPMENTS SINCE 2015 RLAA*

#### **Flooding Events:**

Since the 2015 RLAA, Dare County has experienced several flooding events including Tropical Storm Hermine, Hurricane Matthew, Tropical Storm Michael, Tropical Storm Dorian and significant oceanfront over wash events in March 2018 and November 2019 that resulted in flooding to structures along the Avon oceanfront.

<p><b>2016 – Hermine</b> Aug 28 - Sept 3</p> <p>Max Wind Speed: 73 mph</p>	<ul style="list-style-type: none"> <li>• Category 1 with tropical sustained winds</li> <li>• Extensive flooding in villages on Hatteras Island</li> <li>• Storm surge of 4 feet about normal tide</li> <li>• Estimated storm damages: \$5.4 million</li> </ul>
<p><b>2016 – Matthew</b> Oct 7 - Oct 9</p> <p>Max Wind Speed: 94 mph</p>	<ul style="list-style-type: none"> <li>• Category 1 with landfall in South Carolina</li> <li>• Highest Dare County wind reported at 94 mph</li> <li>• NWS reported rainfall 12+ inches in Kill Devil Hills</li> <li>• Estimated statewide damages: \$1.5 billion</li> </ul>
<p><b>2018 – Michael</b> Oct 11 - Oct 12</p>	<ul style="list-style-type: none"> <li>• Category 4 at landfall near Mexico Beach, Florida</li> <li>• Michael weakened to Tropical Storm and moved across inland portions of North Carolina</li> <li>• Wind gusts to 74 mph were observed in Kitty Hawk.</li> <li>• \$7 million in damage from 2 to 4 feet of above ground soundside flooding, biggest impacts in Manteo, Kitty Hawk, and Kill Devil Hills.</li> </ul>
<p><b>2019 – Dorian</b> September 6</p>	<ul style="list-style-type: none"> <li>• Category 1 at landfall on Cape Hatteras</li> <li>• 101 mph winds recorded at Cape Hatteras</li> <li>• 4-7 feet of storm surge impacted Hatteras Island villages</li> <li>• Over \$14.8 million in damages across Dare County</li> </ul>

These events resulted in an additional 172 structures on the NFIP repetitive loss list in unincorporated Dare County. These additional structures have been added to the repetitive loss areas from 2015. In some villages, new repetitive loss areas have been added and in some instances, new structures were identified in the same loss areas as 2015. The maps for each village and the data tables have been updated.

### **Mitigation:**

Although the number of repetitive loss structures increased since the 2015 RLAA, there have been a significant number of structures that have been elevated thereby mitigating the flood hazards for those structures. Some of these structures were elevated using HMGP mitigation funds, some with ICC money, and other entirely by private funding by the property owners. The number of mitigated structures in each village (if applicable) has been noted in the street data table.

### **New Flood Maps for Dare County:**

New flood maps for Dare County became effective on June 19, 2020. These flood maps reclassified hundreds of properties from special flood hazards areas to Shaded X and/or X zones. The properties that remain in the special flood hazard areas have a lowered base flood elevation i.e. AE 8 dropped to an AE 4 zone. Some of the reclassified properties were properties that had flooded in the past and in the repetitive loss areas. To accompany the maps, Dare County adopted a local elevation standard that applies to Shaded X and X zones. The local elevation standard applies a regulatory flood protection elevation standard of eight (8) feet to Shaded X and X zone properties. Other floodplain management practices such as the use of flood vents, use of flood resistant materials, and use limitations on areas below the regulatory flood protection level also apply in the Shaded X and X zones. For the special flood hazard areas, Dare County increased the freeboard amount from one foot to three feet or to the local elevation standard of eight feet whichever is higher. In the 2015 RLAA, all of the subareas were located in special flood hazard areas (SFHA) of either AE or VE zones. With the new 2020 flood maps, some of the subareas may be located in Shaded X or X zones. The classification of a property as a Shaded X zone or X zone does not signify that a property will not flood. This fact is emphasized by Dare County is many of our outreach activities and the importance of flood insurance is the primary theme of many of Dare County's CRS outreach activities.

The FEMA repetitive loss structure lists only addresses those structures for which a flood damage claim has been filed. There may be other structures adjacent to the RL structure or in the immediate vicinity of the RL structure that also flooded. Because of this, repetitive loss areas are identified, not just the structures on the FEMA RL list.

## CRS COMMUNITY CLASSIFICATIONS

There are three classes of repetitive loss communities as follows:

Class A- a community with no unmitigated repetitive loss properties. No specific actions must be implemented by a class A CRS community.

Class B – a community with at least one, but less than ten unmitigated repetitive loss properties. Class B communities are required to analyze their repetitive loss problem, map the location of the repetitive loss properties (areas) and complete an annual outreach activity to the property owners in the identified repetitive loss areas.

Class C – a community with ten or more unmitigated repetitive loss properties. Class C communities are required to complete the same activities as a Class B community and either prepare a floodplain management plan or a repetitive loss area analysis (RLAA) for all repetitive loss areas in the community.

As of December 31, 2019, Dare County had 486 repetitive loss structures. Under the CRS program, Dare County is considered a Class C repetitive loss community. As a Class C repetitive loss community, Dare County must implement certain tasks including mapping of repetitive loss areas and outreach activities to properties included in the repetitive loss areas.

Many of the property owners in Dare County are non-resident property owners who do not live in Dare County. Their properties are used as second homes or vacation rentals. The best outreach activity for non-resident property owners is a direct mailing. Dare County completes a direct mailing to RLs owners each year as part of our CRS participation?

The primary sources of flooding for the new repetitive loss areas added to the 2020 update are the same flooding sources identified in the 2015 RLAA – the Atlantic Ocean and the many estuarine water bodies found in Dare County. Dare County is vulnerable to flooding due to our island geography and lack of topography. As a result we experience flooding during storm events. Many properties flood with floodwaters covering yards and roads during storm events. However, not all of the properties are damaged by the flood waters since the majority of our buildings are elevated to mitigate damage from flooding in the living or occupied areas of the structures. The elevation of buildings was identified in the 2015 RLAA as the most effective means of mitigating flood hazards in unincorporated Dare County. This continues to be true. Many of the properties added to the repetitive loss list since the 2015 are older, non-elevated structures or pre-FIRM structures.

**Repetitive Loss (RL) properties are those properties for which two or more claims of more than \$1,000 have been paid by the NFIP within any 10-year period.**

**Severe Repetitive Loss (SRL) properties are those properties which four or more claims in excess of \$5000 have been filed or two or more claims that exceed the building's value.**

## MAPPING REPETITIVE LOSS AREAS

As a Class C community, Dare County must map its repetitive loss areas. The repetitive loss areas should include the properties on the FEMA list provided to Dare County and all nearby properties subject to the same flood hazard. The properties appearing on the FEMA list are those properties for which two or more flood claims exceeding \$1000 were filed in any 10-year period. Other structures adjacent to or nearby the identified FEMA properties may have only one flood claim or be uninsured but are still vulnerable to the same flood hazard.

The repetitive loss areas have been grouped into four main geographic areas: Hatteras Island, Colington/KDH Outside/Martin's Point, Roanoke Island, and the Mainland. The four main areas are then mapped on a village basis and with subareas identified in each village. A total of 139 repetitive loss areas were identified in the unincorporated villages of Dare County. The RLAs include 486 unmitigated repetitive loss structures plus an additional 1,573 properties based on their similar flood exposure and location resulting in an overall total of 2,059 structures in the various RLAs. Because of the flooding events experienced since 2015, the number of RL areas has increased from 92 to 139 with the number of properties in the RLAs increasing from 1,688 properties to 2,059 properties for 2020.

HATTERAS ISLAND		
Village	# of Sub Areas	# of Properties in RLA
Rodanthe	12	287
Waves	11	50
Salvo	15	103
Avon	12	378
Buxton	6	189
Frisco	17	347
Hatteras	14	304
<b>TOTAL</b>	<b>87</b>	<b>1,658</b>

MARTIN'S POINT/KDH OUTSIDE/COLINGTON		
Village	# of Sub Areas	# of Properties in RLA
Martin's Point	5	16
KDH Outside	2	34
Colington	17	129
<b>TOTAL</b>	<b>24</b>	<b>179</b>

ROANOKE ISLAND		
Village	# of Sub Areas	# of Properties in RLA
Manteo	9	107
Wanchese	7	49
<b>TOTAL</b>	<b>16</b>	<b>156</b>

MAINLAND		
Village	# of Sub Areas	# of Properties in RLA
Stumpy Point	6	40
Manns Harbor	5	25
East Lake	1	1
<b>TOTAL</b>	<b>12</b>	<b>66</b>

## Main Area #1 Hatteras Island

**Problem Statement** – Hatteras Island is a barrier island bordered to the east by the Atlantic Ocean and bordered by the west by the Pamlico Sound for the entire length of the island. The island is very narrow in some places and features low terrain except for a few areas of Buxton and Frisco. Flooding occurs from storm surge during hurricanes and coastal storms and wind-driven tidal flooding from the estuarine side during high winds events and storms. Although some flooding may occur from heavy rainfall associated with hurricanes and coastal storms, the primary source of flooding is ocean storm surge and overbank flooding of the Pamlico Sound and the numerous canals and borrow pits influenced by increased water levels from the Pamlico Sound. In Avon and Hatteras villages, where some structures date back to the early 1900s, flooding occurs because many of the structures are not adequately elevated. As stated in 2015, the best approach to reducing repetitive losses on Hatteras Island will involve a combination of public outreach activities and mitigation techniques such as elevation of structures and/or their mechanical components.

There have been several flooding events to impact Hatteras Island since the 2015 RLAA including Hurricane Matthew, Tropical Storm Hermine, Tropical Storm Michael, and some ocean over wash events not associated with any named storm. These flooding events resulted in the addition of repetitive loss structures to the repetitive loss areas on Hatteras Island. In some instances, the structure was included on the 2015 repetitive loss area list because of its proximity to identified NFIP repetitive loss structures. However, some of the structures represent entirely new repetitive losses and areas. Since the 2015 RLAA, many structures on Hatteras Island have been elevated to mitigate future flood damages. The number of mitigated properties in each village since the 2015 RLAA is noted where appropriate.

### Rodanthe

**Repetitive Loss Area R-1** is located within the AE flood zone. The Pamlico Sound abuts the repetitive loss area. The area is residential with all piling foundation styles. One additional repetitive loss structure has been added to the area since the 2015 RLAA. The properties all have garage and storage space on the ground level. HVAC systems are elevated off the ground. Flooding occurs due to storm surge from the sound.

**Repetitive Loss Area R-2** is located within the VE flood zone, AE flood zone and some Shaded X areas. Some properties are oceanfront properties. The Atlantic Ocean abuts the repetitive loss area on the east side and the Pamlico Sound on the west side. The area is mostly residential with majority piling foundation styles and very few that are a mix of crawl space and slab. Some non-elevated businesses are located in this area. Aside from the few properties that are crawl and slab foundations, garage and storage are primarily found on the ground level. Most property owners have

elevated both buildings and HVAC systems to mitigate flood damages. Depending on the nature of the storm, flooding occurs from both storm surge from the sound, and ocean over wash. Since the 2015 RLAA, the total number of properties in this area has increased to 146 with the repetitive loss structures increasing from 47 structures to 74 structures.



*Rodanthe Sub Area R-2 – Examples of Oceanfront Houses*

**Repetitive Loss Area R-3** is located within the AO and Shaded X zone. In the 2015 RLAA they were located in a VE flood zone. The Atlantic Ocean is directly beside the Repetitive Loss Area. The area is residential with properties having piling foundation styles and elevated HVAC systems. Flooding occurs from ocean over wash.

**Repetitive Loss Area R-4** is located within the AE flood zone and Shaded X area. An estuarine salt marsh and canal run through the middle of the repetitive loss area contributing to the flood issues. The area is residential with a mix of piling, crawl space, and mobile home foundations. Flooding occurs from ocean over wash.

**Repetitive Loss Area R-5** is located within the VE flood zone, AO flood zone and AE flood zone. The Atlantic Ocean encroaches on the east side of the repetitive loss area, while an estuarine salt marsh runs through the middle of the area, north to south. The area is residential with pilings being the primary foundation style. The majority of the structures have elevated HVAC systems. Flooding occurs due to ocean over wash and storm surge.



*Rodanthe Sub Area R-5*

**Repetitive Loss Area R-6** is located within the AE and Shaded X zones. Previously was a VE flood zone. The Atlantic Ocean is adjacent to the repetitive loss area. The area is residential with pilings being the primary foundation style. One of the repetitive loss structures has been demolished since the 2015 RLAA. Flooding occurs from ocean over wash and storm surge from the sound.

**Repetitive Loss Area R-7** is located primarily in the AE and AO flood zones. A borrow pit borders the repetitive loss area to the north while the Atlantic Ocean borders to the east. The area is residential with pilings being the primary foundation style. Some of the homes are non-elevated or had ground floor enclosures that have flooded. The majority of the properties have elevated HVAC systems. Flooding occurs due to storm surge and ocean over wash.



*Examples of older housing stock in Rodanthe Sub Area R-7,*

**Repetitive Loss Area R-8** is located within the AE, AO and VE flood zones. The Atlantic Ocean abuts the repetitive loss area. The area is residential with piling and crawl space foundation styles, piling foundations being more common. The majority of HVAC systems are elevated. Property owners indicated on surveys that flooding comes from ocean over wash.

**Repetitive Loss Area R-9** is located primarily in the Shaded X zone with a small portion being in the AE and AO zones. The Atlantic Ocean abuts the repetitive loss area. The area is residential with pilings being the primary foundation style. Most of the structures have ground floor enclosures. Flooding occurs from ocean over wash and storm surge.



*Examples of elevated HVAC systems in Rodanthe area*

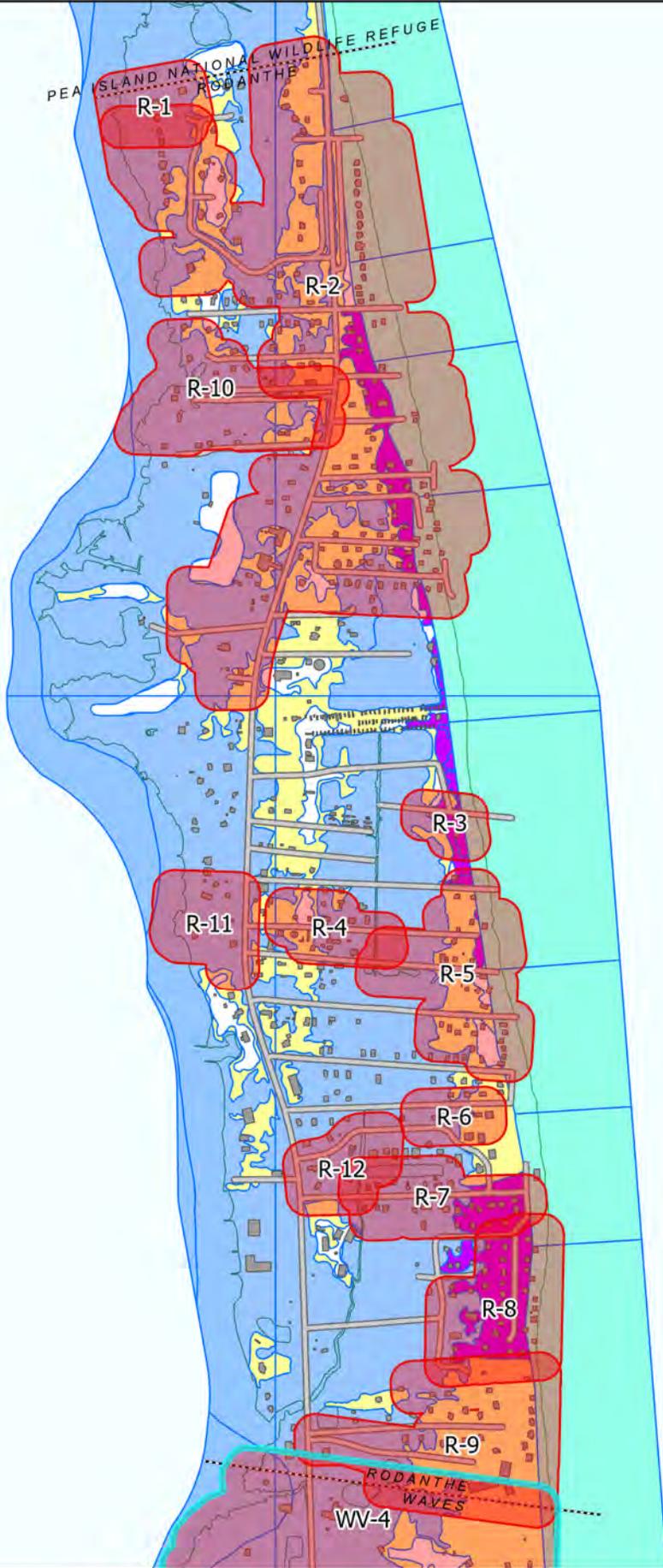
**Repetitive Loss Area R-10 (New for 2020 update)** is located within the AE flood zone. The Pamlico Sound abuts the repetitive loss area. This is a new repetitive loss area added since the 2015 RLAA with flooding occurring during Hurricane Matthew and Tropical Storm Michael. All of the structures in this area are piling foundations with some featuring ground flood enclosures. All have elevated HVAC systems. Flooding occurs as result of storm tide from the Pamlico Sound.

**Repetitive Loss Area R-11 (New for 2020 Update)** is located entirely within the AE flood zone. The Pamlico Sound abuts the repetitive loss area. This is a new repetitive loss area added since the 2015 RLAA with flooding occurring during Hurricane Matthew and Tropical Storm Michael. All of the structures in this area are piling foundations with some elevated higher than others due to the age of the structure. Flooding occurs as result of storm tide from the Pamlico Sound.

**Repetitive Loss Area R-12 (New for 2020 Update)** is located in the AE flood zone. This is a new repetitive loss area since the 2015 update with repetitive losses occurring as a result of Hurricane Matthew and Tropical Storm Michael. All of the structures are on piling foundations with ground floor enclosures that flooded during these storm events. HVAC all are elevated. Although the area is not adjacent to the Pamlico Sound, the low topography of the area allows storm surge to spread to properties that are not immediately adjacent to the sound.

### Repetitive Loss Area Overview for Rodanthe

Repetitive Loss Area	# of RL Properties	# of Additional Properties	Total # of Properties in RL Area	Road Names
R-1	2	2	4	Chicamacomico Ct
R-2	77	75	152	Myrna Peters Rd NC HWY 12 Wimble Shoals Dr W. Corbina Dr Cross of Honor Way Sixteenth of August E. Blue Sea Rd Green Lantern Ct Sea Gull St E. Corbina Dr Southgate Dr E. Beacon Rd East Point Dr GA Kohler Ct America Dr Sea Oats Dr Surf Side Dr Mirlo Ct
R-3	3	1	4	Midgetts Mobile CT Sea Haven Ln
R-4	2	3	5	Sea Sound Rd
R-5	10	19	29	Beulah Oneal Dr Dean Ave Sea Sound Rd Sudie Payne Rd
R-6	2	1	3	S. Holiday Blvd
R-7	2	17	19	Atlantic Dr
R-8	14	16	30	Ocean Dr Seabreeze Dr Tradewinds Dr
R-9	13	8	21	South Shore Dr Sea Breeze Dr Resort Rodanthe NC 12
R-10	4	3	7	Wimble Shoals Dr Banzai Landing Joe Bell Ln NC 12 Pappy Lane
R-11	3	1	4	NC 12
R-12	7	2	9	Caribbean Ct Caribbean Way NC 12
<b>TOTAL</b>	139	148	287	



# RODANTHE

Analysis Area

FLOOD ZONES

SHADED X

AE

AO

98

VE

X

0 500 1,000 2,000 Feet



## Waves

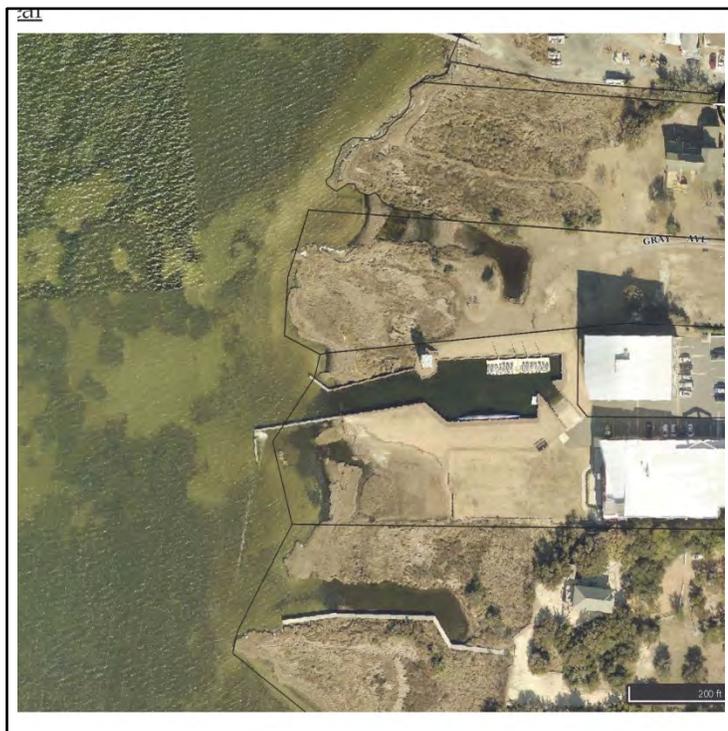
The 2015 RLAA did not include any sub-areas for Waves village. Flooding from Hurricane Matthew and other events since 2015 have resulted in several properties in Waves being added to the NFIP repetitive loss list. A total of eleven areas have been identified in the Waves tax district. Waves is contiguous to Rodanthe village to the north, Salvo village to the south, the Atlantic Ocean to the east and the Pamlico Sound to the west. The topography is similar to Rodanthe and Salvo and the development patterns are also similar with mostly residential neighborhoods with commercial development along NC 12. Many of the homes in Waves are newer construction since the early 2000s with most on piling foundations with ground floor enclosures.

**Repetitive Loss Area WV-1** is located in an AE flood zone with piling foundation structures with ground floor enclosures. These ground floor enclosures is the area of flood damage to these structures. Most of the structures were constructed before 2006 when the flood maps established a base flood elevation of 8 feet for this area. The 2020 flood maps classify the area as an AE 4. All have HVAC units that are elevated. There is a canal at the end of the street that connects to the Pamlico Sound. Storm events with soundside flooding is the hazard in this area.

**Repetitive Loss Area WV-2** is located in a Shaded X and X zone. The structures in this area are older non-elevated structures which have flooded during soundside flooding events. Some are mobile homes on typical mobile home foundations, the others are on crawl space or short pile foundations. There are borrow pits adjacent to the area which contribute to the flood damages since they experience over the bank flooding during high soundside tide events.

**Repetitive Loss Area WV-3** are all properties located along the Pamlico Sound shoreline with one featuring a basin that extends into the property. The properties are located in the AE zone, Shaded X and X closer to NC 12. Two are commercial structures, one of which is non-elevated Pre-FIRM structure on short piles. One residential structure is also a non-elevated Pre-FIRM structure.

Flooding occurs from soundside flooding events with floodwaters from the Pamlico Sound.



*Aerial view of the basin from Pamlico Sound in Sub Area W-3.*

**Repetitive Loss Area WV-4** includes properties that are classified as AE flood zones with some of the area in the Shaded X zone. Most of the structures are older structures and two of the properties are travel trailer parks with elevated service buildings which are the flood damaged structures. HVAC systems are elevated. There is a large pond/borrow pit located on one of the properties that contributes to the flooding. The Pamlico Sound is the identified flooding source.



*Wimble Shores West and Laughing Gull Lane – subdivision roads with no drainage ditches or roadside swales.*

**Repetitive Loss Area WV-5** is in a Shaded X zone. This is a Pre-FIRM structure with a ground flood enclosure. Other surrounding structures are newer structures with higher floor areas and therefore are not as vulnerable to flood damages. The HVAC system is elevated. The property is closer to the Atlantic Ocean than the Pamlico Sound but both water bodies can be cited as flooding sources depending on the amount of storm surge and wind characteristics.

**Repetitive Loss Area WV-6** spans a Shaded X and AE flood zone. One of the repetitive loss structures is an older Pre-FIRM structure located in close proximity to the Pamlico Sound. The other structures include one commercial and several large residential homes, some with ground floor enclosures which are the areas most likely flooded. Flooding occurs from the Pamlico Sound during high wind events and storm surge events.

**Repetitive Loss Area WV-7** is an area that transitions from AE to a Shaded X moving east from NC 12 to Atlantic Ocean. This area is across NC 12 from WV-6 and it is likely the flooding has been soundside storm surge versus ocean storm surge. This is consistent with the transition from AE 4 to Shaded X zone. All of the structures are on piling foundations with elevated HVAC units. Many were constructed in the late 1990s and the ground floor enclosures may have been the portions of the structures that were impacted by flood waters. The identified flooding sources are the Pamlico Sound and the Atlantic Ocean depending on the amount of storm surge and wind characteristics.

**Repetitive Loss Area WV-8** is located in an AE flood zone. The structures are older structures which may be lacking adequate elevation to avoid flood damages. The area is located adjacent to the Pamlico Sound which is the flooding source.

**Repetitive Loss Area WV-9** is a small area located in an Shaded X zone. The structures are on piling foundations with elevated HVAC units. The structures were constructed in the late 1980s and there may not have been any base flood elevations associated with the properties at the time of constructions. Both have ground floor enclosures. Flooding most likely occurs from the Pamlico Sound.



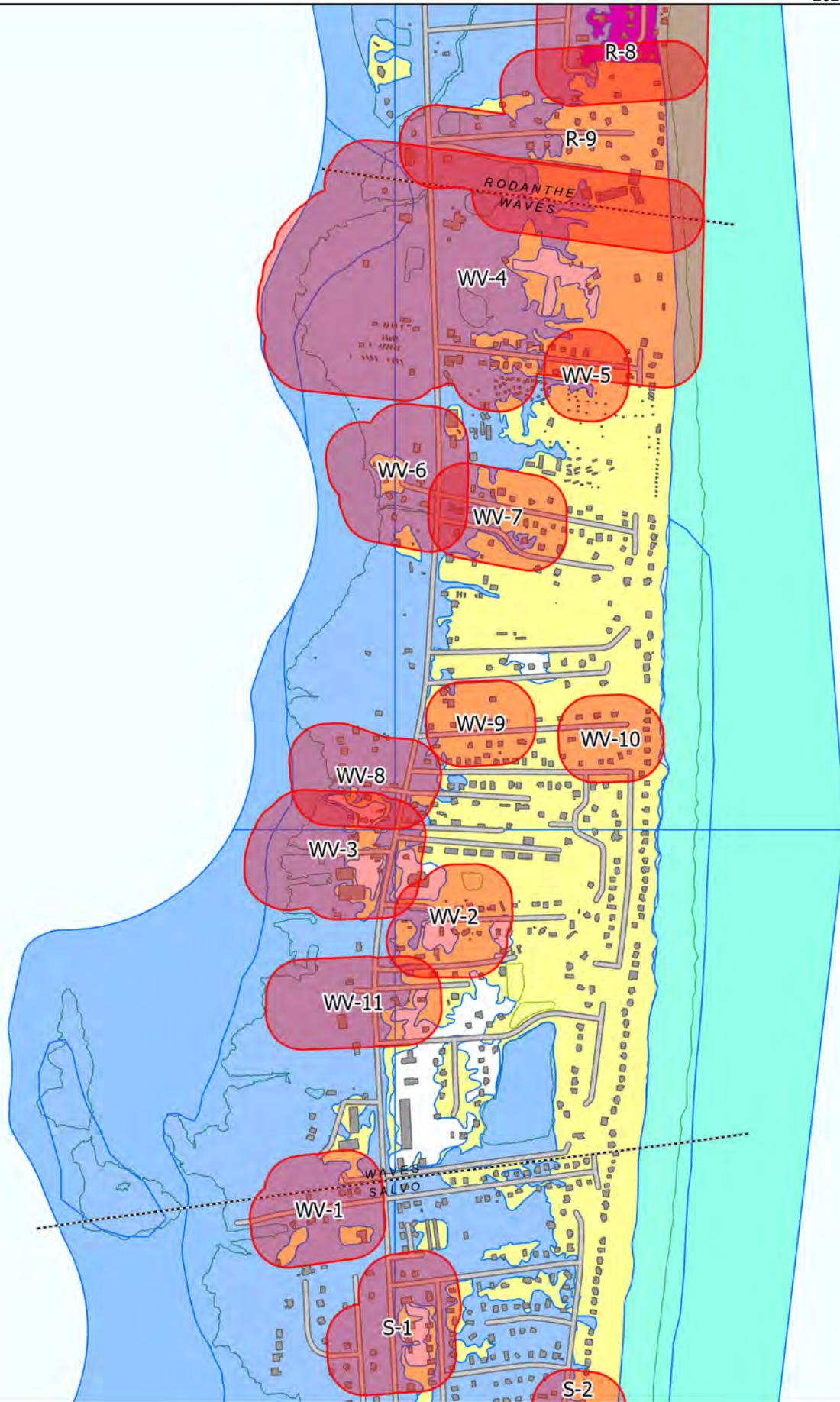
*Examples of structures in Waves village. Majority of homes are on piling foundations, many with ground floor enclosures for parking, access and storage.*

**Repetitive Loss Area WV-10** is similar to WV-9 in terms of age of the structures and lack of elevation of the structures. Properties are in a Shaded X zone. The properties are located closer to the Atlantic Ocean which is identified as a potential flooding source.

**Repetitive Loss Area WV-11** is located in an AE flood zone. The two structures are both older, non-elevated homes. One is adjacent to the Pamlico Sound which is the flooding source during storm events and high wind events.

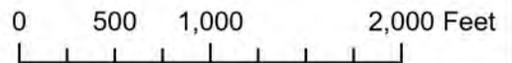
### Repetitive Loss Area Overview for Waves

Repetitive Loss Area	# of RL Properties	# of Additional Properties	Total # of Properties in RL Area	Road Names
WV-1	2	4	6	Wimble Shores West
WV-2	1	4	5	Laughing Gull Lane
WV-3	2	1	3	NC 12
WV-4	5	3	8	NC 12 Mac Oca Rd
WV-5	1	0	1	Mac Oca
WV-6	3	7	10	NC 12 Lela Court
WV-7	3	4	7	Wimble Shores Dr N
WV-8	3	1	4	NC 12 Sarah Drive
WV-9	1	1	2	Bold Dune Drive
WV-10	1	1	2	Bold Dune Drive
WV-11	1	1	2	NC 12 W. Midgett Way
<b>TOTAL</b>	23	27	50	



# Waves

- Analysis Area
- FLOOD ZONES**
- SHADED X
- AE
- AO
- VE
- X



## Salvo

In the 2015 RLAA, there were only two identified sub-areas for Salvo Village. As a result of flooding from Hurricane Matthew in 2016 and Tropical Storm Michael in 2018, several other repetitive loss areas have been added to the 2020 update.

**Repetitive Loss Area S-1** is split between the AE flood zone and the Shaded X zone. The area includes two commercial structures and two residential structures. There is a mixture of foundation types ranging from piling foundations to slab on grade for one of the commercial structure. All HVAC units are elevated. Flooding occurs from the Pamlico Sound.

**Repetitive Loss Area S-2** is immediately adjacent to the Atlantic Ocean. The area is Shaded X along the oceanfront and transitions to AE as you move westward. The structures on piling foundation structures with ground flood enclosure. The identified flooding source is the Atlantic Ocean.

**Repetitive Loss Area S-3** is located in an AE flood zone. The three structures are on piling foundations with ground floor enclosures which are the areas that most likely flooded. One structure is a Pre-Firm structure. Flooding may occur from storm surge from the Pamlico Sound during high soundside flooding events.

**Repetitive Loss Area S-4** is classified Shaded X on the 2020 flood maps. All three structures in this area are Pre-Firm structures on piling foundations which are not elevated to the same standards as required for construction today. HVAC units are elevated. The area is located across the street from the Atlantic Ocean and this is the identified flooding source.



*Structures in Salvo – some elevated, some are not elevated*

**Repetitive Loss Area S-5** consists of two structures in an AE flood zone. Both are Pre-Firm structures with enclosures below the current base flood standards. The area is located in an older subdivision with low ground elevations. During periods of heavy rain, flooding of these structures may occur but the Pamlico Sound is also an identified source of flooding.

**Repetitive Loss Area S-6** is split by the Shaded X and AE flood zone with the AE flood zone transitioning away from the Atlantic Ocean. The structures are piling supported structures with elevated HVAC units. This area is one tier back from the Atlantic Ocean. The structures were constructed prior the establishment of 2006 flood maps which had base flood elevations of 8 to 9 feet. Storm surge from the Atlantic Ocean is the identified flooding source.

**Repetitive Loss Area S-7** is a small area of AE flood zone along Jolly Roger Rd. The structures are on piling foundations with ground floor enclosures. The HVAC units are elevated. Lack of topography and drainage improvements contributes to the flooding of this area during extreme rain events but the Pamlico Sound is the identified flooding source.

**Repetitive Loss Area S-8** is a soundfront lot in an AE zone. It has a piling foundation with a ground floor enclosure and an elevated HVAC. The identified flood source is the Pamlico Sound.

**Repetitive Loss Area S-9** is in an AE flood zone, two Pre-FIRM structures on piling foundations with ground floor enclosures. Flooding occurs from the Pamlico Sound during storm events from surge from the sound.

**Repetitive Loss Area S-10** is a small area in the Shaded X and X zone. The structures feature piling foundations. The area appears to be the same distance from the Pamlico Sound as it is from the Atlantic Ocean. Based on the flood maps, the area is higher in natural grade than the surrounding structures.

**Repetitive Loss Area S-11** stretches from NC 12 along Sand Street until the first row of structures along the Atlantic Ocean. The oceanfront structures are not included. The area is a Shaded X with properties along NC 12 in the X zone. The majority of the structures in this area are non-elevated Pre-FIRM structures that have flooded during storms and hurricanes from soundside flooding.

**Repetitive Loss Area S-12** consists of one property at the end of Hattie Creef Landing Circle. The property is an oceanfront lot in a Shaded X zone. The house features a piling foundation. Although it is an oceanfront lot, it is in a Shaded X zone on the 2020 maps. There is a ground floor enclosure which may have flooded during ocean overwash events.

**Repetitive Loss Area S-13** is located within the AE flood zone, X zone and Shaded X zone. The Atlantic Ocean is adjacent to the east and the Pamlico Sound to the west of the repetitive loss area. A borrow pit is located in the area. Many of the structures are older, Pre-FIRM structures that are not elevated. The area is residential with a mix of mobile homes, crawl space, and piling foundation styles. A majority of the structures have elevated HVAC systems. Flooding occurs from storm surge from the Pamlico Sound according to property owners.



*Sub-Area R-13 – Photo of Fifth St—older neighborhood, no drainage improvements*

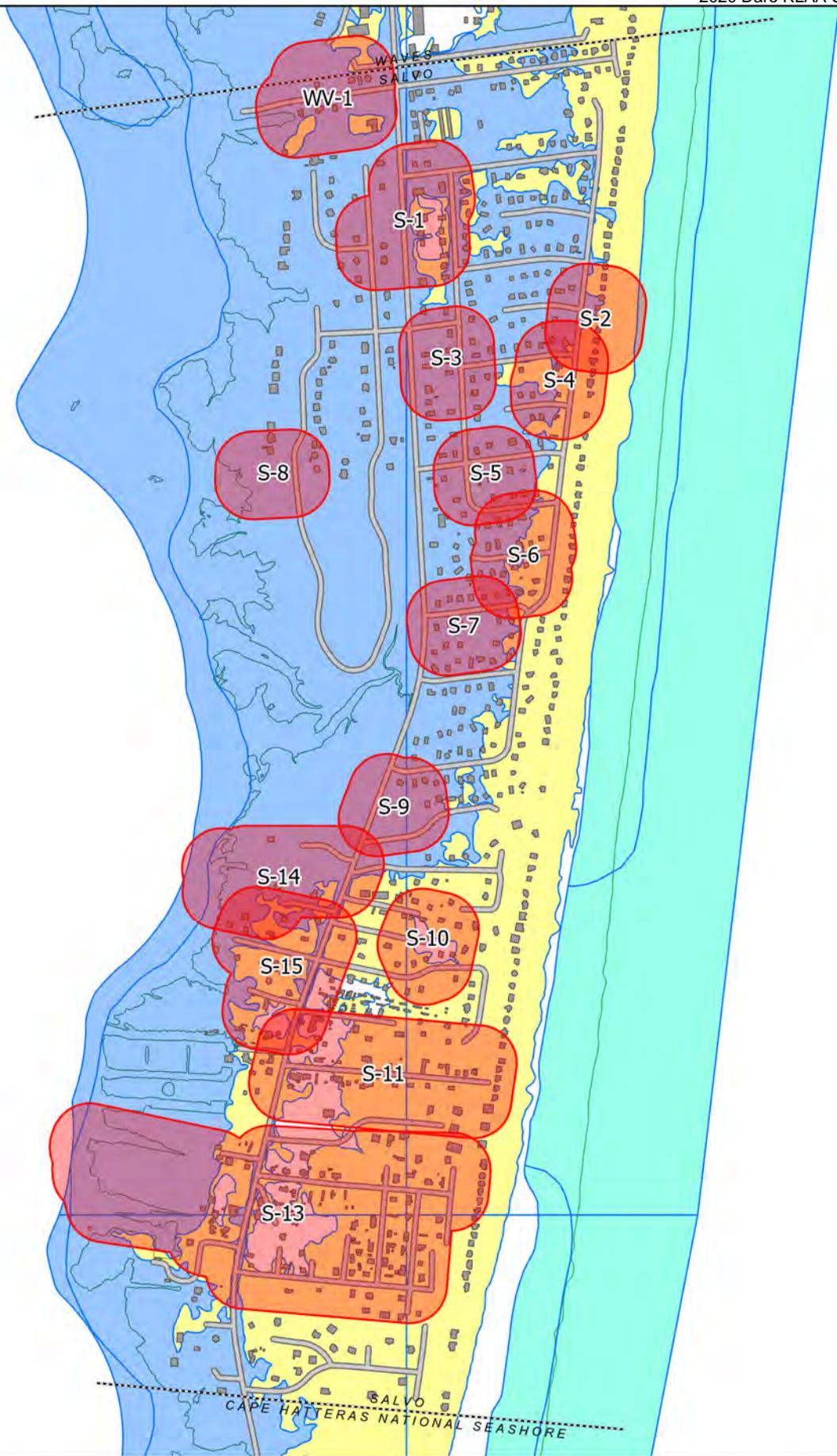
**Repetitive Loss Area S-14** is a large soundfront property with a Pre-FIRM home with a ground floor enclosure that features heated/conditioned space. The structure floods from the Pamlico Sound during high winds and storm surge.

**Repetitive Loss Area S-15** is in a Shaded X zone and features residential structures including one mobile home. Some have ground floor enclosures. The area is in close proximity to the Pamlico Sound which is the identified flooding source.

### Repetitive Loss Area Overview for Salvo

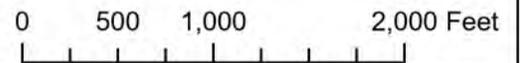
Repetitive Loss Area	# of RL Properties	# of Additional Properties	Total # of Properties in RL Area	Road Names
S-1	2	3	5	NC 12 N. Sand Dollar St Rampart St
S-2	1	2	3	Colony Drive
S-3	1	2	3	Galleon Drive
S-4	1	2	3	Skip Jack Ct Colony Drive
S-5	2	0	2	Monitor Lane
S-6	2	2	4	Colony Ct
S-7	1	2	3	Jolly Roger Ct
S-8	1	0	1	Otter Way
S-9	1	1	2	NC 12 Colony Drive
S-10	1	1	2	Spin Drift Rd Dory Rd
S-11	2	13	15	Sand Street

<b>Repetitive Loss Area</b>	<b># of RL Properties</b>	<b># of Additional Properties</b>	<b>Total # of Properties in RL Area</b>	<b>Road Names</b>
<b>S-12</b>	1	0	1	Hattie Creef Landing Ct
<b>S-13</b>	2	48	50	Park Rd First St Second St Third St Fourth St Fifth St Shell Rd Hooper Ln NC HWY 12 Ocean Spray Rd
<b>S-14</b>	1	0	1	NC 12
<b>S-15</b>	1	7	8	NC 12 W. Dory Rd
<b>TOTAL</b>	<b>20</b>	<b>83</b>	<b>103</b>	



# SALVO

■ Analysis Area    
 **FLOOD ZONES**    
 ■ VE  
■ SHADED X    
■ X  
■ AE  
■ AO  
107



## AVON

Avon has experienced several nor-esters and ocean over wash events since the 2015 RLAA, most notably in March 2018 and November 2019. These events have resulted in a new repetitive loss area along Ocean View Drive in Avon being added. Several structures in Avon have also been elevated since the 2015 RLAA to mitigate future flooding damages.

**Repetitive Loss Area A-1** is located within the AE flood zone. The Pamlico Sound adjoins the repetitive loss area. The area is commercial with the primary foundation style being pilings. Flooding occurs from storm surge from Pamlico Sound.

**Repetitive Loss Area A-2** is located within the AE flood zone. The repetitive loss area is bordered by canals to the north and south that connect to the Pamlico Sound. The area is residential with pilings as the foundation style. Several properties have storage and living areas on ground level. A visual inspection shows that HVAC systems have been elevated on most properties. Flooding occurs from over the bank flooding of canals due to storm surge from Pamlico Sound.



*Typical style of home in Area A-2*

**Repetitive Loss Area A-3** has one property located in the AE flood zone and the other properties have changed to Shaded X or X zone on the 2020 flood maps. The repetitive loss area does not directly adjoin any bodies of water, but is located in between the Pamlico Sound and Atlantic Ocean. The area is residential with pilings as the primary foundation style. All have elevated HVAC systems. Surveys show that flooding occurs from storm surge and ocean over wash.

**Repetitive Loss Area A-4** is located in predominantly in the X zone with some Shaded X and AE zone properties. The Atlantic Ocean is adjacent to the repetitive loss area. The structures are residential, primarily pilings as the foundation style. Only a small portion of the properties have living space or storage on ground level. The majority of the properties have HVAC systems elevated. Flooding occurs from storm water ponding/inadequate drainage and storm surge.



*Oceanfront Home on Sailfish Lane*

**Repetitive Loss Area A-5** is located within the AE flood zone. The Pamlico Sound abuts and connecting neighborhood canals run through the repetitive loss area. The area is residential with pilings as the primary foundation style. The bulk of the properties have elevated HVAC systems. Some structures have storage or entry ways on the ground level. Flooding occurs from the canals related to storm surge in high west wind events and storms.



*Elevated structures in Area A-5*

**Repetitive Loss Area A-6** is located within the AE flood zone. The repetitive loss area does not directly adjoin any bodies of water, but does have a nearby canal behind it. The area is commercial with a mix of slab and piling foundation styles. Flooding from the canal which is impacted by Pamlico Sound tide levels is the flooding source.

**Repetitive Loss Area A-7** features AE zone properties and some Shaded X area. The Pamlico Sound and a connecting canal run through the repetitive loss area. The area is residential with a mix of piling and crawl space foundation styles. Some of the homes are older, non-elevated homes. HVAC systems are elevated. Flooding occurs from over the bank and storm surge from the sound.

*Pre-FIRM home in Avon*

**Repetitive Loss Area A-8** is located within the AE flood zone along Leslie Lane primarily. A borrow pit and a canal run through the repetitive loss area. The area is residential with a mix of piling, slab, and crawl space foundation styles. Property owners stated that flooding comes from storm surge and over bank flooding from canal/pond.

**Repetitive Loss Area A-9** is located within the AE flood zone. The area is the old Kinnakeet village. The Pamlico Sound abuts and a canal runs through the repetitive loss area. The area is residential with a mix of crawl space and piling foundation styles, and the majority of properties are Pre-FIRM. Many homes have been elevated in the area to mitigate flood losses. Flooding occurs from storm surge from the sound, and over the bank flooding from the canal.



*Area A-9 -- Many older homes in this area have been elevated to mitigate future flood losses.*

**Repetitive Loss Area A-10** is located in the AE flood zone with a small pocket of Shaded X along Reef Drive. The Pamlico Sound adjoins and a connecting canal runs through the repetitive loss area. The area is residential with a mix of crawl space and piling foundation styles. Property owners indicated flooding comes from over bank flooding from the canals, caused from storm surge from the Pamlico Sound.

**Repetitive Loss Area A-11** is a mixture of AE flood zone, Shaded X and X zones. There are canals adjacent to the repetitive loss area. The area is commercial with a mix of mobile homes, crawl space, and slab foundation styles. Some structures are older, Pre-FIRM structures. Flooding occurs from over the bank from adjacent canals when Pamlico Sound floods.

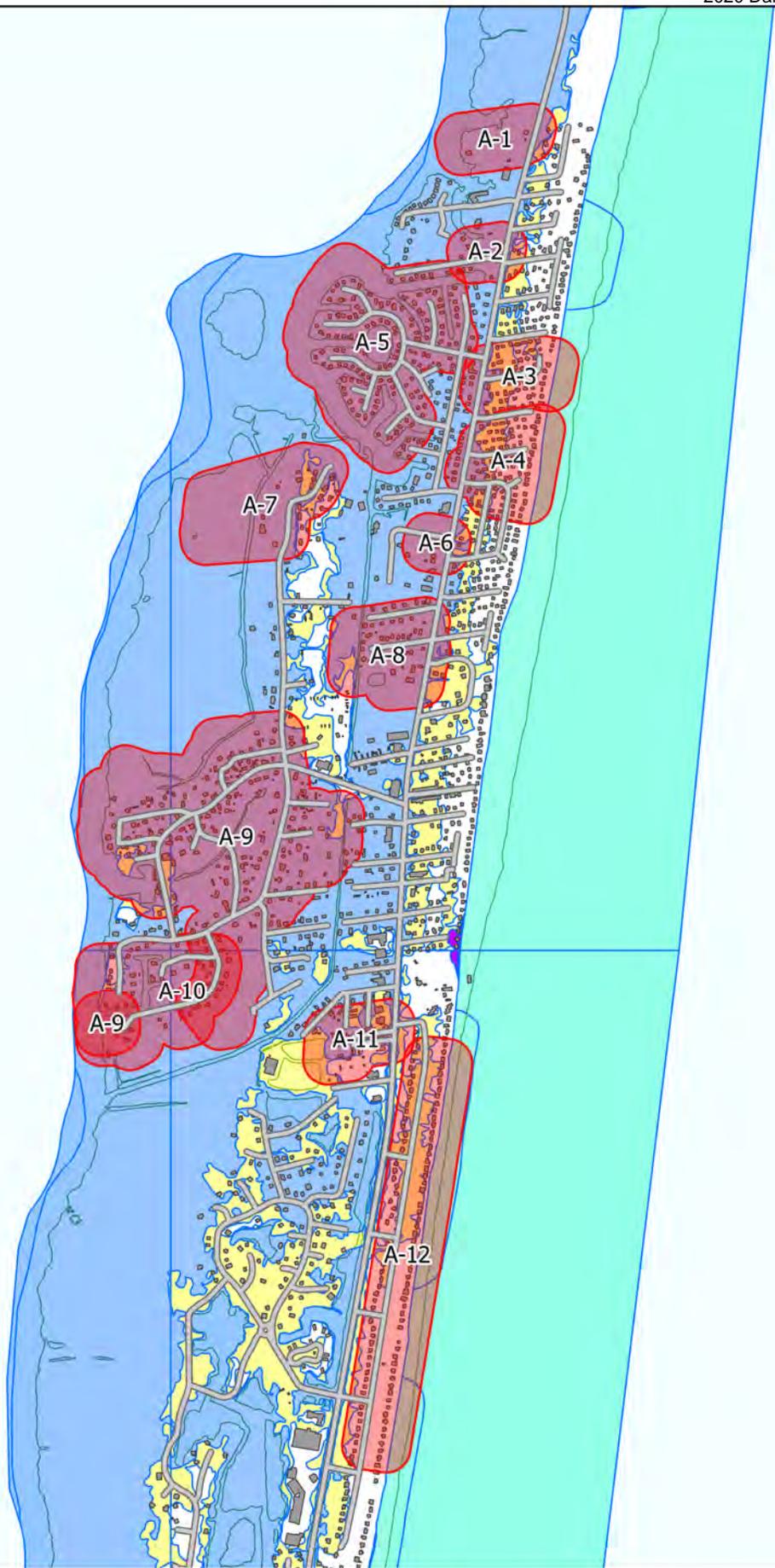
**Repetitive Loss Area A-12** (new for 2020 update) is a new area located along Oceanview Drive in Avon that suffered flooding from several over wash events since 2015. This area was previously located in an AE flood zone but has changed to X and Shaded X zones on the 2020 flood maps for Dare County. The structures are all piling foundations, many with ground floor enclosures and swimming pools. The area borders the Atlantic Ocean. Overwash since 2015 has removed the line of primary frontal dunes that existed along the oceanfront for decades and the dunes have not been re-established naturally or through beach nourishment efforts. A beach nourishment study for the area is underway. A couple of the property owners in the area have relocated their structures westward on their lots in an effort to mitigate flood damages.



*Photo of structures along Ocean View Drive in Avon. Several ocean over wash events since 2015 have impacted area. – sand from over wash is evident in yards in the area.*

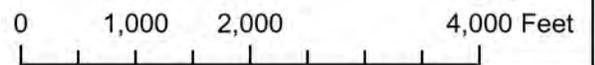
### Repetitive Loss Area Overview for Avon

Repetitive Loss Area	# of RL Properties	# of Additional Properties	Total # of Properties in RL Area	Road Names
A-1	1	0	1	NC HWY 12
A-2	1	3	4	Weakfish
A-3	1	17	18	Sandfiddler Ln
A-4	3	28	31	Beachcomber Dr Ellwood Ct Sailfish Ln
A-5	5	92	97	Barracuda Ct Drum Rd Bluefish Ct Amberjack Ct Porpoise Pl Seashore Blvd Pompano Dr S. Albacore Ln N. Albacore Ln
A-6	2	0	2	NC HWY 12
A-7	3	5	8	North End Rd
A-8	3	18	21	Leslie Ln NC HWY 12
A-9	16	95	111	Kiddy Lane North End Rd Ebenezer Ln C C Gray Rd Oneal Ln Scarborough Rd Methodist Church Rd Mcmullen Rd Williams Rd Harbor Rd
A-10	3	22	25	Reef Dr Williams Rd Landing Ln Williams Rd
A-11	1	6	7	NC HWY 12 Nino Rd Palazzolo Rd Brinkley Dr
A-12	18	35	53	OceanView Drive
<b>Totals</b>	<b>57</b>	<b>321</b>	<b>378</b>	



# AVON

- Analysis Area
- SHADED X
- AE
- AO
- VE
- X



## Buxton

The village of Buxton did not have any new repetitive loss area added for the 2020 RLAA update. Some structures already identified as additional properties in the 2015



NC 12 ocean over wash– Photo Courtesy of Island Free Press/Don Bowers

RLAA have been added to the repetitive loss structure list. So the number of repetitive loss structures has increased overall since 2015 from flooding associated with Hurricane Matthew and other storms. Hurricane Dorian which struck Dare County in September 2019, flooded many areas of Buxton and flood insurance information from Hurricane Dorian was not available yet at the time Dare County was updating the RLAA. It is anticipated that some new repetitive loss structures will be added to the RL list for Buxton as a result of Hurricane Dorian.

**Repetitive Loss Area B-1** is located within the AE flood zone and transitions to the VE flood zone. There is a small pocket of Shaded X near NC 12. The Atlantic Ocean directly adjoins and there are ponds located inside the repetitive loss area. The number of NFIP repetitive loss structures in this sub-area increased from 25 to 31 during the timeframe of 2015 to this update. The area is primarily residential with a mix of slab, crawl space, and piling foundation styles. There are some motels, cottages courts and retail businesses in the area also. The majority of properties have elevated HVAC systems. Several buildings have been relocated to mitigate flood losses or modified their ground floor enclosures to mitigate damages. Flooding primarily comes from ocean over wash and storm surge although property owners in the area indicate some flooding comes from inadequate drainage.



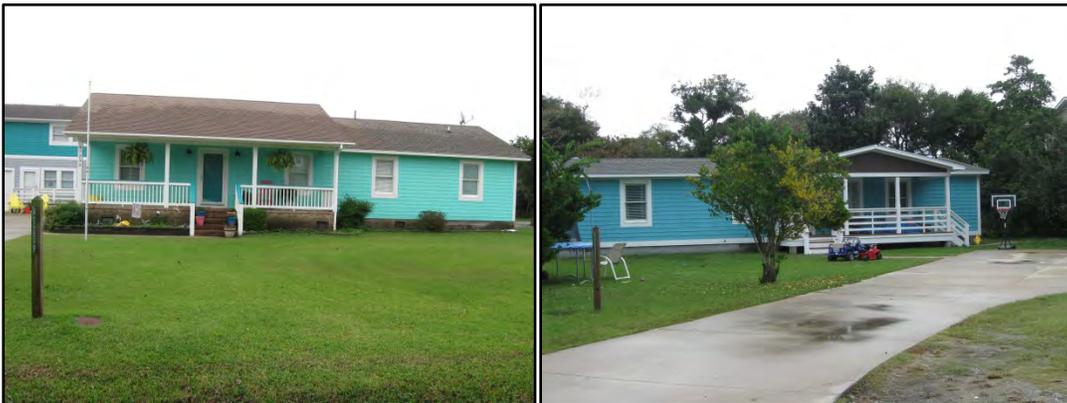
*Oceanfront houses in Area B-1*

*Pond area along Diamond Shoals Rd*

**Repetitive Loss Area B-2** is located within the AE flood zone. The Pamlico Sound and a canal connecting to the sound border the repetitive loss area on three sides. The area is residential with pilings being the primary foundation style. Flooding occurs from storm surge from the sound and causes the canal to flood over the bank.

**Repetitive Loss Area B-3** is located within the AE flood zone. A canal that connects to the Pamlico Sound runs directly behind the repetitive loss area. The area is residential with pilings foundations. Flooding occurs from the canal.

**Repetitive Loss Area B-4** is located within the AE flood zone along Dippin Vat Road. Several ponds are located in the repetitive loss area, along with a borrow pit on an adjacent property. The area is residential with a mix of piling and crawl space foundation styles. Property owners report flooding comes from a clogged drainage ditch and over the bank flooding from a nearby pond.



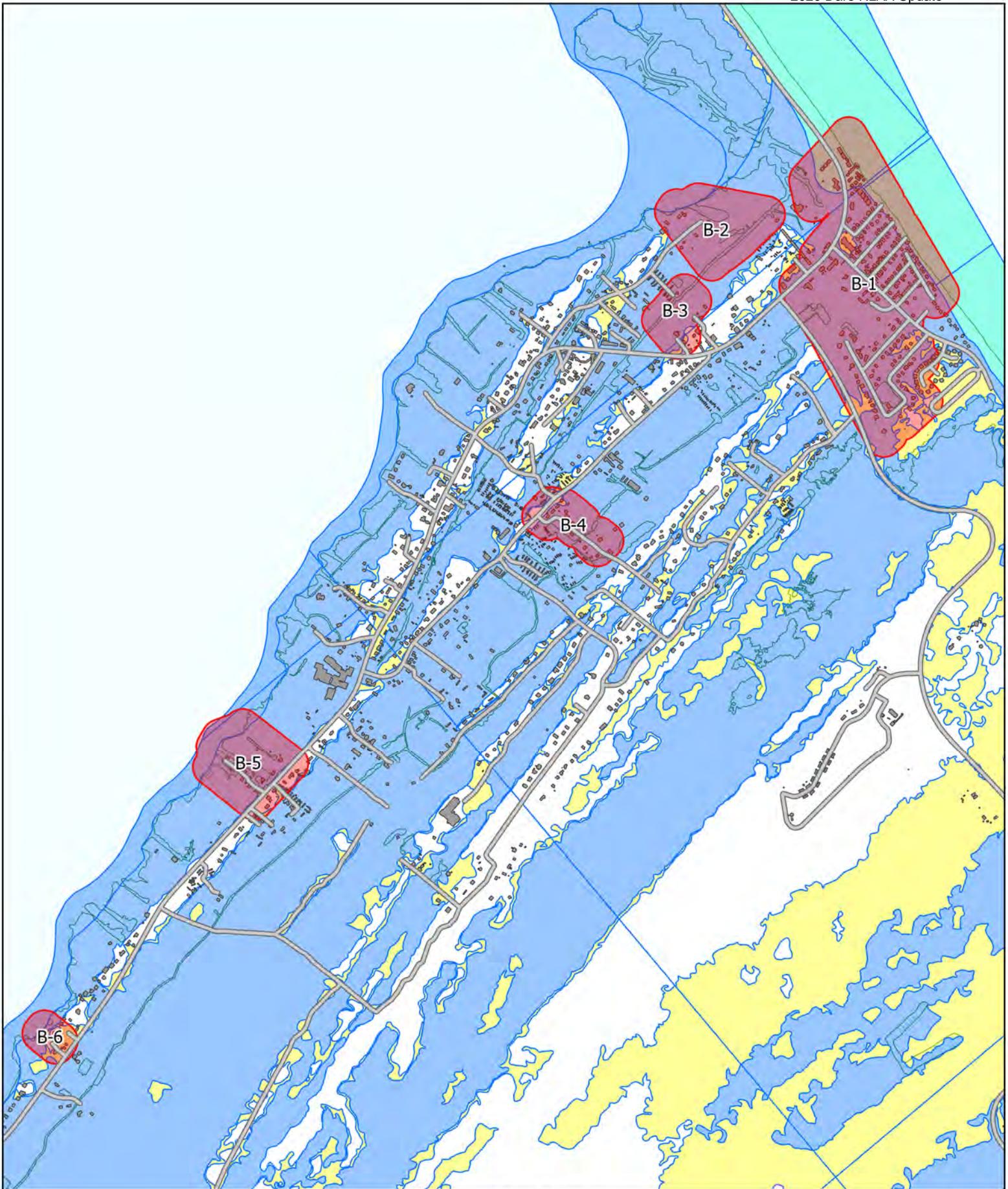
*Examples of crawl space foundations in Sub Area B-4*

**Repetitive Loss Area B-5** is located within the AE flood zone. The Pamlico Sound abuts the repetitive loss area. The area features a mix of commercial and residential structures with commercial with slab, crawl space, and piling foundation styles. Flooding occurs from storm surge from the Pamlico Sound.

**Repetitive Loss Area B-6** has some properties in the X zone on the 2020 flood maps. The repetitive loss area is located directly adjacent to the Pamlico Sound. The area is residential with a crawl space foundation style. Living area and a garage are located on ground level. Flooding occurs from sound storm surge.

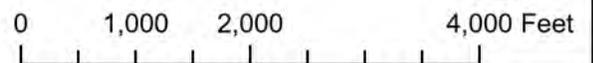
### Repetitive Loss Area Overview for Buxton

Repetitive Loss Area	# of RL Properties	# of Additional Properties	Total # of Properties in RL Area	Road Names
<b>B-1</b>	31	136	167	NC HWY 12 Tower Circle Rd S. Tower Circle Rd Oramar Dr Old Lighthouse Rd N. Tower Circle Rd Ocean Dr Diamond Shoals Rd Buxton Pointe Cape Point Way Cottage Ave
<b>B-2</b>	1	4	5	Rocky Rollinson Rd
<b>B-3</b>	1	1	2	NC HWY 12 Burrus Ln
<b>B-4</b>	1	4	5	Dippin Vat Rd
<b>B-5</b>	2	7	9	NC HWY 12 Geo Gaskins Rd
<b>B-6</b>	1	0	1	Midgett way
<b>Totals</b>	<b>37</b>	<b>152</b>	<b>189</b>	



# BUXTON

- Analysis Area
- FLOOD ZONES
  - SHADED X
  - AE
  - VE
  - 1X7



## Frisco

Flooding from Hurricane Matthew and Tropical Storm Michael impacted many structures in Frisco village, especially the older non-elevated and Pre-FIRM homes. There have been four new sub areas added to the Frisco village repetitive loss analysis. Also, the number of repetitive loss structures in the 2015 areas has increased in some instances. Some homes that were flooded in 2016 by Hurricane Matthew have been elevated by the property owners.

**Repetitive Loss Area F-1** is located within the AE flood zone. The Pamlico Sound abuts and a connecting canal runs into the repetitive loss area. The area is residential with pilings being the primary foundation style. Majority of properties have storage and entry ways on ground level. Visual inspections show that multiple property owners have elevated HVAC systems. Flooding occurs from a combination of storm surge and over the bank flooding the canal.

**Repetitive Loss Area F-2** is located within the AE flood zone. The Pamlico Sound and adjoining canals run through the repetitive loss area. The area is residential with a mix of slab and piling foundation styles. Many properties have storage and entry ways on ground level. Flooding occurs from estuarine tidal flooding and storm surge from the sound. Two repetitive loss structures were added to this area since the 2015 RLAA.



*Sub Area F-2 – Homes immediate adjacent to Pamlico Sound*

**Repetitive Loss Area F-3** is located within the AE flood zone on the 2020 maps. It was formerly a VE flood zone on the 2006 flood maps. The Pamlico Sound adjoins and a canal runs through the repetitive loss area. The area is residential with a mix of crawl space and piling foundation styles. Several property owners have elevated HVAC systems. Flooding occurs from storm surge from the sound and over the bank flooding from the canal.

**Repetitive Loss Area F-4** is located within the AE flood zone. The Pamlico Sound abuts, while a canal runs through and several ponds are in and adjacent to the repetitive loss area. The area is residential with a mix of mobile homes, slab, and piling foundation styles. Some of the structures are older Pre-FIRM structures that are not elevated. Some structures have been elevated to mitigate flood damages. Three structures in this area moved from the additional property list to the repetitive loss list since 2015. Flooding occurs from estuarine tidal flooding from storm surge and over the bank flooding from adjoining ponds and canals.



*Example of typical flood opening in enclosure.*

**Repetitive Loss Area F- 5** is located within the AE flood zone. A pond is located in the repetitive loss area. The area is residential with a mix of mobile home, crawl space, and piling foundation styles. Flooding occurs from over the bank flooding from the adjoining pond.

**Repetitive Loss Area F-6** is located within the AE flood zone. The Pamlico Sound abuts and a canal runs through the repetitive loss area. The area is residential with a mix of slab and piling foundation styles. Multiple properties have storage and living space on ground level and elevated HVAC systems. Some fill material to elevate property to prevent flood damage has been used. Two structures in the area have been identified as repetitive loss structures by the NFIP since 2015. Flooding occurs from storm surge from the sound.

**Repetitive Loss Area F-7** is located within the AE flood zone. A canal connecting to the Pamlico Sound runs through the repetitive loss area. The area is residential with a mix of crawl space and piling foundation styles. Majority of properties have storage areas on ground level. Visual inspections show some property owners have elevated HVAC systems. Flooding occurs from storm surge and estuarine tidal flooding.



*Sub Area F-7 Canals along Cardinal St and Sportsman Dr.*

**Repetitive Loss Area F-8** is located within the AE flood zone. Several small ponds are in this repetitive loss area. The area is residential with a mix of mobile home, crawl space, and piling foundation styles. Some have elevated HVAC systems. Flooding occurs from a mix of over the bank flooding and estuarine tidal flooding.

**Repetitive Loss Area F-9** is located within the AE flood zone. The repetitive loss area does not directly adjoin a body of water but does have canals adjacent to it. The area is mostly residential with a mix of slab, crawl space, and piling foundation styles. There are some businesses in the area that are located in Pre-FIRM non-elevated buildings. The flooding source is the canals which are impacted by storm surge in the Pamlico Sound.

**Repetitive Loss Area F-10** is located within the AE flood zone. A canal connecting to the Pamlico Sounds ends in the repetitive loss area. The area is residential and commercial with a mix of slab, crawl space, and piling foundation types. Flooding occurs from over the bank flooding from adjacent canal and inadequate drainage of standing storm water.

**Repetitive Loss Area F-11** is located within the AE flood zone. Some of this area was previously classified as a VE zone on the 2006 FIRMS. The Atlantic Ocean is adjacent to the repetitive loss area. The area is residential with slab and piling foundation styles, many of the properties are Pre-FIRM. As a result, some properties have living areas on ground level. Visual inspections indicate some property owners have elevated HVAC systems. Flooding has occurred from ocean over wash when the dunes were knocked down and inadequate drainage in the area.



*Houses along Robin Lane and Sparrow Court*

**Repetitive Loss Area F-12** is located within the AE flood zone. The Atlantic Ocean is directly adjacent to the repetitive loss area. The area is residential with a piling foundation style. Most of the properties have elevated HVAC systems. Storm surge and ocean over wash were noted as the source for flooding.

**Repetitive Loss Area F-13** is located within the AE flood zone. The Pamlico Sound abuts and the Atlantic Ocean is adjacent to the repetitive loss area. The area is residential with a mix of crawl

space and piling foundation styles, piling being the primary. The majority of property owners have elevated HVAC systems. Flooding occurs from storm surge from the sound and ocean over wash. The structures in this area are built within the last 20 years with ground floor enclosures used for parking, access and storage. Flooding occurs from both the Pamlico Sound and the Atlantic Ocean depending on wind conditions and storm trajectories.



*Sub Area F-13 Soundfront homes on Pamlico Sound left photo, Atlantic Ocean on right.*



*Marlin Drive entrance*

**Repetitive Loss Area F-14 (new area for 2020)** lies in an AE flood zone. There are canals that connect to the Pamlico Sound that flood the area during storm tides. Many of the homes are older, non-elevated homes. Some are mobile homes. Some have ground floor enclosures.

**Repetitive Loss Area F-15 (new area for 2020)** is located in an AE zone that is adjacent to the Pamlico Sound. There is a basin and canals that runs through the area. The area is a mix of residential and commercial structures, most on piling foundations with ground floor enclosures.

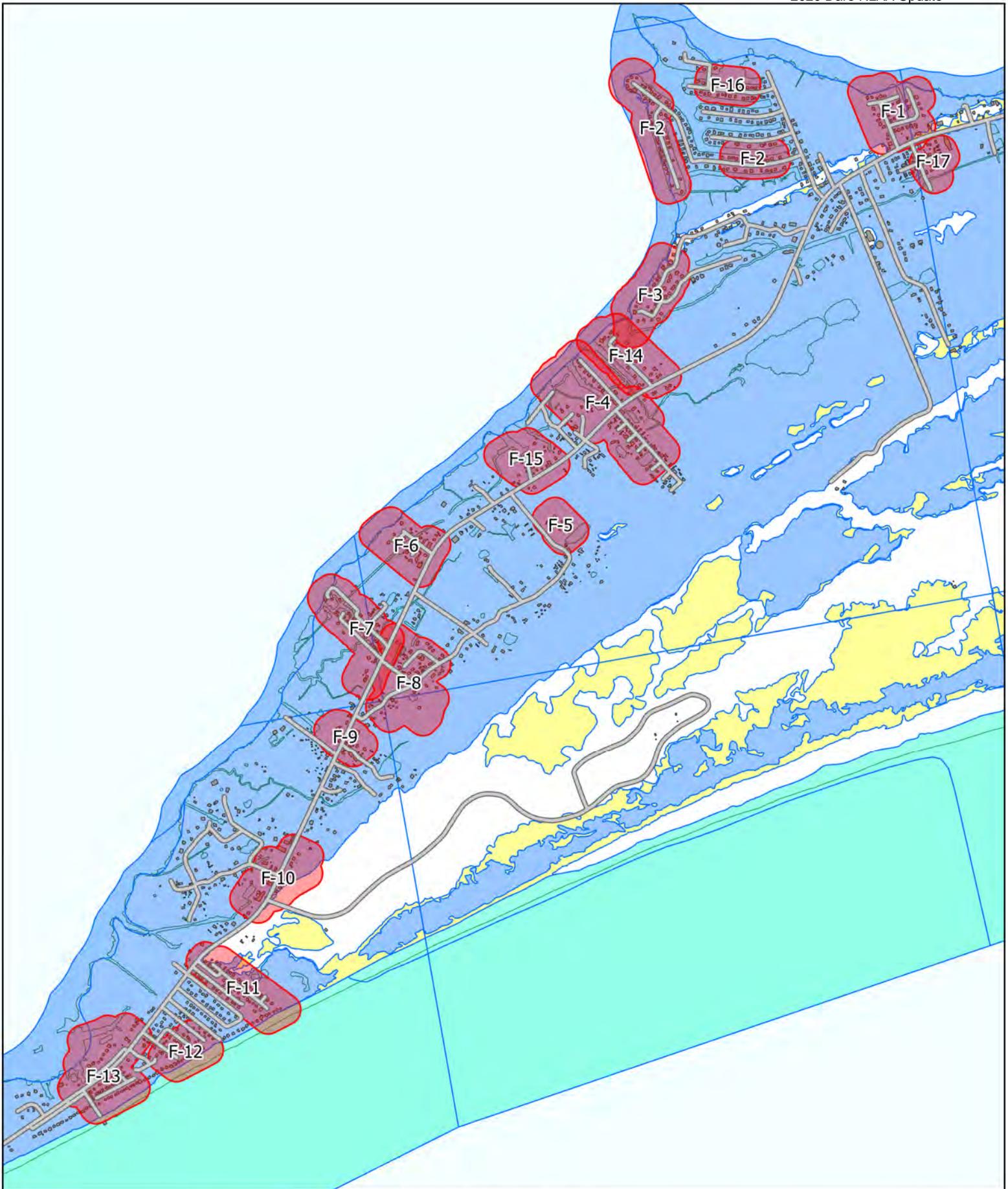
Some HVAC units are elevated. Flooding occurs from the Pamlico Sound during periods of high winds that result in estuarine flooding.

**Repetitive Loss Area F-16 (new area for 2020)** is along Blackbeard's Ct and is designated an AE flood zone. The area is adjacent to a large canal that connects to the Pamlico Sound. The structures are all residential on elevated piling foundations with some ground floor enclosures and elevated HVAC units. The Pamlico Sound is the flooding source.

**Repetitive Loss Area F-17 (new for 2020)** lies on the south side of NC 12 in an AE flood zone. There is a large canal that runs along the rear of the area. The structures are older residential structures. Flooding occurs during storms when water levels in the canal are impacted by rising sound levels resulting in overbank flooding.

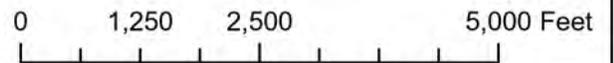
### Repetitive Loss Area Overview for Frisco

Repetitive Loss Area	# of RL Properties	# of Additional Properties	Total # of Properties in RL Area	Road Names
F-1	3	21	24	Utopia Lane Bayside Ct Paradise Dr
F-2	6	26	32	Kings Point Dr Snug Harbor Dr Treasure Ct
F-3	3	15	18	Timber Trail Live Oak Ln
F-4	6	31	37	Whidbey Ln Comer Ct Backus Ct Lullaby Ln Alde Ct Palmetto Dr NC Hwy 12
F-5	1	2	3	Henry Dr
F-6	3	13	16	NC Hwy 12 Mare Vista Dr
F-7	2	28	30	Sportsman Dr Cardinal St NC HWY 12
F-8	2	19	21	Condyle Way NC Hwy 12 Piney Ridge Rd
F-9	1	6	7	NC Hwy 12 Lester Farrow Rd
F-10	4	8	12	NC Hwy 12
F-11	3	39	42	Robin Ln Sparrow Ct
F-12	1	14	15	Trent Dr Shoresurf Ln
F-13	4	41	45	Surf or Sound Dr NC Hwy 12 Cape Hatteras Pier Dr Marlin Dr Marlin Ct
F-14	2	22	24	NC Hwy 12 Lassiter Ln Fenstermacher Ct
F-15	1	9	10	NC Hwy 12 Old Landing Rd
F-16	2	4	6	Blackbeards Ct
F-17	1	4	5	Treacher Ln
<b>TOTAL</b>	<b>45</b>	<b>302</b>	<b>347</b>	



# FRISCO

- Analysis Area
- FLOOD ZONES SHADED X
- AE
- VE
- X 124



## Hatteras

No new repetitive loss areas have been added for Hatteras village since the 2015 RLAA was developed but there have been some new structures identified as repetitive loss structures within the 2015 districts. Hatteras village had flooding in Hurricane Matthew and Tropical Storm Michael. Many homes in Hatteras village have been elevated since the 2015 RLAA. The 2020 flood maps for Hatteras village reclassify many properties as Shaded X properties or have flood zones with lower base flood elevations.

**Repetitive Loss Area H-1** is located within the AE flood zone. The Pamlico Sound adjoins the repetitive loss area and is adjacent to the Atlantic Ocean. The area contains a multi-family structure with a piling foundation. Flooding occurs from storm surge from the sound and ocean over wash.

**Repetitive Loss Area H-2** is located within the AE flood zone with some Shaded X zones. The Pamlico Sound abuts and runs into the repetitive loss area along with several small ponds located in the area. The area is residential with a mix of slab, crawl space, and piling foundation styles, piling being the majority. Flooding occurs from storm surge and over the bank flooding from nearby ponds and canals.



*Sub Area H-2*

*Pond at Queen St and Elizabeth Avenue..*



*Canal leading to Pamlico Sound in photo at right*

**Repetitive Loss Area H-3** is located within the AE flood zone. An estuarine tidal marsh abuts and a canal connecting to the Pamlico Sound ends beside the repetitive loss area. The area is commercial and the only property in the area is on a crawl space foundation style. Flooding occurs from storm surge and estuarine tidal flooding.

**Repetitive Loss Area H-4** is located within the AE flood zone. The repetitive loss area is adjacent to wetlands and several small ponds. The area is commercial and residential with a mix of slab, crawl space, and piling foundation styles. One structure in this area has been elevated since the 2015 report. Flooding occurs from storm surge and estuarine tidal flooding as indicated on surveys by property owners.

**Repetitive Loss Area H-5** is located within the AE flood zone. An estuarine tidal marsh and creeks connecting to the Pamlico Sound border the repetitive loss area. The area is residential with a mix of mobile home, crawl space, and piling foundation styles. Many properties have storage and living area on ground level. Several property owners have elevated HVAC systems and buildings to prevent further flood damage. Flooding occurs from storm surge from the sound as stated by property owners on surveys.



*Sub Area H-5 – dwelling that was mitigated after Hurricane Irene. Photo on right depicts house before elevation*

**Repetitive Loss Area H-6** is located within the AE flood zone. The Pamlico Sound borders the repetitive loss area. The area is residential with pilings being the primary foundation style. Some are Pre-FIRM structures. Flooding occurs from storm surge and estuarine tidal flooding.



*Examples of Pre-FIRM dwellings along Kohler Drive.*

**Repetitive Loss Area H-7** is located within the AE flood zone. Some of the area was previously classified a VE zone on the 2006 map. The Pamlico Sound abuts and two creeks run down either side of the repetitive loss area. Several small ponds are also found inside the Repetitive Loss Area. The area is residential with many properties being Pre-FIRM, foundation styles are a mix of crawl space and pilings. Some of the homes date back to the early 1900s. Some homes have been elevated in the area since Hurricane Matthew. There have been some of the properties added to the NFIP repetitive loss list although they were included in the area in 2015. Flooding occurs from the canals which are impacted by estuarine tidal flooding linked to storm surge.



*Example of Pre-FIRM home on crawl space foundation*

**Repetitive Loss Area H-8** is located within the AE flood zone with a small area of Shaded X in the middle of the area. A creek connecting to the Pamlico Sound runs through the repetitive loss area. The area is commercial and residential, with a mix of slab and piling foundation styles. Visual inspections show several elevated HVAC systems. Estuarine tidal flooding and storm surge flood the area.

**Repetitive Loss Area H-9** is located within the AE flood zone on Eagle Pass Road. A creek connecting to the Pamlico Sound and several ponds/wetlands are found in the repetitive loss area. The area is residential with crawl space foundations being the primary foundation style. The two structures in this area have been elevated since 2015. Flooding occurs from estuarine storm surge.

*Area H-9 Home on Eagle Pass Drive that has been elevated with FEMA grant funds*



**Repetitive Loss Area H-10** is located within the AE flood zone. Multiple ponds are located within and a creek runs adjacent to the repetitive loss area. The area is residential with the majority of properties being Pre-FIRM and having piling and crawl space foundation styles. Flooding occurs from over the bank flooding from adjacent and nearby ponds and canals.

**Repetitive Loss Area H-11** is located within the AE flood zone. A large pond/wetland area is adjacent to the repetitive loss area. The area is residential with pilings being the primary foundation style. The nearby pond is impacted by storm surge and floods this area.

**Repetitive Loss Area H-12** is located within the SHADED X and AE flood zones. A canal and estuarine tidal marsh adjoin the repetitive loss area. The area is commercial and residential, with a mix of slab and piling foundation styles. Flooding occurs from storm surge from the Pamlico Sound.

**Repetitive Loss Area H-13** is located within the AE flood zone. The Pamlico Sound abuts and several ponds and canals are located within the repetitive loss area. The area is commercial and residential with a mix of crawl space, and piling foundation styles. Multiple properties have elevated HVAC systems. Some buildings in the area have been elevated to mitigate flood losses. Flooding comes from storm surge, estuarine tidal flooding, and over the bank flooding from nearby ponds/canals.

**Repetitive Loss Area H-14** is located within the X zone on the 2020 FIRMS. The Pamlico Sound and connecting canals adjoin the repetitive loss area. The area is commercial and residential, with a mix of slab, crawl space, and piling foundation styles. Storm surge from the Pamlico Sound is the identified flood source.

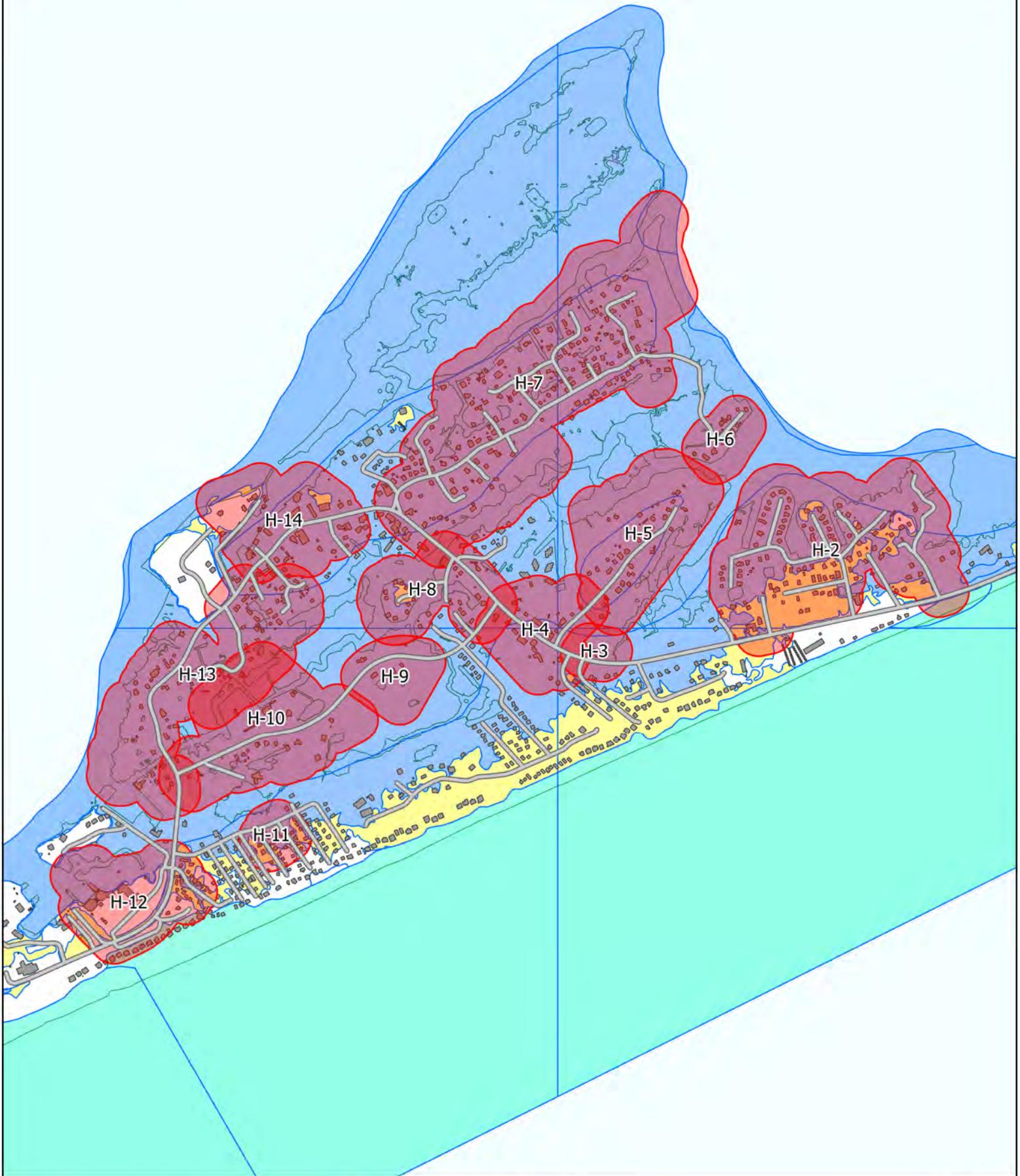


*Home in Sub Area H-14 located adjacent to Pamlico Sound.*

### Repetitive Loss Area for Hatteras Village

Repetitive Loss Area	# of RL Properties	# of Additional Properties	Total # of Properties in RL Area	Road Names
H-1	1	0	1	NC HWY 12
H-2	10	74	84	Cedar Ave Austin Rd Elizabeth Ave Borgobello Ln Queen St Shoal Dr Elwood Ct Odens Ct Pamlico Dr G Austin Ln NC HWY 12
H-3	1	0	1	NC HWY 12
H-4.	3	10	13	NC HWY 12 Atlantic View Dr C Deering Ridge Rd
H-5	3	19	22	C Deering Ridge Rd
H-6	1	4	5	Kohler Dr
H-7	17	87	104	Pricilla Curve Rd Kohler Dr Peerless Ln NC HWY 12 Olens Ln Diamond Shoal Dr Altona Ln M V Australia Ln TheThames Stowe Landing Water Oak Ln Midgett Way
H-8	2	11	13	NC HWY 12 Island Club Ln
H-9	2*	2	2	Eagle Pass Rd
H-10	4	8	12	Eagle Pass Rd
H-11	1	4	5	Sutton Place Liberator Way
H-12	3	4	10	Dunes Dr NC HWY 12 Marina way
H-13	6	17	23	NC HWY 12 Fulcher Ln
H-14	2	10	13	NC HWY 12 McLeskey Ln
<b>Totals</b>	<b>54</b>	<b>250</b>	<b>304</b>	

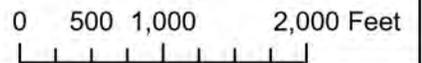
\*Mitigated



# HATTERAS

- Analysis Area
- SHADED X
- AE
- VE
- X

130



## Main Area #2 -- Martin's Point/Colington/KDH Outside



*Wind-driven tidal flooding  
on Colington Road.*

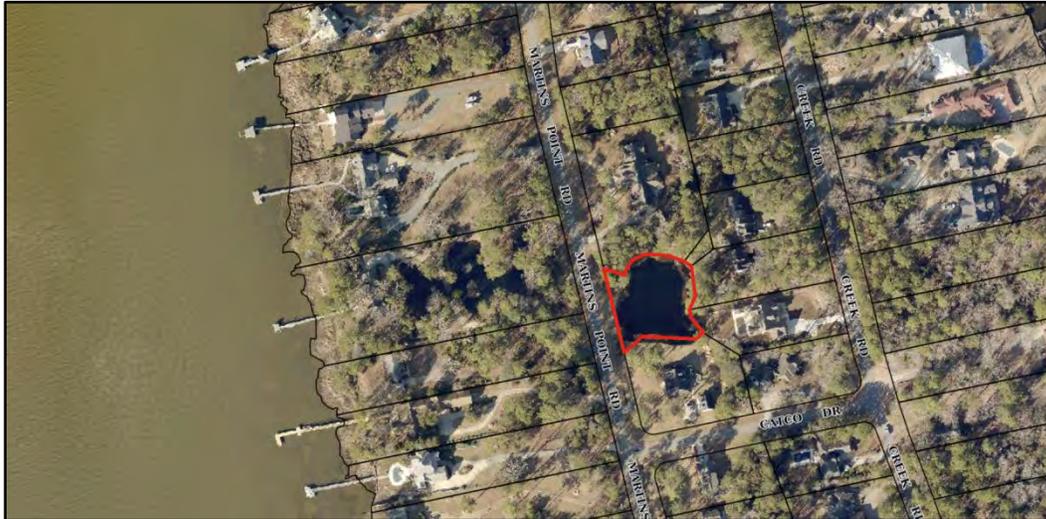
*Photo Courtesy of Jim  
Trotman for Outer Banks  
Voice*

**Problem Statement** – This main area includes the residential subdivision of Martin's Point, the estuarine island community of Colington and the KDH Outside tax district. Martin's Point is a gated residential community located along a peninsula area that is bordered by Currituck Sound on the west and Jean Guite Creek to the east. Internal to the subdivision are two large stormwater retention basins. Flooding results in storm conditions from Currituck Sound and overbank flooding from the large stormwater basins. There has also been flooding issues associated with heavy rains from tropical systems and the lack of adequately functioning drainage improvements along the roads in the subdivision. The KDH Outside area of unincorporated Dare County is adjacent to the municipal boundary of Kill Devil Hills to the east. Colington is actually two estuarine islands, Little Colington Island and Big Colington Island. Little Colington Island is connected to the KDH Outside area by a bridge from the east. Another bridge connects this island to Big Colington Island. The area is located at the converging point of the Currituck, Roanoke, Albemarle and Croatan Sounds. In addition, there are multiple manmade canals in some of the residential subdivisions. Strong southwest and northwest wind results in soundside flooding in the area. Since the 2015 RLAA, Hurricane Matthew and Tropical Storm Michael resulting in significant flooding with several new structures added to the repetitive loss lists. New sub-areas have been added to the Colington section of this update. The approach to reducing repetitive losses in this area will be a combination of public outreach activities and mitigation techniques such as elevation of structures or their mechanical components.

### **Martin's Point (residential areas)**

**Repetitive Loss Area MP-1** is located partially in the AE flood zone with Shaded X and X zones located along the interior areas of the community. The Currituck Sound abuts this property to the west.

**Repetitive Loss Area MP-2** is located partially in the AE flood zone with Shaded X applied to the interior lots of this area. The Currituck Sound abuts this area to the west and a large community retention basin is located in this repetitive loss area that is affected by surge and rising tides during storm surge from Currituck Sound. Lack of maintenance of the drainage swales and ditches leads to standing water in this area following heavy rain storms. The area is predominantly large homes on crawl spaces or short piles, many with swimming pools and attached garages.



*Aerial photograph of common area retention basin that floods during heavy rain events and from elevated water levels in Currituck Sound.*



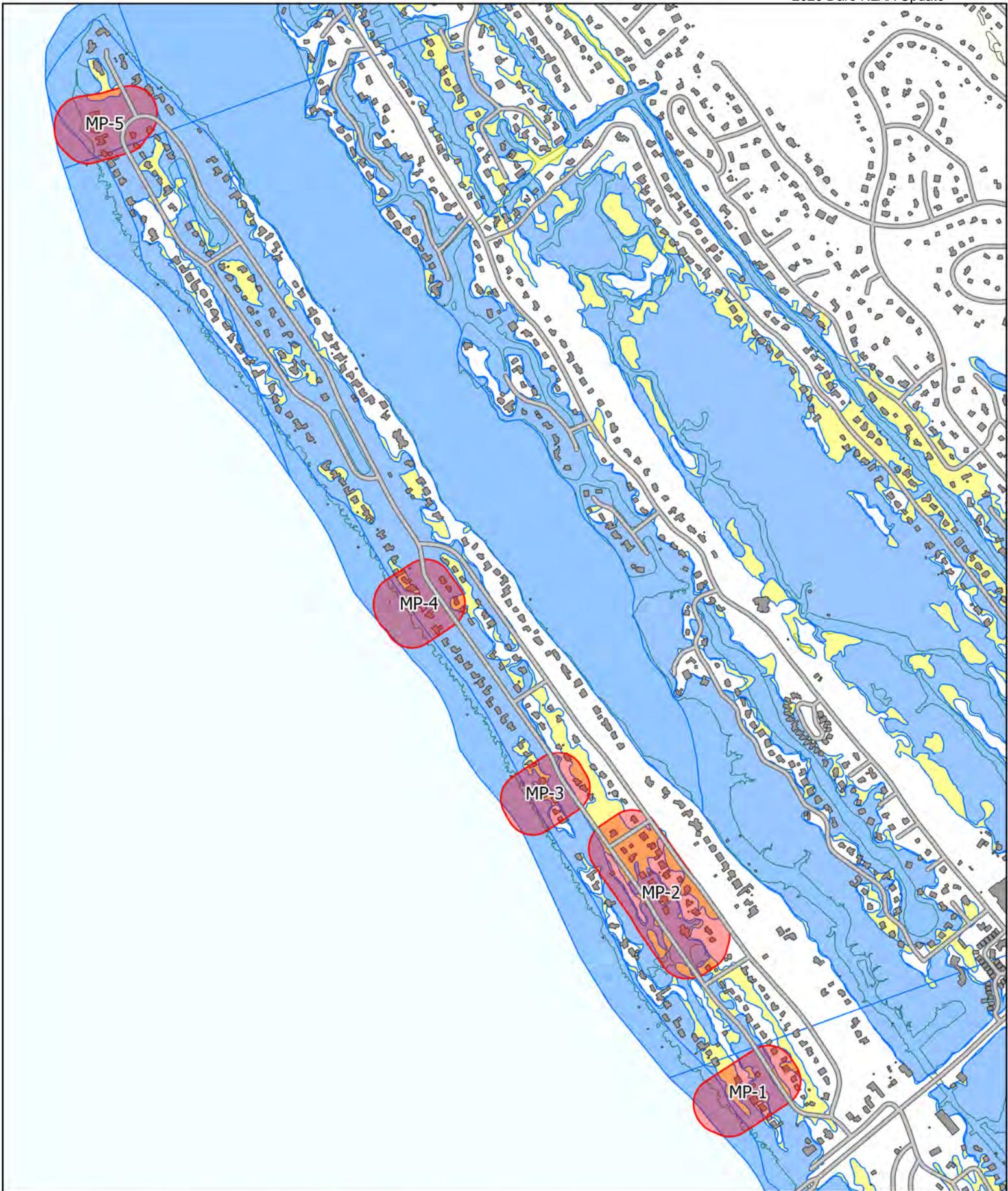
*Photo of community basin after flooding from Hurricane Matthew.*

**Repetitive Loss Area MP-3** is located in the Shaded X zone and is bordered by the Currituck Sound to the west. Flooding occurs during storm situations when strong southwest or northwest winds result in soundside flooding.

**Repetitive Loss Area MP-4** is a soundfront area bordered by Currituck Sound. The homes are older homes located in an AE flood zone. Flooding occurs during storm situations when strong southwest or northwest winds result in soundside flooding.

### Repetitive Loss Area for Martin's Point

Repetitive Loss Area	# of RL Properties	# of Additional Properties	Total # of Properties in RL Area	Road Names
<b>MP-1</b>	1	0	1	Martin's Point Rd
<b>MP-2</b>	2	9	11	Martin's Point Rd
<b>MP-3</b>	1	0	1	Martin's Point Rd
<b>MP-4</b>	1	1	2	Martins' Point Rd
<b>MP-5</b>	1	0	1	Currituck Rd
<b>Totals</b>	<b>6</b>	<b>10</b>	<b>16</b>	



# MARTINS POINT

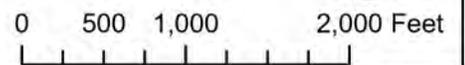
Analysis Area

FLOOD ZONES

SHADED X

AE

X



## KDH Outside

**Repetitive Loss Area KDH-1** is located within the AE flood zone. Covington Creek runs beside the repetitive loss area. The area is residential with one commercial structure featuring foundation types of slab and crawl space. All properties in this area are at ground level. Flooding results from over the bank flooding caused by storm surge from the adjacent Covington Creek.



*Sub Area KDH-1*

**Repetitive Loss Area KDH-2** is located within the AE flood zone. Baum Bay Harbor Subdivision is located in the repetitive loss area. The area is residential with a mix of crawl space, slab, and piling foundation types. All properties in this area have ground floor enclosures used for garage, living area, and/or storage. Most of the homes in the RLA are Pre-FIRM homes. Flooding is from over the bank due to storm surge and estuarine tidal flooding.



*Sub Area KDH-2 – Varying mix of foundation styles depending on age of dwelling.*

### Repetitive Loss Area for KDH Outside

Repetitive Loss Area	# of RL Properties	# of Additional Properties	Total # of Properties in RL Area	Road Names
KDH-1	5	24	29	Pine Cone Trail Baum Bay Dr Saint Clair Rd Colington Creek Dr
KDH-2	2	3	5	Colington Rd
<b>Totals</b>	<b>7</b>	<b>27</b>	<b>34</b>	

## Colington

**Repetitive Loss Area C-1 (new area for 2020)** is located in an AE flood zone. The area is in the WatersEdge Subdivision which is adjacent to a large expanse of coastal marsh connecting to Buzzard Bay. The homes are primarily piling-supported structures with ground floor enclosures used for storage and parking. Flooding occurs in the ground floor enclosures areas. Tidal flooding occurs when water levels in Buzzard Bay and adjoining sounds increase due to high winds and storm surge.

**Repetitive Loss Area C-2 (new area for 2020)** is adjacent to the Colington Cut Canal which connects to Kitty Hawk Bay. The area is an AE flood zone. The structures are mobile homes and one slab on-grade commercial structure. Flooding occurs from high winds (southwest and northwest) and storm surge from the estuarine waters.

**Repetitive Loss Area C-3** is located within the AE flood zone. Blount's Bay and Colington Cut Canal are adjacent to the repetitive loss area. The area is Pre-FIRM residential with the exception of the Colington Volunteer Fire Department. Foundation types are slab, pilings and crawl space. All but one property in this area are at ground level. Flooding occurs from over the bank flooding from the canal and storm surge from the bay.



*Sub Area C-1 – Blount's Bay at Colington Road and Schoolhouse Road intersection.*

**Repetitive Loss Area C-4 (new for 2020)** is a poorly-drained area along Colington Road. Following heavy rain events and tidal flooding, water ponds in the area. The area is classified as an AE flood zone. The structures are on piling foundations with enclosures below base flood with elevated HVAC systems.

**Repetitive Loss Area C-5 (new for 2020)** is located on a canal that connects to Blount's Bay. Area classified as AE flood zone. The structures are on piling foundations, some are Pre-FIRM with ground floor level living areas. Flooding occurs during storm winds and storm surge events which cause water levels in the canals to rise.

**Repetitive Loss Area C-6, C-7 and C-8** are all located in the Colington Harbour Subdivision along HarbourView Drive which runs along the southern side of this large subdivision. The areas are located within the AE flood zone. The Albemarle Sound abuts this repetitive loss area. The area is

residential with a mix of slab and piling foundation types. Some homes have a mix of living area and storage on ground level. The majority have HVAC systems elevated off the ground. The older non-elevated homes (Pre-FIRM) suffer flood damages during flooding events. Also, the ground floor enclosures of many of the piling supported structures also flood. The area floods due to storm surge from the Albemarle Sound.



*Sub Area C-7 – Mostly elevated homes, no roadside drainage improvements*



*Example of older, non-elevated home on HarbourView Drive*

**Repetitive Loss Area C-9 (new for 2020)** is located in an AE flood zone with some Shaded X. The area is located adjacent to one of the canals that comprise the Colington Harbour Subdivision. All are residential structures with ground floor enclosures. These ground floor enclosures flood when water from the canals overtop the banks.

**Repetitive Loss Area C-10 (new for 2020)** is only one property located on Craig Ct. All of Craig Ct is classified as Shaded X or X except for one small area of this property. There is an older Pre-FIRM structure located in close proximity to the water that was constructed prior to the establishment of any estuarine setbacks or participation in the NFIP program. It floods from the adjacent canal during high winds.

**Repetitive Loss Area C-11 (new for 2020)** is a small area, classified AE along the canal with Shaded X as the topography of the lots increases. One structure is a non-elevated Pre-FIRM home; the others have ground floor enclosures. Flooding occurs from the adjacent canals during high winds and storm events.

**Repetitive Loss Area C-12 (new for 2020)** is only one structure with no identified flooding source. It is not adjacent to any canals and is located at the end of a cul-de-sac. It is lower in natural elevation than the surround lots which may account for the repetitive loss identification. It is in an AE flood zone.

*Example of a home on pilings with a ground floor enclosure. These areas may flood during flood events.*



**Repetitive Loss Area C-13 and C-14** is located partially in an AE flood zone with some Shaded X areas along the center of the properties. Some new repetitive loss structures were added to these sub-areas as a result of flood losses from Hurricane Matthew. Some homes are Pre-FIRM and not elevated. The area is bounded by canals which are the flooding source.



*Street View of Outrigger Drive in Sub Area C-13.*

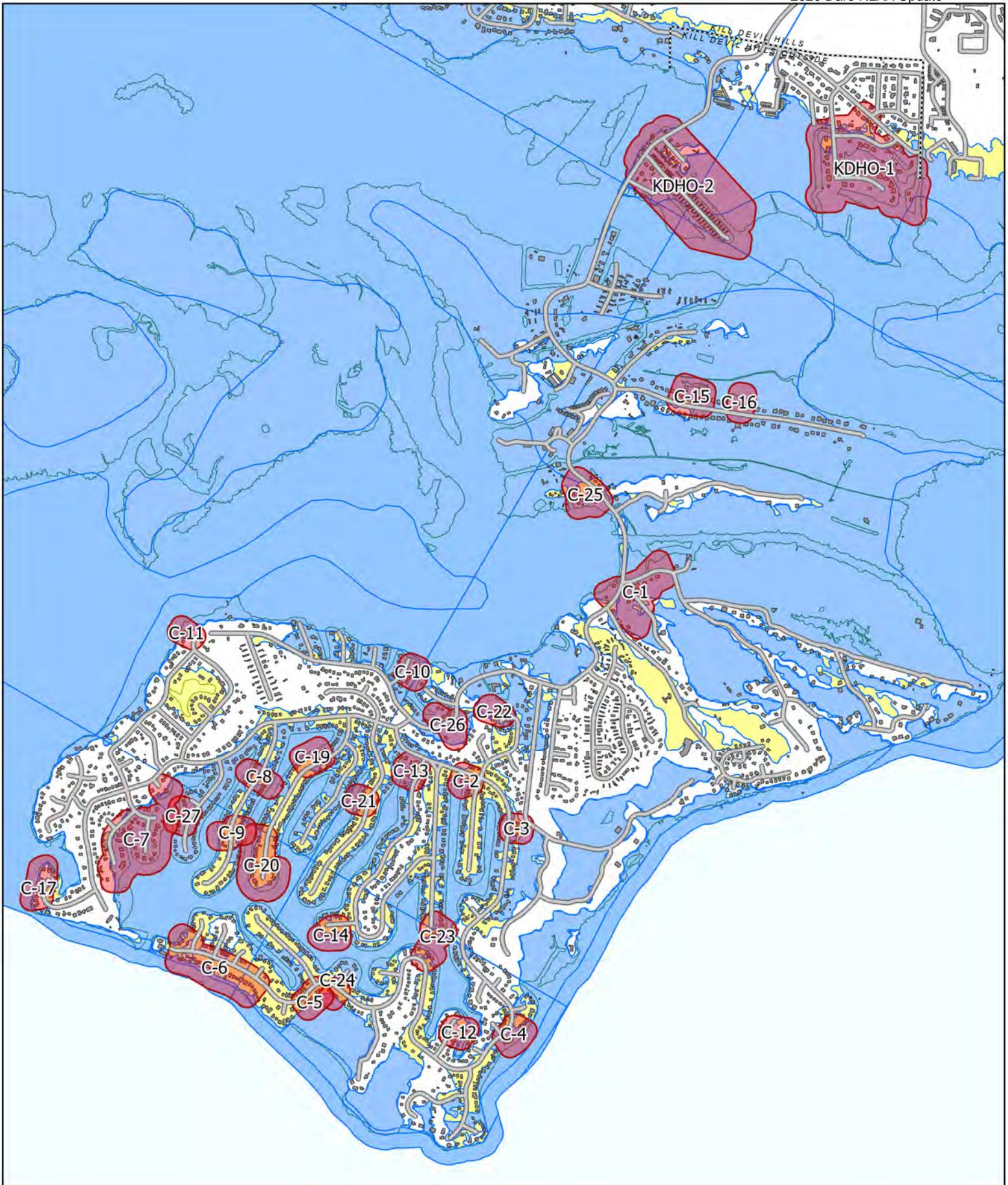
**Repetitive Loss Area C-15 (new for 2020)** is located in an AE flood zone and is a soundfront property on Currituck Sound, which is the flooding source. The structure is a piling supported structure with an elevated HVAC unit. There is a ground floor enclosure which floods during storm events.

**Repetitive Loss Area C-16 (new for 2020)** is located split between the Shaded X and X zones. The area is immediately adjacent to the Currituck Sound and overbank flooding occurs during high wind events which pushes water over the banks. The residential structures in the area have ground floor enclosures which flood when the tide comes up.

**Repetitive Loss Area C-17** is located within the AE flood zone along Huron Court, Kitty Hawk Bay Ct, Sunset Drive, Tyrell Ct and Banks Ct. Some new structures have been added to the sub-area due to flood losses from Hurricane Matthew. The subdivision's canals abut this area. Structures are all residential with a mix of crawl space, slab, and piling foundation types. All homes in this area have garage, living area, and storage on ground level. HVAC systems are elevated. Flooding occurs from over the bank flooding from canal.

### Repetitive Loss Area Overview for Colington

Repetitive Loss Area	# of RL Properties	# of Additional Properties	Total # of Properties in RL Area	Road Names
C-1	2	3	5	WatersEdge Dr
C-2	1	2	3	Colington Rd
C-3	1	4	5	Schoolhouse Rd Colington Rd
C-4	1	1	2	Colington Rd
C-5	1	2	3	Knight Ct
C-6	3	8	11	Sir Chandler Dr HarbourView Dr
C-7	2	2	4	HarbourView Dr
C-8	3	26	29	HarbourView Dr
C-9	3	3	6	HarbourView Dr Sir Richard West Roanoke Dr
C-10	1	0	1	Craigy Ct
C-11	1	2	3	Quork Ct
C-12	1	0	1	Sir Richard East
C-13	5	15	20	Outrigger Dr Soundview Dr
C-14	1	1	2	Eagle Dr
C-15	1	0	1	Kitty Hawk Bay Dr
C-16	1	3	4	Clipper Ct
C-17	9	20	29	Huron Ct Tyrell Ct Banks Ct Kitty Hawk Bay Ct Sunset Dr
<b>Totals</b>	<b>37</b>	<b>92</b>	<b>129</b>	



# COLINGTON

Analysis Area

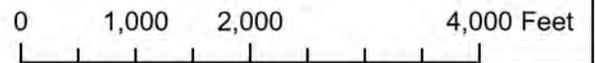
FLOOD ZONES

SHADED X

AE

X

140



## Main Area #3 – Roanoke Island

**Problem Statement** – The third main area is Roanoke Island, an estuarine island located between the barrier island of the north beaches of Dare County and the Mainland. It is surrounded by the Albemarle Sound to its north, Roanoke Sound to the east and Croatan Sound to the west. This main area is comprised of the Manteo Outside and Wanchese tax districts. These two tax districts have been analyzed for this update with subareas identified in each tax district. The two areas are generally year-round residents with a mix of some second homes. The majority of repetitive loss areas are located in AE flood zones with some located in a Shaded X or X zone. The 2020 flood maps for Dare County expanded the Shaded X and X zones for both Manteo and Wanchese but the repetitive loss areas are generally still located in a flood zone. Flooding results from the adjacent sounds during storm events and wind –driven soundside overbank flooding. The approach to reducing repetitive losses in this area will be a combination of public outreach activities and mitigation techniques such as elevation of structures or their mechanical components.

### Manteo

**Repetitive Loss Area M-1** is located primarily within the AE flood zone but does have a handful of properties that border the X zone. The Croatan Sound is adjacent to the repetitive loss area. Several borrow pits and canals are located directly in the area as well. The area is residential with a mix of pilings, slab, crawl space, and elevated block foundation types. A majority of homes in this area have living area on ground level. The primary sources of flooding are storm surge from the sound and over the bank flooding from pits and canals.



*Examples of drainage improvements along Burnside Road and individual lot lines*

**Repetitive Loss Area M-2** is located within the AE flood zone. The Albemarle Sound abuts the repetitive loss area. The area is residential. Storm surge from hurricanes was the flooding source for these properties.



*Sub Area B – canal along  
Mother Vineyard Road*

**Repetitive Loss Area M-3** is located in an X zone on the 2020 flood maps. There is no visible water source in the repetitive loss area, just a localized low area. The area is residential and the property has a slab foundation style. When contacted previously, the property owner indicated that the flooding occurred from storm water ponding from heavy rains and inadequate drainage.

**Repetitive Loss Area M-4** is located within the AE flood zone. Three borrow pits are located adjacent to the repetitive loss area. The area is residential with a mix of elevated block, mobile home, slab, and crawl space foundation styles. Flooding occurs from overbank flooding from the adjacent borrow pits.

**Repetitive Loss Area M-5** is located within the AE flood zone. A large borrow pit is located in the center of the neighborhood which contributes to the flooding of the area. The area is residential with a mix of crawl space, slab, elevated block, and piling foundation styles. A majority of the properties are elevated buildings and HVAC systems. Several homes in the neighborhood have been elevated since Hurricane Irene with either private funding or with FEMA mitigation grant funds.



*Sub Area M-5 – Photo of Vista Lake (borrow  
pit) which is located in middle of subdivision.*

**Repetitive Loss Area M-6** is located within the AE flood zone. A canal that leads to Albemarle Sound is located behind the repetitive loss area. The repetitive loss structure has been elevated to mitigate the flood hazard.



*Sub Area M-6 –structure before and after elevation.*

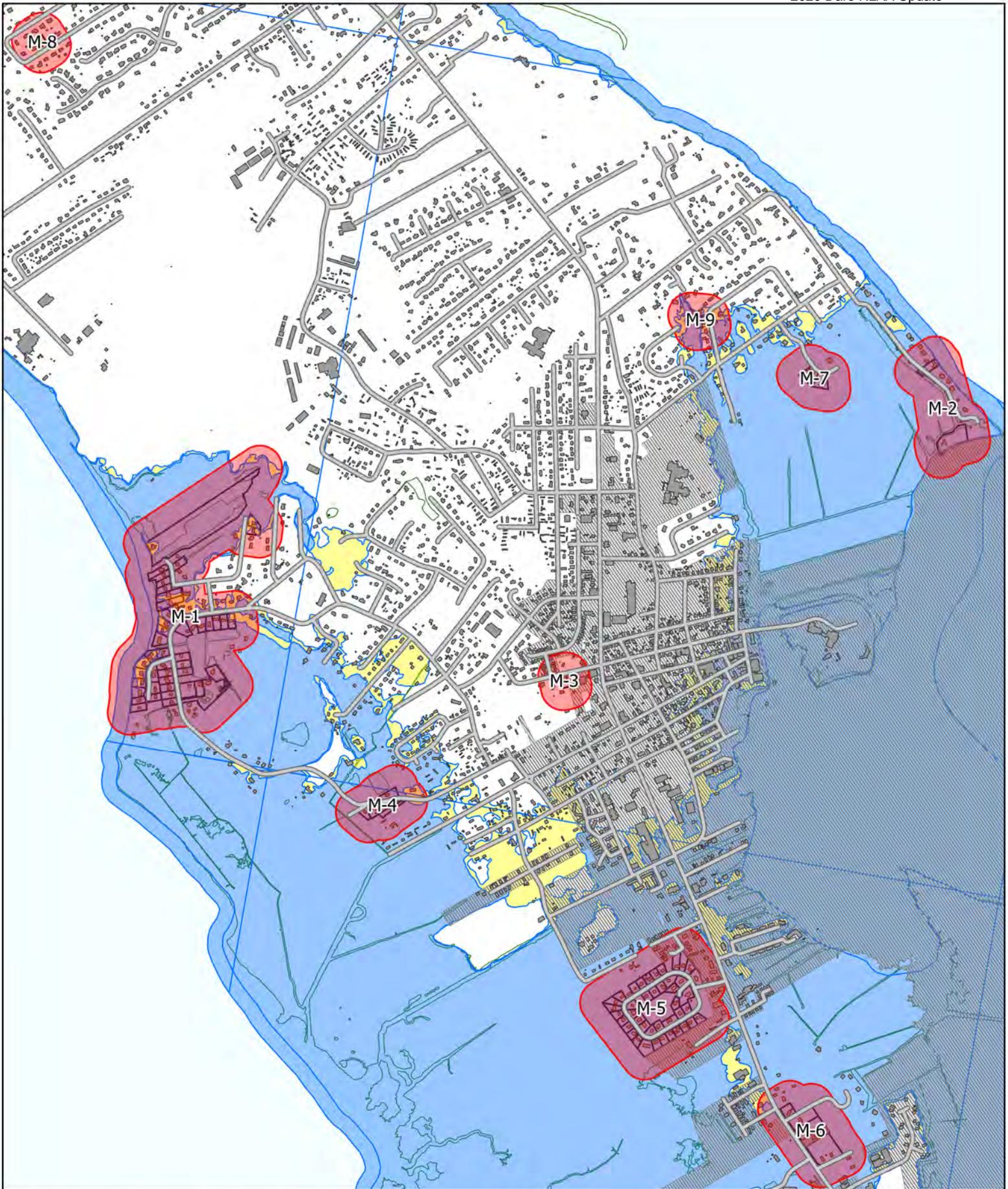
**Repetitive Loss Area M-7** (new for 2020) is located in an AE flood zone. The area is located at the end of a cul-de-sac and in close proximity to a large expanse of wetlands that borders the Albemarle Sound. This is the identified flooding source.

**Repetitive Loss Areas M-8 and M-9** (new for 2020) are located in an X zone. These areas were also X zones on the 2006 flood maps. Heavy rain from Hurricane Matthew in 2016 combined with lack of maintenance to drainage improvements lead to flooding in the areas. In July 2018, Dare County experienced in excess of 20 inches of rain over a two-week period and the areas flooded again.

### Repetitive Loss Area Overview for Manteo

Repetitive Loss Area	# of RL Properties	# of Additional Properties	Total # of Properties in RL Area	Road Names
<b>M-1</b>	9	37	46	Burnside Rd Bartow Dr Musket Ln Cannon Trl
<b>M-2</b>	3	1	4	Mother Vineyard Rd
<b>M-3</b>	1	0	1	Ananias Dare St Ext
<b>M-4</b>	1	3	4	Burnside Rd
<b>M-5</b>	2	42	44	Vista Lake Dr Inland Dr
<b>M-6</b>	1*	4	4	HWY 64-264
<b>M-7</b>	2	0	2	The Winery
<b>M-8</b>	1	0	1	Langley Lane
<b>M-9</b>	1	0	1	Dogwood Circle
<b>Totals</b>	<b>20</b>	<b>87</b>	<b>107</b>	

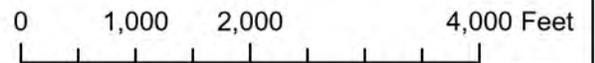
\*property has been elevated, pending submission to NFIP of repetitive loss mitigation.



# ROANOKE ISLAND

- Analysis Area
- Town of Manteo
- SHADED X
- AE
- X
- X144

## FLOOD ZONES



## Wanchese

**Repetitive Loss Area W-1** is located within the AE flood zone. Roanoke Sound runs along one side of the repetitive loss area and a canal down the other. The area is a combination of mixed residential and commercial with a mix of slab and piling foundation styles. The one repetitive loss structure in the area has been elevated by the property owner but the area is still mapped for 2020. Flooding occurs from storm surge from the sound.



*Sub Area W-1 – Thicket Lump Road street view and view of marsh areas*

**Repetitive Loss Area W-2** is located within the AE flood zone. Mill Landing Creek runs adjacent to one side of the repetitive loss area and a canal down the other. The area is residential with a mix of crawl space, slab, and piling foundation styles. The majority of all properties feature living areas below the established base flood elevation. Several property owners have elevated their homes and their HVAC systems. Flooding occurs from storm surge and estuarine tidal flooding.

**Repetitive Loss Area W-3** is located within the AE flood zone. A canal connecting to the Roanoke and Croatan sounds runs through the rear portion of the repetitive loss area. The area is residential with a mix of crawl space and piling foundation styles. Majority of property owners have elevated HVAC systems. Flooding occurs from estuarine tidal flooding.



*Sub Area W-3 – varying structures styles are typical to area*

**Repetitive Loss Area W-4** is located within the AE flood zone. An estuarine salt marsh that connects to the Roanoke Sound runs through a portion of the repetitive loss area. The area is residential with a mix of slab, crawl space, and piling foundation styles. Flooding occurs in the area from estuarine tidal flooding due to storm surge from the sound.

**Repetitive Loss Area W-5** is located within the AE flood zone. A canal connecting to the Croatan Sound runs through the rear of the repetitive loss area. The area is residential with a mix of crawl space and piling foundation styles. Several property owners have elevated their buildings and their HVAC systems. Flooding occurs from storm surge and estuarine tidal flooding.



*Sub Area W-5 – examples of elevated structures*

**Repetitive Loss Area W-6** is located within the AE flood zone. Several canals run through the area, all of which connect to the Croatan Sound. The area is residential with a mix of crawl space and piling foundation styles with many featuring living area on ground level. Flooding occurs from over the bank flooding from the canals in the area.



*Sub Area W-6 – Sawyer Road*

**Repetitive Loss Area W-7** is located within the AE flood zone. The entire repetitive loss area is surrounded by estuarine salt marshes, canals, and borrow pits. The area is residential with the majority of properties being Pre-FIRM structures with a mix of mobile home, crawl space, and slab foundation styles. Several of the homes have been elevated by the property owners since the 2015 RLAA. Flooding occurs from over the bank and estuarine tidal flooding.

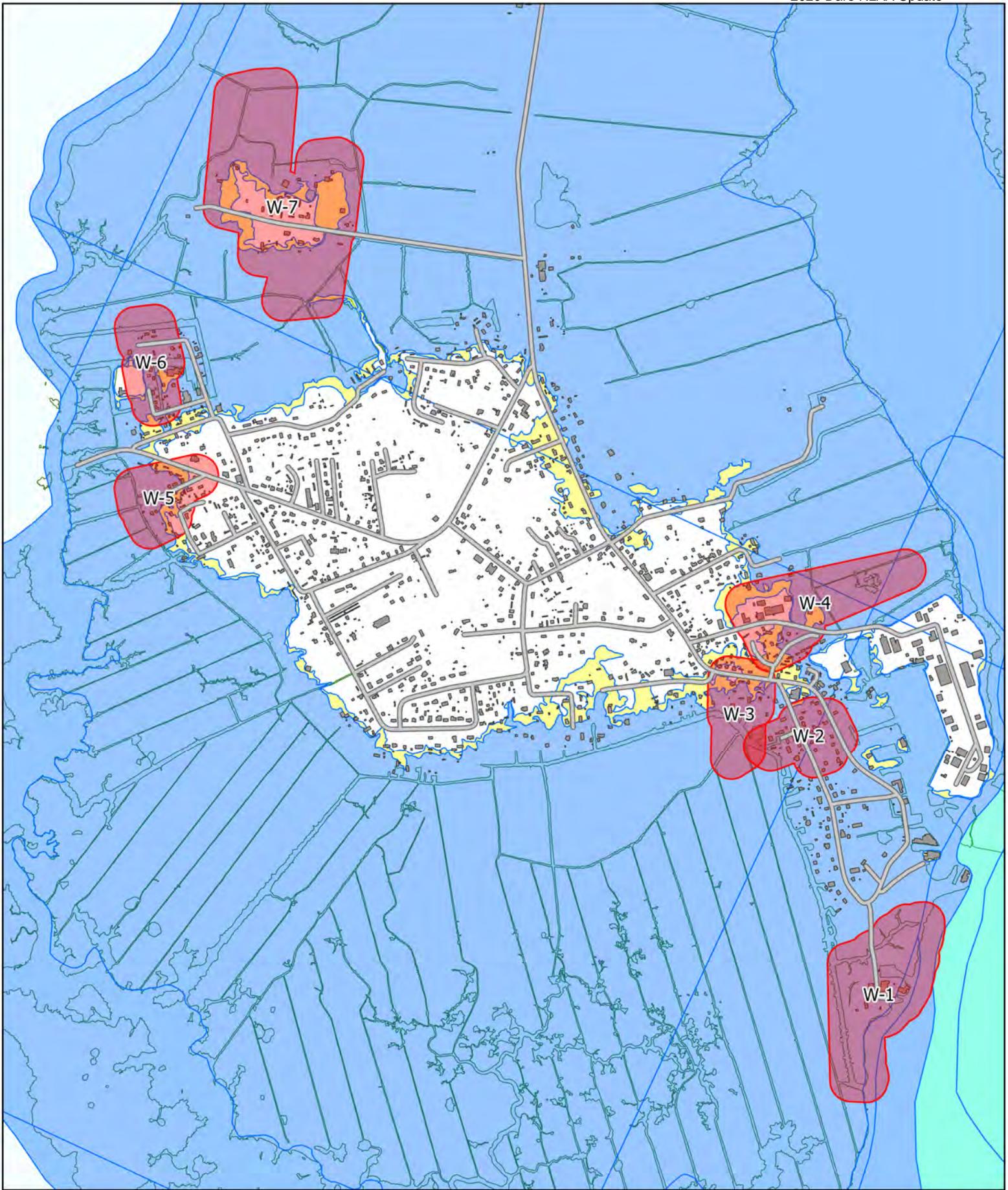


*Sub Area W-7– canals along Baumtown Rd.*

**Repetitive Loss Area W-8** is located in the AE zone and included one commercial structure which has been demolished since the 2015 RLAA. All other properties in the immediate area are vacant properties. Large expanses of wetland surround the site.

#### Repetitive Loss Area Overview for Wanchese

Repetitive Loss Area	# of RL Properties	# of Additional Properties	Total # of Properties in RL Area	Road Names
W-1	1 Mitigated	3	3	Thicket Lump Dr
W-2	3	6	9	Mill Landing Rd The Lane
W-3	1	4	5	Mill Landing Rd
W-4	1	4	5	Harbor Rd
W-5	1	4	5	Hickman Ln
W-6	2	6	8	Sawyer Rd Beverly Dr
W-7	1	13	14	Baumtown Rd
W-8	1 Mitigated	0	0	NC 345
<b>Totals</b>	<b>9</b>	<b>40</b>	<b>49</b>	

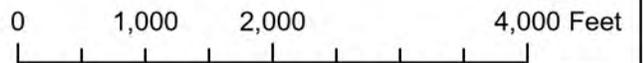


# WANCHESE

 Analysis Area

### FLOOD ZONES

-  SHADED X
-  AE
-  VE
-  148



## Main Area #4 – Mainland Dare County

### Problem Statement

The fourth main repetitive loss district is the Mainland of Dare County, specifically the villages of Stumpy Point, Mann's Harbor and East Lake. There were no repetitive losses in East Lake during the development of the 2015 RLAA but storm events since then have resulted in one repetitive loss property in East Lake being added to the list of repetitive loss structures for East Lake. These villages are primarily year-round communities with an older housing stock of non-elevated structures. Mann's Harbor is bordered by the Croatian Sound and Albemarle Sounds to the west and north respectively. The topography is generally low with poorly drained soils. Stumpy Point is the southernmost village on the Mainland and is located adjacent to Stumpy Point Bay and the Pamlico Sound. Stumpy Point is characterized by low-lying terrain which floods from wind-driven tides associated with strong southwest and northwest winds during storm events. East Lake village lies along Highway 64 and consist of low-lying areas surrounded by federal lands that comprised the Alligator River Wildlife Refuge. South Lake, a large lake that connects to the Albemarle Sound, results in flooding the low-lying areas of East Lake during storm events. The approach to reducing repetitive losses in this area will be a combination of public outreach activities and mitigation techniques such as elevation of structures or their mechanical components.

### Stumpy Point

**Repetitive Loss Area SP-1** is located within the AE flood zone along Highway 264. Stumpy Point Bay and several canals abut and run through this repetitive loss area. The area is commercial with piling and crawl space foundation styles. One structure was added to the repetitive loss list since the 2015 RLAA but this property had been included in the area as an additional property due to its proximity to the other repetitive loss structures in the area. Flooding in this area primarily comes from estuarine tidal flooding.



*Examples of homes in Stumpy Point, adjacent to Stumpy Point Bay.*

**Repetitive Loss Areas SP-2, SP-3 SP-4, SP-5 and SP-6** are all located within the AE flood zone. Stumpy Point Bay and connected canals run in front and behind these repetitive loss areas. The areas are residential with a mix of mobile home, crawl space and piling foundation styles. Many of the homes have been elevated by the property owners, some with FEMA mitigation grant funds. Since the 2015 RLAA, two homes have been added to the repetitive loss list. Flooding is from storm surge from the Pamlico Sound and Stumpy Point Bay.

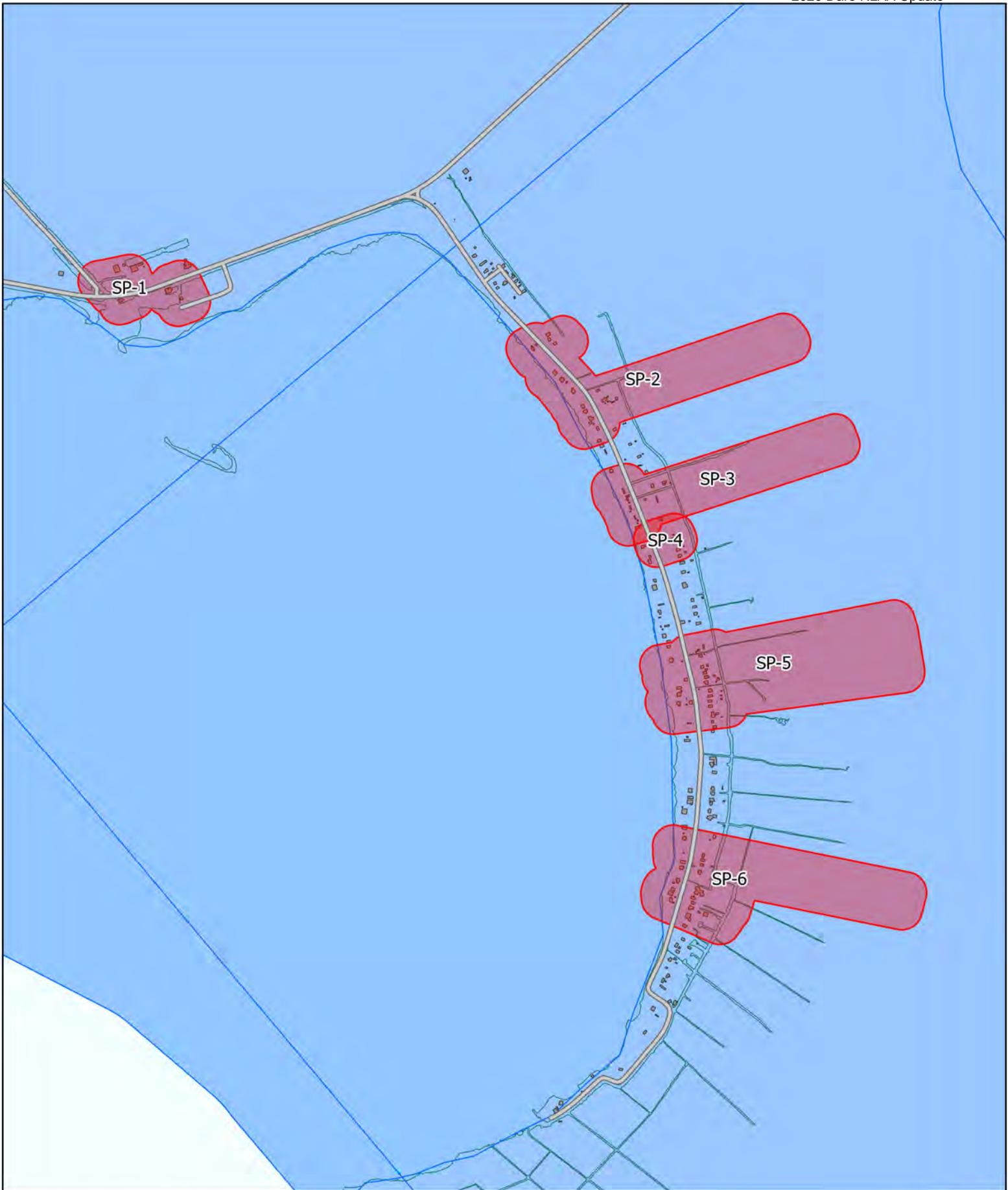


*Before and after photos of house that was elevated by owner*



### Repetitive Loss Area Overview for Stumpy Point

Repetitive Loss Area	# of RL Properties	# of Additional Properties	Total # of Properties in RL Area	Road Names
<b>A</b>	3	1	4	HWY 64
<b>B</b>	4	5	9	Bayview Dr
<b>C</b>	2	3	5	Bayview Dr
<b>D</b>	1	0	1	Bayview Dr
<b>E</b>	6	4	10	Bayview Dr
<b>F</b>	7	4	11	Bayview Dr
<b>Totals</b>	<b>23</b>	<b>17</b>	<b>40</b>	



# STUMPY POINT

Analysis Area

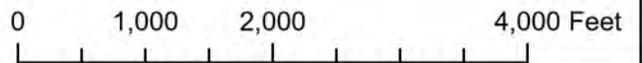
FLOOD ZONES

SHADED X

AE

X

151



## Mann's Harbor

Since the 2015 RLAA, the repetitive loss structure on Mashoes Road was elevated by the property owner in 2017. This area does not appear on the repetitive loss map for Mann's Harbor for the 2020 update.

**Repetitive Loss Area MH-1** is located within the AE flood zone. The Croatan Sound runs beside this repetitive loss area. The area is residential with a mix of mobile homes, crawl space, and piling foundation types. Several properties have elevated HVAC systems. There is a large canal that connects to Roanoke Sound that is adjacent to some of these properties. Flooding occurs from storm surge and happens during hurricanes and Nor'easters.

**Repetitive Loss Area MH-2** is located within the AE flood zone. The Croatan Sound runs beside this repetitive loss area. The area is residential with a mix of mobile homes, crawl space, and piling. Many properties were built pre-FIRM. Property owners indicate that flooding occurs from storm surge.

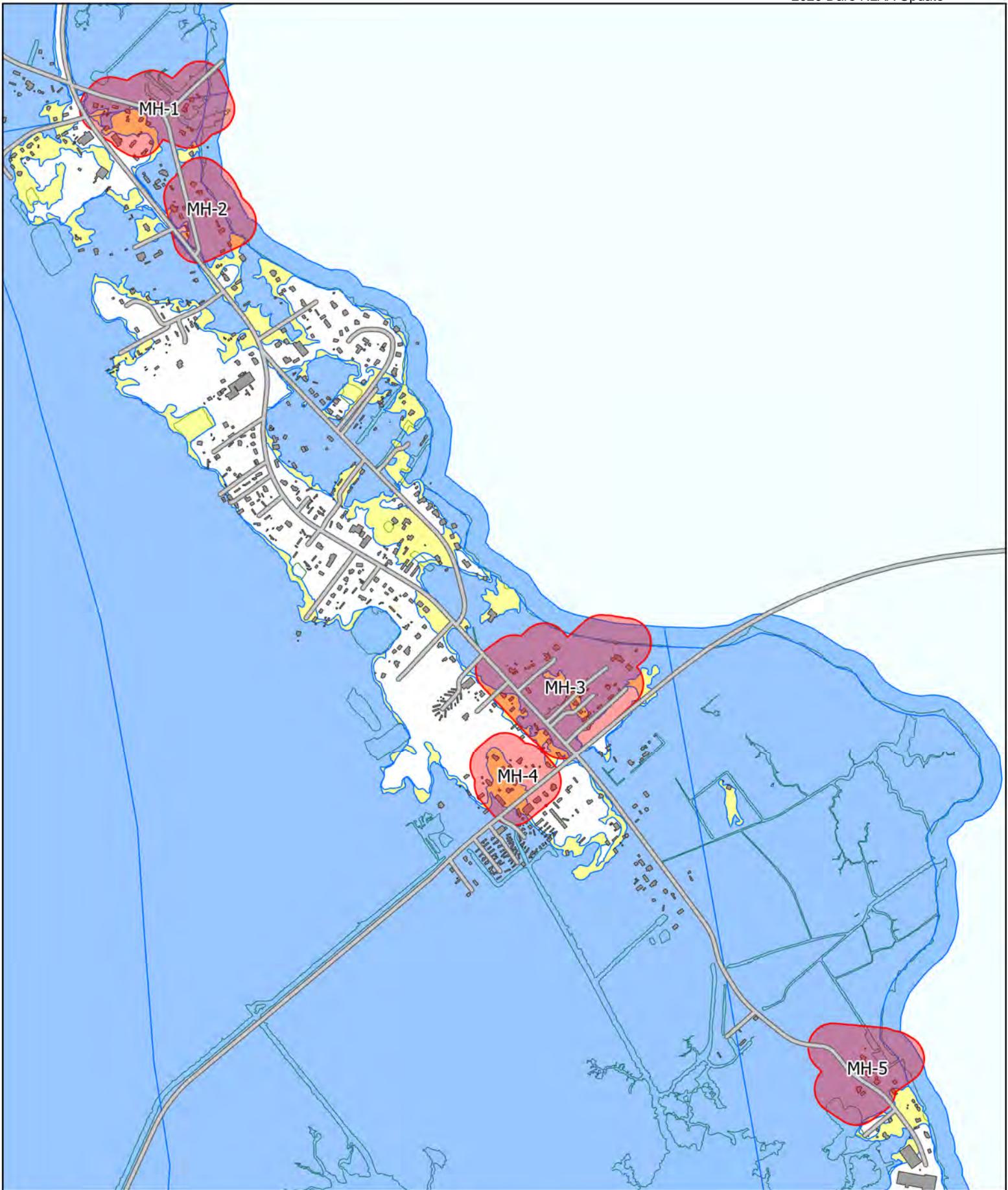
**Repetitive Loss Area MH-3** is located within the AE flood zone. The Croatan Sound runs beside this repetitive loss area. The area is residential with a mix of mobile homes, slab, crawl space, and elevated block style foundations. One repetitive loss structure in this subarea has been demolished and replaced with a new elevated structure and mechanical components. Flooding occurs from storm surge along with over the bank flooding and flooding from clogged drainage ditches.

*Pre-FIRM house on site was demolished and replaced with new elevated structure*



**Repetitive Loss Area MH-4** is located within the AE flood zone. The Croatan Sound is adjacent to the repetitive loss area along with several canals. The area is residential with a mix of mobile home, slab, and crawl space foundations. Flooding occurs from overbank flooding from nearby canals and storm water ponding from heavy rains/inadequate drainage.

**Repetitive Loss Area MH-5 (new for 2020 update)** This is a new area added to the Mann's Harbor sub-area since the 2015 RLAA as a result of storm events and flooding that occur as a result of Hurricane Matthew and Tropical Storm Michael. The area features several older non-elevated homes (Pre-FIRM). The area is bordered by the Croatan Sound on the east which accounts for the flooding during soundside flooding events.



# MANN'S HARBOR

Analysis Area

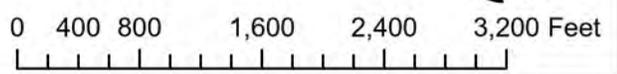
FLOOD ZONES

SHADED X

AE

X

153

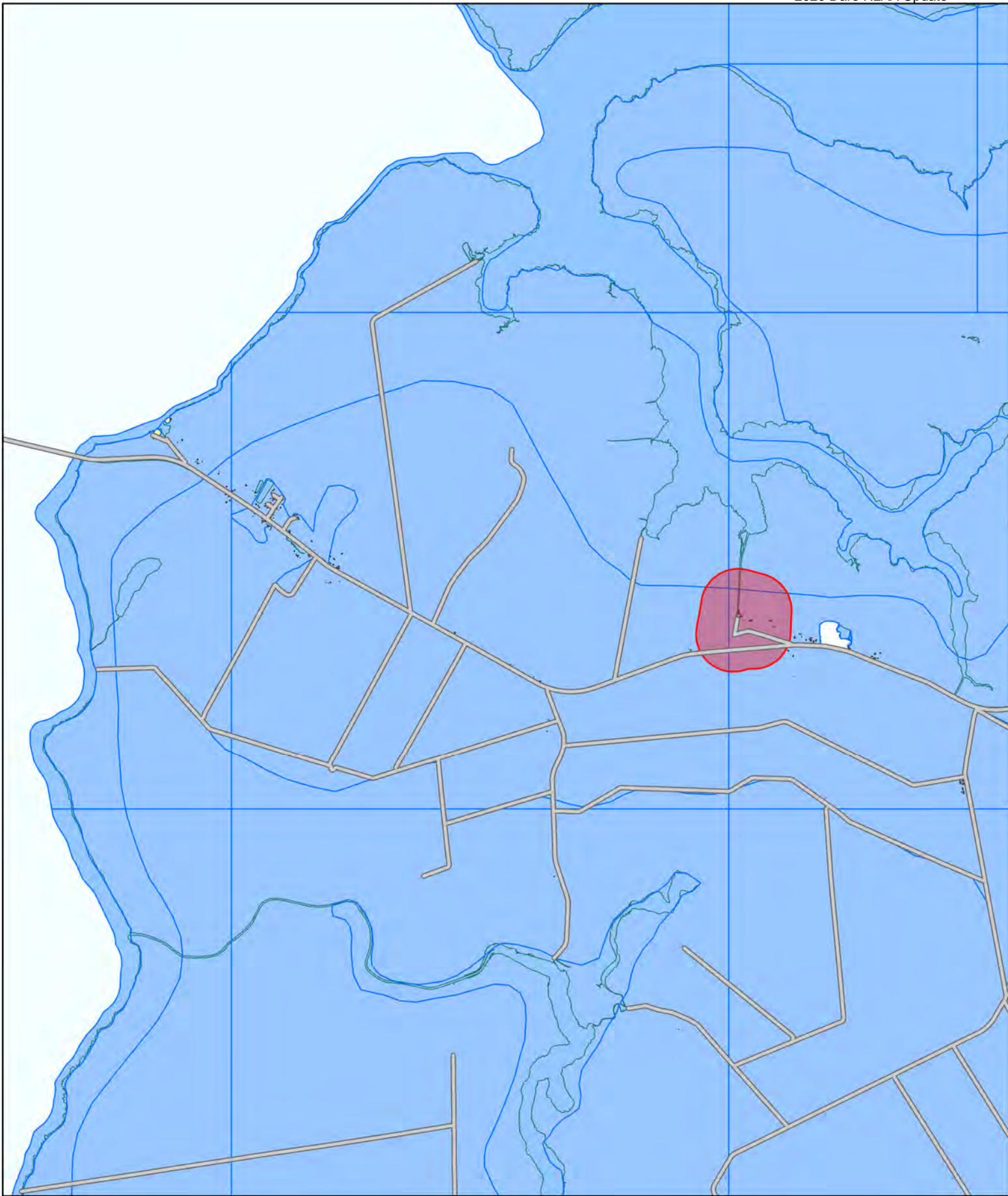


## East Lake

**Repetitive Loss Area EL-1** is a new area added to the 2020 RLAA update. The area is located in an AE flood zone and is located in an isolated area of East Lake village with no other structures in close proximity. The area is located adjacent to a canal that runs to the Albemarle Sound which results in overbank flooding during storm events.

### Repetitive Loss Area Overview for East Lake

Repetitive Loss Area	# of RL Properties	# of Additional Properties	Total # of Properties in RL Area	Road Names
EL-1	1	0	1	Robertson's Landing
<b>Total</b>	1	0	1	



# EAST LAKE

 Analysis Area

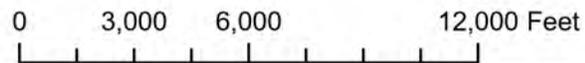
## FLOOD ZONES

 SHADED X

 AE

 X

155



## MITIGATION ALTERNATIVES

There are numerous methods of protecting a property from flood damages. Some of these mitigation measures are more appropriate than others depending on the type of building construction, flood hazards, and building conditions.

### CRS MITIGATION ALTERNATIVES

- PREVENTION
- PROPERTY PROTECTION
- NATURAL RESOURCE PROTECTION
- EMERGENCY SERVICES
- STRUCTURAL PROJECTS
- PUBLIC INFORMATION AND OUTREACH

## Funding

There are several possible funding sources available to property owners and communities to mitigate flood hazards. FEMA has numerous grant programs which provide assistance to local communities to assist property owners with mitigation projects such as relocation or elevation. FEMA also has grant programs to assist local governments with the development of hazard mitigation plans and public works projects. These include the Hazard Mitigation Grant Program (HMGP), the Pre-Disaster Mitigation (PDM) and Flood Mitigation Assistance (FMA). Each program has its own eligibility and funding criteria. In general, these programs are funded by FEMA through a joint application by a state government in conjunction with a local government. Dare County has participated in these grant programs when funds were made available following federally declared disasters. Dare County secured grant funding to elevate forty-four houses after Hurricane Irene. Forty-two homes have been elevated with mitigation funds before Hurricane Irene. Dare County currently has applications pending to elevate numerous others homes with mitigation funds from Tropical Storm Michael and Hurricane Florence.

In some cases, a flood insurance policy holder may be eligible for up to \$30,000 of Increased Cost of Compliance coverage. ICC funds may be used when floodplain management regulations require a substantially damaged building to be elevated or demolished. Many property owners have used ICC funds to help elevate or reconstruct their flood damaged home. Dare County assists these property owners with substantial damage determinations to initiate the ICC process.

## Potential Mitigation Measures

### Non-structural Alternatives

- Land use regulations and ordinances such as a flood damage prevention ordinance are used to manage development in a manner that prevents or mitigates flood hazards. Other land use codes such as the zoning and subdivision ordinances can also be used to regulate development in flood hazard areas. In some instances, state regulatory programs are used in conjunction with federal and local regulations. The North Carolina Coastal Area Management Act (CAMA) is a state regulatory program that is implemented in cooperation with local coastal communities to manage development along the oceanfront areas, estuarine shoreline and inlet hazard areas through the use of setbacks, buffer zones, and other regulatory tools designed to protect natural resources along the coast. Dare County recently enacted a local elevation standard for Shaded X and X zones that applies a regulatory flood elevation level to properties in these areas to ensure structures are appropriately elevated.
- Funding of a full-time emergency management department to manage disaster response and recovery activities as needed for hurricanes, nor-easters, and other storms.
- Implementation of outreach activities to educate property owners and residents on mitigation measures, storm preparedness, and flood insurance. This includes the promotion of flood insurance.
- Provide map information services and on-site property visits to property owners to discuss potential mitigation measures and retro-fitting options.
- Work with local non-profit agencies and other state and federal agencies to promote natural resource protection of the area's wetland, dune system, and water resources.

### Structural Alternatives

- Demolition of buildings in flood hazard areas with relocation or reconstruction in areas located out of the floodplain.
- Elevation of buildings to or above the flood level.
- Elevation of damage-prone components, such as HVAC units.
- Dry floodproof non-residential building so flood waters cannot get into it.
- Wet floodproof portions of a building so water will not cause damage.
- Construct a berm or redirect drainage away from the building.
- Maintain nearby streams, ditches, and storm drains so debris does not obstruct them.
- Correct sewer backup problems.

## Discussion of Mitigation Measures

As noted in the 2015 RLAA, some mitigation measures, such as elevation of homes, are used frequently in unincorporated Dare County. Other measures used elsewhere in other areas of the United States where homes have basements are not used in Dare County.

### *1. Demolish Buildings and/or Relocate Out of Flood Hazard Areas*

Many communities in the United States have chosen to acquire structures in flood prone areas and either demolish the structure with the land left vacant for use as green space or relocate the structure to an area that is not located in a flood zone. Relocation out of flood prone areas is the most effective method of mitigating flood damages since the property is relocated out of harm's way. FEMA has several grant programs that are available for communities to implement relocation

programs. However in Dare County, relocation out of flood hazard areas is not practical since the majority of our privately owned land is located in special flood hazard areas. Demolition of older, non-elevated structures and reconstruction of a new elevated structure is more practical for Dare County especially for substantially damaged structures.

## 2. Elevation of Buildings Above the Flood Level

The construction technique of elevation is a commonly used mitigation measure whereby structures are elevated to or above the base flood. The structure's first floor of living area is elevated on piling or block foundation. Elevation can also be used for roadways and walkways. Flood insurance premiums are less for structures that are elevated above the designated flood level. The practice of elevating structures in coastal areas is long-standing and has been used for generations before the NFIP was created. One disadvantage of elevation is the need for many steps or high staircases to enter the structure which can be difficult for elderly persons or the disabled to navigate. Handicap ramps are an alternative but on smaller lots, the ramps may be lengthy and encroach into property setbacks and are thus not allowed by local governments. In Dare County, elevation of structures is an accepted construction method. Structures are often elevated well above the designated flood elevation and the areas under the house used for storage and/or parking. The elevation of roadways in Dare County is often difficult due to our island geography and low natural ground elevations. The costs of fill material to elevate the roads above base floods can be cost prohibitive.

**Floodproofing is any structural or nonstructural change in the design, construction, or alteration of a building to reduce damage caused by flooding and flood-related factors such as erosion.**

## 3. Elevate Damage-Prone Components

In addition to elevation of a structure's living area above or to the base flood, support components such as water heaters, HVAC units and furnaces can be elevated to mitigate flood damage. For new construction, the elevation of the lowest support component is noted on the elevation certificate. Retrofitting components on older non-compliant structures is often done by property owners when units are replaced or upgraded. Such a retrofit can often result in lower flood insurance premiums on Pre-FIRM structures.

## 4. Dry Floodproof Buildings

Dry floodproofing is the process of completely sealing off the exterior of a building so that flood waters cannot enter the building. This can be accomplished by use of flood-proof panels or shields for doors and windows, use of waterproof coatings or a supplemental layer of masonry or concrete. The use of such dry floodproofing methods often requires human intervention when flood conditions are expected and are not practical in areas where flood waters can be deep or have velocity since hydrostatic pressure can damage the walls. Dry floodproofing is not used very often in Dare County due to possibility of flood waters of a substantial depth and wave actions associated with storm surge.

## 5. Wet FloodProof Portions of Buildings

Wet floodproofing is the modification of certain portions of a structure with flood-resistant materials and to allow floodwaters to enter and exit the structure. A key component of wet floodproofing is the use of openings or flood vents to allow for the flow of flood waters through the structure to equalize the hydrostatic pressure on the walls of the structure thereby reducing the likelihood of damage to the walls or to the structure. Since wet floodproofing does not prevent flood waters from entering a structure, clean-up is still required after a flood. It is important that wet flood proofed areas are not used as living areas but used for storage, entry, and parking only. The use of flood-resistant materials is also essential to reduce damages from flooding. A comprehensive list of FEMA recognized flood-resistant materials can be found in FEMA Technical Bulletin #2 August 2008 "Flood-Damage-Resistant Materials Requirements". Wet floodproofing of enclosed area of elevated structures is a widely used method in Dare County, with many property owners choosing to use engineered flood vents. Fewer engineered vents can be used compared to non-engineered vents.

### **Flood damage-resistant materials include:**

- Glazed brick, concrete, concrete block, glass block or stone (with waterproof mortar or grout);
- Steel trusses, headers, beams, panels, or hardware;
- Naturally decay resistant lumber, recycled plastic lumber, or marine grade plywood;
- Clay, concrete, rubber, or steel tiles (with chemical-set or waterproof adhesives);
- Cement board;
- Metal doors, cabinets, and window frames;
- Mastic, silicone, or polyurethane formed-in-place flooring;
- Sprayed polyurethane foam or closed-cell plastic foam insulation;
- Water-resistant glue; and
- Polyester epoxy paint (mildew-resistant paint contains toxic ingredients and should not be used indoors).

## 6. Construct a Berm or Barriers to Redirect Floodwaters

The construction of earthen berms or hardened structures such as concrete walls is an alternative used by property owners to prevent flood waters from entering their dwellings and/or properties. Berms or levees are also used to protect whole communities or neighborhoods. For individual property owners, there must be adequate area to construct a flood barrier and maintenance of the barrier is important to ensure the success of the barrier. If floodwaters do penetrate the barrier, then they may become trapped behind the barrier and pumps used to remove the flood waters. The use of flood barriers is not a method typically used in Dare County due to the height of flood waters and the velocity associated with our flooding. Also, state Coastal Area Management regulations prohibit the use of hardened structures such as retaining walls along oceanfront areas. The installation of

sand bags to protect endangered structures may be permitted under the State coastal regulations but only under certain criteria.

#### 7. Stream and Ditch Maintenance –Debris Removal

For properties that are located in close proximity to ditches, streams, or other waterways, keeping such area free of debris is important. Some communities, especially larger cities, fund full-time departments for maintenance of ditches and stormwater management improvements. Costs of maintaining a full-time staff for stream and ditch work can be substantial and stormwater utility fees may be implemented by a local government to assist with the funding of such programs. Grant funds can sometimes be secured to assist with after storm clean-up. Dare County has used grant funds recently for some ditch clean-up work. One issue associated with ditch maintenance on private lands is access easements. Such easements can be difficult to secure. Educational programs to advise citizens to not dump debris in streams or ditches can be helpful and is a goal identified in the Program for Public Information Plan for Dare County.

#### 8. Correct Sewer Back-up Problems

This mitigation alternative is not an issue in unincorporated Dare County except for a few locations that are served by centralized wastewater treatment. Stumpy Point village is served by a centralized wastewater system operated by Dare County. The Kinnakeet Shores Soundside Subdivision in Avon is serviced by a privately-owned and managed central wastewater system and Baycliff Subdivision in Colington is served by a small, privately-owned package treatment plant. Some developments, including the Dare County Governmental complex on Roanoke Island, are connected to the Town of Manteo's wastewater system. Other than these few exceptions, properties in unincorporated Dare County rely on on-site individual wastewater systems, the majority of which are gravity-fed septic tank and drainfield systems.

### CONCLUSIONS AND RECOMMENDATIONS

The 2015 RLAA concluded that many of the structures identified as repetitive loss structures are the older non-elevated Pre-FIRM structures on crawl space foundations or short block foundations. This continues to be true. Many Pre-FIRM structures have been elevated in the past ten years. The non-elevated structures with ground floor enclosures used for living area continue to experience flood damages.

As part of the 2020 update of the RLAA, the recommendations offered in the 2015 RLAA were reviewed and analyzed for continued relevance. These recommendations are intended to address conditions for all of the subareas since the subareas are all characterized by low-lying terrain, proximity to water bodies and similar housing stock and construction methods. This 2020 review found the 2015 recommendations continue to be worthy and should be used for mitigation efforts.

These recommendations are as follows:

**Recommended Action #1:** Continued enforcement of the Dare County Flood Damage Prevention Ordinance, Zoning Ordinance, and Subdivision Ordinance to regulate and manage development in special flood hazards areas. This will include the enforcement of the local elevation standard included in the 2020 update of the Dare County Flood Damage Prevention Ordinance which establishes regulatory flood protection level of Shaded X and X zones.

Responsible Agency: Dare County Planning Department

Funding: General fund appropriations through annual budget process

**Recommended Action #2:** Continued participation in the local permit officer (LPO) program of the Coastal Area Management Act for protection of natural resources in the CAMA regulatory jurisdictions.

Responsible Agency: County Of Dare Planning Department

Funding: General fund appropriation through annual budget process

**Recommended Action #3:** Continued funding of a full-time emergency management department to address emergency response and recovery efforts. This includes the activation of the Dare County Control Group and the Dare County Support Group to oversee emergency situations as needed.

Responsible Agency: County of Dare

Funding: general fund appropriations through annual budget process

**Recommended Action #4:** Update of the Dare County Flood Damage Prevention Ordinance in conjunction with the anticipated 2016 release of updated FIRMs for Dare County. This has been combined with recommendation #1.

Responsible Agency: County of Dare Planning Department

Funding: general fund appropriation through annual budget process

**Recommended Action #5:** Promotion of flood insurance coverage as identified in the Dare County Program for Public Information's annual outreach projects. Continued promotion of the Low Risk is Not No Risk Campaign for the advocacy of flood insurance.

Responsible Agency: Dare County Planning Department

Funding: general fund appropriation through annual budget process

**Recommended Action #6:** Encourage business owners and property owners to prepare emergency response plans for storm preparedness, recovery and property protection measures. This can be implemented annually in conjunction with hurricane awareness activities.

Responsible Agency: Planning Department in conjunction with the Emergency Management and Public Information Departments

Funding: general fund appropriation through annual budget process

**Recommended Action #7:** Encourage property owners to take measures to elevate HVAC systems to the designated flood levels and to retrofit ground level enclosures with flood vents as appropriate. Annual outreach activities can be used to implement this recommendation.

Responsible Agency: Planning Department

Funding: general fund appropriation through annual budget process

**Recommended Action #8:** Promotion of protection of natural oceanfront dune system through use of dune overwalks through the administration of CAMA LPO program.

Responsible Agency: Planning Department

Funding: general fund appropriation through annual budget process

**Recommended Action #9:** Work with Dare County Soil and Water Conservation and other non-profit agencies such as the NC Coastal Federation to promote the use of low-impact stormwater development techniques at commercial sites.

Responsible Agency: Planning Department

Funding: general fund appropriation through annual budget process

**Recommended Action #10:** Seek grant funding for ditch maintenance when funds are available from federal and state agencies following federally-declared disasters.

Responsible Agency: Planning Department

Funding: Dare County has been awarded a FEMA mitigation grant to update the 1992 stormwater management plan for unincorporated Dare County. Local match funding from the general fund will be used also.

**Recommended Action #11:** Seek FEMA mitigation grant funds for elevation of homes of year-round residents when such funds become available after federally-declared disasters.

Responsible Agency: Planning Department and Emergency Management Department

Funding: when available after federal disasters

**Recommended Action #12:** Annual contact with owners of repetitive loss structures as identified on FEMA's list. Such contact will include recommendations for on-site staff visits to identify possible mitigation measures for their individual properties.

Responsible Agency: Planning Department

Funding: general fund appropriation through annual budget process

## REFERENCES

1. FEMA Flood Insurance Studies for Dare County -- 2006, 1986, 1978
2. FEMA P-312 *Homeowners Guide to Retrofitting Six Ways to Protect Your Home from Flooding*  
June 2012
3. FEMA 257 *Mitigation of Flood and Erosion Damage to Residential Buildings in Coastal Areas*  
August 2008.
4. FEMA TB-2 *Flood-Damage Resistant Materials Requirements for Buildings Located in SFHA*  
August 2008

## APPENDIX A -- Flood Insurance Data

As of December 31, 2019, unincorporated Dare County had a total of 8,571 flood insurance policies in force. This information is summarized in tables 1-5 below. Table 6 summarizes the insurance in force coverage compared to the number of buildings in unincorporated Dare County. The number of buildings in Dare County was calculated using the same type of residential/non-residential filters as the insurance information and compared to the level of coverage for the occupancy type. Although a significant percentage of structures in unincorporated Dare County is covered by flood insurance, there remains a large number of structures in the SFHA currently uninsured for flood damages. As noted earlier, with the reclassification of many properties as Shaded X or X zone on the 2020 FIRMs, it is anticipated the number of flood insurance policies will decrease over the next few years.

Table 1 Insurance Occupancy – Policy Breakdown Summary

Occupancy	Policies in Force	Total Premiums	Insurance In Force	Average Coverage
Residential	8086	\$4,957,617	\$1,989,666,400	\$246,063
Non-residential	485	\$917,716	\$168,608,200	\$347,645
<b>TOTAL</b>	<b>8571</b>	<b>\$5,875,333</b>	<b>\$2,158,274,200</b>	<b>\$251,811</b>

Table 2 Insurance Occupancy – Policy Breakdown Detail

Occupancy	Policies in Force	Total Premiums	Insurance In Force	Average Coverage
Residential – SF	7393	\$4,693,844	\$1,877,385,300	\$253,941
All other residential	693	\$263,773	\$112,281,100	\$162,022
Total Residential	8086	\$4,957,617	\$1,989,666,400	\$246,063
Non-residential	485	\$917,716	\$168,608,200	\$347,645
<b>TOTAL</b>	<b>8571</b>	<b>\$5,875,333</b>	<b>\$2,158,274,200</b>	<b>\$251,811</b>

Table 3 Insurance Zone – Policy Breakdown

Flood Zone	Policies in Force	Total Premiums	Insurance In Force	Average Coverage
AE/AO	7751	\$4,910,443	\$1,975,353,400	\$254,851
VE	117	\$395,450	\$24,877,300	\$212,626
X	680	\$555,640	\$157,241,200	\$231,237
<b>TOTAL</b>	<b>8,548</b>	<b>\$5,861,533</b>	<b>\$2,157,471,900</b>	<b>\$252,395</b>

Table 4 Insurance Zone – Policy Breakdown – Pre-FIRM

Flood Zone	Policies in Force	Total Premiums	Insurance In Force	Average Coverage
AE	983	\$1,212,222	\$200,188,100	\$203,650
VE	36	\$110,701	\$5,248,100	\$145,781
X	59	\$66,134	\$16,919,800	\$286,776
<b>TOTAL</b>	<b>1,078</b>	<b>\$1,389,057</b>	<b>\$222,356,000</b>	<b>\$206,267</b>

Table 5 Insurance Zone – Policy Breakdown – Post-FIRM

Flood Zone	Policies in Force	Total Premiums	Insurance In Force	Average Coverage
AE	6768	\$3,698,221	\$1,775,165,300	\$262,288
VE	81	\$284,749	\$19,629,200	\$242,336
X	621	\$489,506	\$140,321,400	\$225,960
<b>TOTAL</b>	<b>7,470</b>	<b>\$4,472,476</b>	<b>\$1,935,115,900</b>	<b>\$259,051</b>

Table 6 Insurance in Force vs. Total Number of Buildings

Occupancy	Policies in Force	Buildings in Unincorporated Dare	Percentage of Coverage
Residential -SF	7393	10381	71%
Other Residential	693	1481	47%
Non-residential	485	835	50%
<b>TOTAL</b>	<b>8,571</b>	<b>12697</b>	<b>68%</b>

APPENDIX B -- ELEVATED STRUCTURES 2015-2019

Village	Total Elevated	Total Regular	Total RL
Avon	9	6	3
Buxton	3	3	0
Colington	1	1	0
Frisco	8	8	0
Hatteras	10	10	0
Manns Harbor	3	2	1
Manteo	5	1	4
Rodanthe	2	1	1
Wanchese	6	0	6
Waves	2	1	0
<b>TOTALS</b>	<b>49</b>	<b>33</b>	<b>15</b>

## 2015 Elevated Structures

Address of Elevated Structure	Fema Grant	Description
47551 Buxton Back Rd Buxton	n	Regular Building in SFHA
25628 NC 12 Hwy Waves	n	Regular Building in SFHA
57402 NC 12 Hwy Hatteras	n	Rep Loss in SFHA
659 Vista Lake Dr Manteo	y	Regular Building in SFHA
63 Skyco Rd Manteo	y	Regular Building in SFHA
292 The Lane Wanchese	y	Regular Building in SFHA
5689 Old Ferry Dock Rd Manns Harb	y	Regular Building in SFHA
57386 NC 12 Hwy Hatteras	n	Regular Building in SFHA

## 2016 Elevated Structures

Address of Elevated Structure	Fema Grant	Description
5897 Hwy 64-264 Manns Harbor	y	Regular Building in SFHA
346 Jovers Ln Wanchese	y	Regular Building in SFHA
4213 Mill Landing Rd Wanchese	y	Regular Building in SFHA
4360 Mill Landing Rd Wanchese	y	Regular Building in SFHA
205 Brothers Ln Wanchese	y	Regular Building in SFHA
4342 Mill Landing Rd Wanchese	y	Regular Building in SFHA
1112 Burnside Rd Manteo	y	Regular Building in SFHA
1096 Burnside Rd Manteo	y	Regular Building in SFHA
39921 NC 12 Hwy Avon	n	Regular Building in SFHA
40155 McMullen Rd Avon	y	Rep Loss in SFHA
40183 McMullen Rd Avon	y	Rep Loss in SFHA
23702 NC 12 Hwy Rodanthe	y	Regular Building in SFHA
39288 Tarpon Dr Avon	y	Regular Building in SFHA
52518 Piney Ridge Rd Frisco	n	Regular Building in SFHA
40181 Scarborough Rd Avon	n	Regular Building in SFHA
51995 NC 12 Hwy Frisco	n	Regular Building in SFHA
57182C Deering ridge Rd Hatteras	n	Regular Building in SFHA
52054 Gondyke Way Frisco	n	Regular Building in SFHA
50192 Treasure Ct Frisco	n	Regular Building in SFHA

## 2017 Elevated Structures

Address of Elevated Structure	Fema Grant	Description
51248 Lullaby Ln Frisco	n	Regular Building in SFHA
57146 Kohler bldg 1 Hatteras	n	Rep Loss in SFHA
57146 Kohler bldg 2 Hatteras	n	Rep Loss in SFHA
46211 Tower Circle Buxton	n	Rep Loss in SFHA
58210 Fulcher Ln Hatteras	n	Regular Building in SFHA
53125 NC 12 Hwy Frisco	n	Regular Building in SFHA
58473 NC 12 Hwy Hatteras	n	Regular Building in SFHA
46201 Tower Circle Buxton	n	Rep Loss in SFHA
4669 Mashoes Rd Manns Harbor	n	Regular Building in SFHA
52167 Cardinal St Frisco	n	Rep Loss in SFHA

## 2018 Elevated Structures

Address of Elevated Structure	Fema Grant	Description
58213 Fulcher Ln Hatteras	n	Regular Building in SFHA
40187 Scrborough Rd Avon	n	Regular Building in SFHA
40278 Dolphin Ln Avon	n	Regular Building in SFHA
116 Scarboro Creek Manteo	n	Regular Building in SFHA
58221 Woodall Way Hatteras	n	Regular Building in SFHA
39037 Bluefish Ct Avon	n	Regular Building in SFHA
51209 Lullaby Lane Frisco	n	Rep Loss in SFHA
24143 Ocean Lane Rodanthe	n	Rep Loss in SFHA

## 2019 Elevated Structures

Address of Elevated Structure	Fema Grant	Description
1205 Colington Rd Colington	n	Regular Building in SFHA
39195 Amberkjack Ct Avon	n	Regular Building in SFHA
57351 Eagle Pass Rd Hatteras	n	Regular Building in SFHA
58219 Fulcher Ln Hatteras	n	Regular Building in SFHA
26208 Wimble Shores Dr Waves	n	Regular Building in SFHA



**Resolution**  
**Adopting the 2020 Update of the**  
**Dare County Repetitive Loss Area Analysis**

**WHEREAS**, Dare County participates in the Community Rating System (CRS) program and has implemented outreach activities and regulatory initiatives as part of the program; and

**WHEREAS**, the CRS program requires Dare County to identify and map repetitive loss areas based on information provided to Dare County by the NFIP and to implement outreach activities for these repetitive loss areas; and

**WHEREAS**, Dare County developed and adopted a Repetitive Loss Area Analysis in 2015 as part of the five-year recertification of our CRS program participation; and

**WHEREAS**, the 2020 five-year recertification CRS process is scheduled for September 2020 and as part of that process, the Repetitive Loss Area Analysis must be updated and adopted by Dare County, and

**WHEREAS**, the Dare County Planning Department has updated the RLAA as required and completed the necessary outreach activities.

**NOW THEREFORE BE IT RESOLVED** that the Dare County Board of Commissioners does hereby adopt the 2020 update of the Dare County Repetitive Loss Area Analysis, as prepared by the Dare County Planning Department.

This the 21<sup>st</sup> day of September, 2020.

---

Robert Woodard, Sr., Chairman

Attest:

---

Cheryl C. Anby, Clerk to the Board



*Tax Collector's Report*

**Description**

Aug 2020 Discoveries over \$100  
Aug 2020 Releases over \$100  
Aug 2020 Refunds over \$100  
Aug 2020 NCVTS Refunds over \$100

**Board Action Requested**

Approved

**Item Presenter**

Becky Huff  
Tax Collector

## Discovery Report for REAL ESTATE and PERSONAL PROPERTY

*(Discoveries over \$100.00 )*

**MONTH: August**

**Date Range: 8/1/2020 - 8/31/2020**

**SUBMITTED BY: Becky Huff**

Taxpayer Name	Parcel	Bill Year	Reason	Value Discovered	Tax Discovered
BOOTEN, JOSEPH MICHAEL	938084000	2020	Discovered Mobile Home	11,197.00	573.73
THE OUTER BANKS HOTLINE INC	008722000	2020	Correct to Partial Exemption	98,400.00	681.65
BOOTEN, JOSEPH MICHAEL	938084000	2020	Discovered Mobile Home	10,219.00	573.73
THE OUTER BANKS HOTLINE INC	008722000	2020	Correct to Partial Exemption	71,800.00	681.65
BOOTEN, JOSEPH MICHAEL	938084000	2020	Discovered Mobile Home	10,535.00	573.73
				<b>202,151.00</b>	<b>3,084.49</b>

# Release Report for REAL ESTATE and PERSONAL PROPERTY

(Releases over (\$100.00) )

MONTH: AUGUST

DATE RANGE: 8/1/2020 - 8/31/2020

SUBMITTED BY: Becky Huff

Taxpayer Name	Parcel#	Bill Year	Reason	Value Released	Tax Released
OUTER BANKS CONSERVATIONISTS, INC	028172001	2020	REVISE TO EXEMPT	0.00	-696.56
FRATERNAL ORDER OF EAGLES	005691000	2020	REVISE TO EXEMPT	0.00	-3,002.15
<b>Total Tax Released:</b>					<b>-3,698.71</b>

## Refund Report for REAL ESTATE and PERSONAL PROPERTY

(Refunds over \$100.00 )

MONTH: August

DATE RANGE: 8/1/2020 - 8/31/2020

SUBMITTED BY: Becky Huff

Taxpayer Name	Parcel	Bill Yr	Reason	Refund Amount
GRAY, ASA H III	014307000	2017	Overpayment	-693.33
BAXTER, STACY S	028347000	2019	Overpayment	-1,026.07
BARNES, LAWRENCE C.	831234041	2019	Overpayment	-1,132.24
BALL, RANDALL C	004302010	2020	Overpayment	-190.20
RICHT, CHARLES M	006749050	2020	Overpayment	-404.51
GEHRLS, CORRINE	008164178	2020	Overpayment	-335.30
MCCANN, TERRY A	008286025	2020	Overpayment	-166.23
DUSEWICZ, JOHN J THE HEIR'S OF	009342000	2020	Overpayment	-402.26
FRIEDMAN, JEFFREY T	009614000	2020	Overpayment	-197.98
GROSSI, VISIA	009632000	2020	Overpayment	-217.70
BURGHAUER, JASON R	012884000	2020	Overpayment	-622.63
TREU, CRISTEN HONEYCUTT	025694304	2020	Overpayment	-211.68
GIBBS, JOHN EDWARD TTEE	026864000	2020	Overpayment	-1,080.42
DUCK UNLIMITED	6785	2020	Overpayment	-448.57
				<b>-7,129.12</b>



# North Carolina Vehicle Tax System

## NCVTS Pending Refund report

9/4/2020

Payee Name	Address 1	Address 3	Tax Jurisdiction	Change	Interest Change	Total Change
ANDRZEJEWSKI, JASON MICHAEL	PO BOX 1125	AVON, NC 27915	C99	\$0.00	\$0.00	\$0.00
			T07	(\$204.80)	\$0.00	(\$204.80)
			F01	\$38.53	\$0.00	\$38.53
			R01	\$5.38	\$0.00	\$5.38
			S99	\$56.70	\$0.00	\$56.70
			Refund			
BOAN, RALPH CLIFFORD JR	PO BOX 87	MOYOCK, NC 27958	C99	(\$125.35)	\$0.00	(\$125.35)
			F05	(\$14.91)	\$0.00	(\$14.91)
			R01	(\$2.56)	\$0.00	(\$2.56)
			S99	(\$27.47)	\$0.00	(\$27.47)
			Refund			
DEZUTTER, DAVID JULIAN	PO BOX 814	KITTY HAWK, NC 27949	C99	(\$158.64)	\$0.00	(\$158.64)
			T20	(\$74.26)	\$0.00	(\$74.26)
			Refund			
JONES, HANNAH RENEE	112 S COLONY CT	NAGS HEAD, NC 27959	C99	(\$110.40)	\$0.00	(\$110.40)
			T14	(\$74.46)	\$0.00	(\$74.46)
			Refund			
MOYER, GWENDOLYN GRIM	1706 SAND DOLLAR CIR	KITTY HAWK, NC 27949	C99	(\$72.91)	\$0.00	(\$72.91)
			T08	(\$46.54)	\$0.00	(\$46.54)
			T08BN	(\$6.21)	\$0.00	(\$6.21)
			Refund			
NOVAK, STEPHEN HOLMES	PO BOX 112	KILL DEVIL HILLS, NC 27948	C99	(\$98.75)	\$0.00	(\$98.75)
			T14	(\$66.60)	\$0.00	(\$66.60)





*Reimbursement Resolution for Series 2020B LOBs for Manteo High School Roof Project*

**Description**

The Board approved a Manteo High School roof project in the FY2021 CIP. The attached Reimbursement Resolution is needed for that project, which will be financed with the Series 2020B Limited Obligation Bonds.

**Board Action Requested**

Adopt Resolution.

**Item Presenter**

David Clawson, Finance Director



**RESOLUTION OF THE COUNTY OF DARE, NORTH CAROLINA  
DECLARING THE INTENT OF THE COUNTY OF DARE, NORTH  
CAROLINA TO REIMBURSE ITSELF FOR CAPITAL EXPENDITURES  
FROM THE PROCEEDS OF CERTAIN TAX-EXEMPT OBLIGATIONS**

**WHEREAS**, the Board of Commissioners of the County of Dare, North Carolina (“County”) has determined that it is in the best interests of the County to proceed with a roof replacement at Manteo High School (the “Project”);

**WHEREAS**, the County presently intends, at one time or from time to time, to finance all or a portion of the costs of the Project with proceeds of tax-exempt obligations and reasonably expects to cause to be executed and delivered tax-exempt obligations (the “Obligations”) to finance, or to reimburse itself for, all or a portion of the costs of the Project; and

**WHEREAS**, the County desires to proceed with some or all of the Project and will incur and pay certain expenditures in connection with the Project prior to the date of execution and delivery of the Obligations (the “Original Expenditures”), such Original Expenditures to be paid for originally from a source other than the proceeds of the Obligations, and the County intends, and reasonably expects, to be reimbursed for such Original Expenditures from a portion of the proceeds of the Obligations to be executed and delivered at a date occurring after the dates of such Original Expenditures;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the County of Dare, North Carolina as follows:

Section 1. **Official Declaration of Intent.** The County presently intends, and reasonably expects, to reimburse itself for the Original Expenditures incurred and paid by the County on or after the date occurring 60 days prior to the date of adoption of this Resolution from a portion of the proceeds of the Obligations. The County reasonably expects to execute and deliver the Obligations to finance all or a portion of the costs of the Project and the maximum principal amount of Obligations expected to be executed and delivered by County to pay for all or a portion of the costs of the Project is approximately \$1,000,000.

Section 2. **Compliance with Regulations.** The County adopts this Resolution as a declaration of official intent under Section 1.150-2 of the Treasury Regulations promulgated under Section 103 of the Internal Revenue Code of 1986, as amended, to evidence the County’s intent to reimburse itself for the Original Expenditures from proceeds of the Obligations.

Section 3. **Itemization of Capital Expenditures.** The Finance Director of the County, with advice from bond counsel, is hereby authorized, directed and designated to act on behalf of the County in determining and itemizing all of the Original Expenditures incurred and paid by the County in connection with the Project during the period commencing on the date occurring 60 days prior to the date of adoption of this Resolution and ending on the date of execution and delivery of the Obligations.

Section 4. *Effective Date.* This Resolution shall become effective immediately upon the date of its adoption.

Adopted this the 21<sup>st</sup> day of September, 2020.

---

Robert Woodard, Sr., Chairman

Attest:

---

Cheryl C. Anby, Clerk to the Board

**EXTRACTS FROM MINUTES OF THE BOARD OF COMMISSIONERS**

A regular meeting of the Board of Commissioners of the County of Dare, North Carolina, was duly held on September 21, 2020 at 5:00 p.m. in the County Board of Commissioners’ Meeting Room, 954 Marshall C. Collins Drive, Manteo, North Carolina. Chairman Robert Woodard presiding.

The following members were present:

The following members were absent:

\* \* \* \* \*

Commissioner \_\_\_\_\_ moved that the following resolution, copies of which having been made available to the Board of Commissioners, be adopted:

**RESOLUTION OF THE COUNTY OF DARE, NORTH CAROLINA  
DECLARING THE INTENT OF THE COUNTY OF DARE, NORTH  
CAROLINA TO REIMBURSE ITSELF FOR CAPITAL  
EXPENDITURES FROM THE PROCEEDS OF CERTAIN TAX-  
EXEMPT OBLIGATIONS**

**WHEREAS**, the Board of Commissioners of the County of Dare, North Carolina (“*County*”) has determined that it is in the best interests of County to proceed with a roof replacement at Manteo High School (the “*Project*”);

**WHEREAS**, the County presently intends, at one time or from time to time, to finance all or a portion of the costs of the Project with proceeds of tax-exempt obligations and reasonably expects to cause to be executed and delivered tax-exempt obligations (the “*Obligations*”) to finance, or to reimburse itself for, all or a portion of the costs of the Project; and

**WHEREAS**, the County desires to proceed with some or all of the Project and will incur and pay certain expenditures in connection with the Project prior to the date of execution and delivery of the Obligations (the “*Original Expenditures*”), such Original Expenditures to be paid for originally from a source other than the proceeds of the Obligations, and the County intends, and reasonably expects, to be reimbursed for such Original Expenditures from a portion of the proceeds of the Obligations to be executed and delivered at a date occurring after the dates of such Original Expenditures;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the County of Dare, North Carolina as follows:

Section 1. ***Official Declaration of Intent.*** The County presently intends, and reasonably expects, to reimburse itself for the Original Expenditures incurred and paid by the County on or after the date occurring 60 days prior to the date of adoption of this Resolution from a portion of the proceeds of the Obligations. The County reasonably expects to execute and deliver the Obligations to finance all or a portion of the costs of the Project and the maximum principal amount of Obligations expected to be executed and delivered by County to pay for all or a portion of the costs of the Project is approximately \$1,000,000.

Section 2. ***Compliance with Regulations.*** The County adopts this Resolution as a declaration of official intent under Section 1.150-2 of the Treasury Regulations promulgated under Section 103 of the Internal Revenue Code of 1986, as amended, to evidence the County's intent to reimburse itself for the Original Expenditures from proceeds of the Obligations.

Section 3. ***Itemization of Capital Expenditures.*** The Finance Director of the County, with advice from bond counsel, is hereby authorized, directed and designated to act on behalf of the County in determining and itemizing all of the Original Expenditures incurred and paid by the County in connection with the Project during the period commencing on the date occurring 60 days prior to the date of adoption of this Resolution and ending on the date of execution and delivery of the Obligations.

Section 4. ***Effective Date.*** This Resolution shall become effective immediately upon the date of its adoption.

STATE OF NORTH CAROLINA            )  
  )  
COUNTY OF DARE                            )        SS:

I, Cheryl C. Anby, Clerk to the Board of Commissioners of the County of Dare, North Carolina, *DO HEREBY CERTIFY*, as follows:

1.        A regular meeting of the Board of Commissioners of the County of Dare, a political subdivision of the State of North Carolina, was duly held on September 21, 2020, proper notice of such meeting having been given as required by North Carolina statute, and minutes of said meeting have been duly recorded in the Minute Book kept by me in accordance with law for the purpose of recording the minutes of said Board of Commissioners.

2.        I have compared the attached extract with said minutes so recorded and said extract is a true copy of said minutes and of the whole thereof insofar as said minutes relate to matters referred to in said extract.

3.        Said minutes correctly state the time when said meeting was convened and the place where such meeting was held and the members of said Board who attended said meeting.

*IN WITNESS WHEREOF*, I have hereunto set my hand and have hereunto affixed the corporate seal of said County, this \_\_\_ day of \_\_\_\_\_, 2020.

(SEAL)

\_\_\_\_\_  
CHERYL C. ANBY  
Clerk to the Board of Commissioners  
County of Dare, North Carolina



*Board Appointments*

**Description**

The following Board has an appointment this month.

1. Health and Human Services Board

**Board Action Requested**

Take Appropriate Action

**Item Presenter**

Robert Outten, County Manager



*Health and Human Services Board*

**Description**

See Attached Summary

**Board Action Requested**

Take Appropriate Action

**Item Presenter**

Robert Outten, County Manager

September 2020

**BOARD APPOINTMENT**

**HEALTH AND HUMAN SERVICES BOARD**

(Staggered/Four Year Term)

Serves as the policy-making, rule-making and administrative board of the consolidated human services agency. NCGS 153A-77 requires that "After the subsequent establishment of the Human Services Board, it's Board shall be appointed by the Board of County Commissioners from nominees presented by the Human Services Board."

The Health and Human Services Board voted to recommend the Commissioners reappoint Janine Sewell to fill the vacancy of Frank Hester.

Applications have been received from:

**Janine Sewell, George Carver, Jr., Staton Martin, Allen Moran and Chris Vlahos**

Other Members: See attached list

**HEALTH AND HUMAN SERVICES BOARD**  
(Staggered/Four Year Term)

The Health and Human Services Board serves as the policy-making, rule-making,  
and administrative board of the consolidated human services agency.

<u>MEMBER</u>	<u>TERM EXPIRATION</u>	<u>ACTION</u>
Kevin Phillips 186 Scuppernong Road Manteo, NC 27954 216-5751 (H) 473-5801 (W) (Pharmacist Position)	9/22	Apptd. 9/14 Reapptd. 9/18
L'Tanya Murray 118 Raleigh Wood Dr. Manteo, NC 27954 423-1104 (H) 489-3629 (W) (At Large)	9/21	Apptd. 6/15 Reapptd. 9/17
Nicholas Kiouis P.O. Box 35 Point Harbor, NC 27964 441-7064(W) 202-1354(H) (At Large)	9/22	Apptd. 9/13 Reapptd.9/14, 18
Dr. Mark Grossman 512 Pirates Way Manteo, NC 27954 423-0975 (Veterinarian Position)	9/24	Apptd. 3/16 Reapptd. 9/16, 8/20
David Ryan 267 Mother Vineyard Road Manteo, NC 27954 475-1029 (Engineer Position)	9/21	Apptd. 9/13 Reapptd. 9/17
Dr. Daniel L. Jones 810 Back Bay Road Manteo, NC 27954 252-441-2000 (Optometrist Position)	11/23	Apptd. 11/19
Wally Overman 549 Skyco Road Manteo, NC 27954 473-3433 (H) 216-6042 (W) (At Large)	9/24	Apptd. 3/17 Reapptd. 8/20

Dr. James Woodson 104 Alder Branch Road Manteo, NC 27954 305-4450 (H) 441-1319 (W) (Dentist Position)	9-23	Apptd. 11/15, 11/19
Alexis Hodges P.O. Box 29 Hatteras, NC 27943 986-2230 (H) 995-3900 (W) (Nurse Position)	9/24	Apptd. 9/13 Reapptd. 9/16, 8/20
Christopher Roberts PO Box 161 Manteo, NC 27954 <a href="mailto:coastalcounseling@yahoo.com">coastalcounseling@yahoo.com</a> 473-7077 (H) 473-4727 (W) (Social Worker Position)	9/22	Apptd. 10/18
Christian Lige' 6066 Martin's Point Road Kitty Hawk, NC 27949 261-3849 (H) (Physician Position)	9/21	Apptd. 9/13 Reapptd. 9/17
Ashley Jackson PO Box 446 Hatteras, NC 27943 703-489-1898 (H) 252-489-6644 (W) jacksonas@daretolearn.org (At Large)	9/22	Apptd. 4/19
Tim Shearin 136 Cannon Trail Manteo, NC 27954 473-1730 (H) 475-9251 (W) (At Large)	9/23	Apptd. 11/13 Reapptd. 9/15, 11/19
<b>Vacant</b> <b>(At Large)</b>		
Kaye White 423 W. Villa Dunes Drive Nags Head, NC 27959 441-7062 (H) (At Large)	9/21	Apptd. 11/13 Reapptd. 9/17

Ervin Bateman  
4148 Poor Ridge Road  
PO Box 1127  
Kitty Hawk, NC 27949  
Ervin.bateman@darenc.com  
216.6717 (C)  
(Commissioner Rep.)

9/21

Apptd. 1/19

**NOTES:** Formed September 2013

**MEETING INFO:** 3<sup>rd</sup> Tuesday of Feb., April, June, Sept., and Nov.; 6:30 p.m. DSS Bldg.

**CONTACT INFO:** Tim Shearin, Chair

**MEMBERS COMPENSATED:** \$100 per meeting

09/14 - Kevin Phillips replaced Steve Evans

01/15 - Beverly Boswell appointed to fill unexpired term of Allen Burrus

06/15 - L'Tanya Murray filled unexpired term of Brant Murray

11/15 - Dr. James Woodson replaced Dr. J. Trahey Maner

03/16 - Dr. Mark Grossman filled unexpired term of Dr. Steven Samson

03/17 - Wally Overman appointed to fill unexpired term of Beverly Boswell

09/18 - Kevin Phillips and Nicholas Kiouisis reappointed.

10/18 - Christopher Roberts appointed to replace Tanya Barkley Graham (Social Worker Seat)

01/19 - Ervin Bateman replaced Bob Woodard

04/19 - Ashley Jackson appointed to fill vacant At Large Seat.

06/19 - Dr. Janet Riddick passed away

11/19 - Daniel Jones apptd. as optometrist, Tim Shearin and James Woodson reappointed

08/20 – Dr. Grossman, Wally Overman and Alexis Hodges reapptd.

**REVISED 08/20**

APPLICATION FOR APPOINTMENT TO DARE COUNTY ADVISORY BOARDS AND COMMITTEES

The Dare County Board of Commissioners believes all citizens should have the opportunity to participate in governmental decisions. One way of participating is by serving as a citizen member on one of the county's advisory boards or committees. If you would like to be considered for appointment to an advisory board or committee, please complete the form below and mail to Cheryl Anby, P.O. Box 1000, Manteo, N.C. 27954 or fax it to her at 473-1817, or send it by email to Cheryl.anby@darenc.com

Advisory Board or Committee interested in:

1<sup>st</sup> choice

Health and Human Services Board

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2<sup>nd</sup> choice

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3<sup>rd</sup> choice

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Name Janine M. Sewell

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Address 42190 Askins Creek Dr.

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City/State/Zip Avon, NC 27915

Email Address ja9.sewell@gmail.com

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Telephone: Cell – 540-376-2358

N/A \_\_\_\_\_  
\_\_\_\_\_

Business:

Resident of Dare County:  yes  no

Occupation: Retired from Virginia Department of Social Services

Business Address:  
\_\_\_\_\_

Educational background:

Bachelors in Social Work, BSW, College Misericordia, Dallas, PA  
\_\_\_\_\_  
\_\_\_\_\_

Business and civic experience and skills:

Extensive Leadership experience with the Virginia Department of Social Services and community partners. Responsible and accountable to an Administrative Board of Social Services, Office of Executive Management and the State Department of Social Services.

State and Local human service policy-making through leadership positions on boards and committees instrumental in the development and implementation of Human Services policies, regulations and laws.

Resume is enclosed for additional information.

Other Boards/Committees/Commissions on which you presently serve:

Currently volunteer for the Outer Banks Hotline, Inc. Previous extensive experience serving on government, community, faith based and executive Boards of Directors that extend over a period of 15 years. Please see resume for additional information.

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REFERENCES

List three persons who are not related to you and who have definite knowledge of your qualifications for the position for which you are applying.

Name                      Business/Occupation                      Address                      Telephone

Christen Gallik, Director, City of Fredericksburg Social Services, 608 Jackson St.,  
Fredericksburg VA 22401 540-372-1032, x224 christen\_gallik@dss.virginia.gov

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Susan Clark, Retired Director of Galax Social Services and past President of the Virginia  
League of Social Services Executives,  
PO Box 184 Hillsville, VA 24343 276-233-4919

---

Elizabeth McNally, Executive Director, Safe Harbor Child Advocacy Center Virginia, P O  
Box 56, Fredericksburg, VA 22404, 540-891-6280

---

I understand this application will be kept on the active file for three years and  
I hereby authorize Dare County to verify all information included in this  
application.

Date: 1/30/2020 Signature of applicant: Janine Sewell

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FOR OFFICE USE ONLY:

Date received: 1/30/2020



- Lead an organization of 311 diverse employees to provide mandated public assistance and safety services to the citizens of PWC.
- Responsible for Department of Juvenile Justice facilities and programs including: Juvenile Detention Center, Emergency Shelter Home and Pre-Trial Services.
- Responsible for Homeless Prevention Programs including: Homeless Shelter, Hypothermia Shelter, and participated on the Continuum of Care.
- Administered \$32 million annual operating budget in accordance with Federal, State and local policies.
- Executed, negotiated, and managed contractual agreements.
- Managed workforce in accordance with Federal, State and local employment laws and policies to maintain an effective workforce.

**DIRECTOR**, City of Fredericksburg Department of Social Services  
Fredericksburg, VA. September 1999 – September 2010

- Responsible and accountable to the Administrative Board of Social Services, City of Fredericksburg City Manager and the State Department of Social Services Commissioner.
- Lead the organization based on vision, mission and strategic planning.
- Lead an organization of 40 diverse employees to provide the mandated public assistance and safety services to citizens of Fredericksburg.
- Initiated a learning map process to improve employee retention and to provide staff with the knowledge and skills to provide quality services to the customer.
- Developed and implemented Child and Family Service Program Best Practices model.
- Performed a business process review and implemented significant information system improvements to maximize organizational efficiency.
- Authored government and private grants to supplement funding for programs that addressed community service gaps.
- Instrumental in the development of regional approach to the Housing Voucher Program.
- Administered \$4 million annual operating budget in accordance with Federal, State, and local policies.
- Implemented Performance- Based Management system for all programs.
- Enhanced CSA Program performance through the development of a CSA Coordinator position and detailed policy audit.

**PROJECT LEADER**, Prince William County Department of Social Services,  
Manassas, VA. September 1996-October 1999

- Lead the implementation of a new organizational change model designed to enhance employee satisfaction and customer service delivery.
- As a trained facilitator, held focused group sessions and provided employee coaching and team facilitation.

- Served as a key member of the Quality Management team.
- Developed Personnel policies and procedures in a Self -Directed Team System.
- Developed and implemented a 360 Feedback System of review as a member of the development team.
- Served as the liaison with Community Organizations.

### **AWARDS AND COMMENDATIONS**

- Leadership Prince William, Class of 2013
- Leadership Fredericksburg, Class of 2016

### **BOARD AND COMMITTEE MEMBERSHIP**

Representation on Government, Community, Faith Based Committees and Executive Boards of Directors to include: Comprehensive Services Act Community Policy Management Team, Continuum of Care (both in Fredericksburg and PWC), Healthy Families, Boys and Girls Club, Mary Washington Hospital Foundation, Rappahannock Area Health Center, Thurman Brisben Center, PWC Coalition of Human Services, Workforce Investment Board, Virginia League of Social Services Executives, Virginia Association of Local Human Services Officials, Local Food Council, and the Virginia Supreme Court Best Practice Team.

### **CORE COMPETENCIES**

Integrity/Honesty	Flexibility	Budget Development
Interpersonal Skills	Problem Solving	Political Skills
Continual Learning	Self Starter	Influencing/Negotiating
Resilience	Team Building	Public Speaking
Oral Communication	Strategic Thinking	Developing Others
Written Communication	Accountability	Entrepreneurship

### **EDUCATION**

**BSW, BACHELOR IN SOCIAL WORK,**  
College Misericordia, Dallas, PA

December 1982

APPLICATION FOR APPOINTMENT TO  
DARE COUNTY ADVISORY BOARDS AND COMMITTEES

The Dare County Board of Commissioners believes all citizens should have the opportunity to participate in governmental decisions. One way of participating is by serving as a citizen member on one of the county's advisory boards or committees. If you would like to be considered for appointment to an advisory board or committee, please complete the form below and mail to Janice Williams, P.O. Box 1000, Manteo, N.C. 27954 or fax it to her at 473-1817, or send it by email to janicew@darenc.com

Advisory Board or Committee interested in:

1<sup>st</sup> choice Health and Human Services Board

2<sup>nd</sup> choice Youth Council

3<sup>rd</sup> choice Transportation Advisory Board

Name George Carter Jr

Address 110 Scarborough St

City/State/Zip Manteo NC 27954

Email Address DareminorityCoalition@gmail.com

Telephone Home: 305-8671

Business: 564-5140

Resident of Dare County:  yes  no

Occupation: Business owner / Cook / Construction

Business Address: Manteo, NC 27954 ; Neys Head  
5000 S. Croatan Hwy

Educational background:  
3yrs North Carolina Central Un. 1yr Piedmont Co. College  
1yr CCA Manteo Grad. 98

Business and civic experience and skills:  
Owner of George's Dome Home Inc.; Hosted  
Meet the Candidates w/ Dare Minority Coalition Inc.  
Oct. 18 2018

Other Boards/Committees/Commissions on which you presently serve:

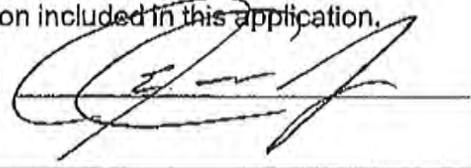
Executive Director of Dare Minority Coalition Inc  
Founder & Owner of George's Dome Homes Inc

REFERENCES

List three persons who are not related to you and who have definite knowledge of your qualifications for the position for which you are applying.

Name	Business/Occupation	Address	Telephone
Beth Selby	Bus. & operation manager	Agona St.	480-8888 ext. 1916
Lendell Ferguson	Ret. Marine Vet.	Sir Walter Raleigh St.	619-676
L'Tanya Murray	Principle	Raleigh Wood Dr	423-1104

I understand this application will be kept on the active file for three years and I hereby authorize Dare County to verify all information included in this application.

Date: 1/24/19 Signature of applicant: 

FOR OFFICE USE ONLY:

Date received: 1-24-19

APPLICATION FOR APPOINTMENT TO  
DARE COUNTY ADVISORY BOARDS AND COMMITTEES

The Dare County Board of Commissioners believes all citizens should have the opportunity to participate in governmental decisions. One way of participating is by serving as a citizen member on one of the county's advisory boards or committees. If you would like to be considered for appointment to an advisory board or committee, please complete the form below and mail to Janice Williams, P.O. Box 1000, Manteo, N.C. 27954 or fax it to her at 473-1817, or send it by email to janicew@darenc.com

Advisory Board or Committee interested in:

1<sup>st</sup> choice Health and Human Services Bd mbr.

2<sup>nd</sup> choice \_\_\_\_\_

3<sup>rd</sup> choice \_\_\_\_\_

Name J. Staton Martin

Address 115 Elizabeth Dr.

City/State/Zip Manteo, NC

Email Address Staton@jstaton.com

Telephone Home: 252-473-5290

Business: 252-423-0501

Resident of Dare County:  yes  no

Occupation: Real Estate - Property Management and Sales

Business Address: 115 Elizabeth Dr. Manteo, NC

Educational background:

1965 Graduate of Rose High - Greenville NC

1971 Graduate of Barton College - AB Social Studies

Business and civic experience and skills:

member Manteo Rotary socys held all officer posts

member Rocky Mt optimists

Member Nashville NC. Lions Club  
Pres - American Institute of Bowling - Rocky Mt NC  
Boy Scout Troop 165 Manteo, committee chair  
Mount Olivet United Methodist Church - various committees

Other Boards/Committees/Commissions on which you presently serve:

Service in various capacities  
at Mount Olivet United Methodist Church

REFERENCES

List three persons who are not related to you and who have definite knowledge of your qualifications for the position for which you are applying.

Name	Business/Occupation	Address	Telephone
<u>Malcolm Fearing</u>	<u>Self</u>	<u>Airport Rd</u> <u>Manteo, NC</u>	<u>305-8596</u>
<u>Jim Shearin</u>	<u>Retired</u>	<u>Cannon Gate</u> <u>Manteo, NC</u>	<u>216-0260</u>
<u>Bobby Havel</u>	<u>Real Estate</u>	<u>1183 Burnside</u> <u>Manteo, NC</u>	<u>441-7887</u>

I understand this application will be kept on the active file for three years and I hereby authorize Dare County to verify all information included in this application.

Date: 6-20-2018 Signature of applicant: [Signature]

FOR OFFICE USE ONLY:

Date received: 6-20-18

APPLICATION FOR APPOINTMENT TO  
DARE COUNTY ADVISORY BOARDS AND COMMITTEES

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Advisory Board or Committee interested in:

1<sup>st</sup> choice Planning Board 4.) Board of Adjustment

2<sup>nd</sup> choice ABC Board 5.) Equalization & Review

3<sup>rd</sup> choice Tourism Board 6.) Health & Human Services

Name Allen Moran

Address 381 Mother Vineyard Rd

City/State/Zip Manteo, NC 27954

Email Address allenm@darenc.com

Telephone Home: (252) 423-1309

Business: (252) 475-9222

Resident of Dare County:  yes  no

Occupation: Police Officer / Real Estate Broker / Restaurateur

Business Address: 7623 S. Virginia Dare Trl Nags Head, NC

Educational background:

NC licensed real estate broker, NC Justice Academy,

College of the Albemarle

Business and civic experience and skills:

Rotary International Community Service Chair (Manteo, 2012),

U.S. Restaurant Association Board Member

Other Boards/Committees/Commissions on which you presently serve:

NCDOT Board, Roanoke Island Community Center,  
Albemarle Regional Planning Organization,  
Peanut Belt Regional Planning Organization-

REFERENCES

List three persons who are not related to you and who have definite knowledge of your qualifications for the position for which you are applying.

Name	Business/Occupation	Address	Telephone
<u>RV Owners</u>	<u>Self-Employed</u>	<u>Manteo, NC</u>	<u>216-8079</u>
<u>Doug Daughtie</u>	<u>Sheriff (Dare)</u>	<u>KDH, NC</u>	<u>216-9898</u>
<u>Marc Basnight</u>	<u>Retired</u>	<u>Manteo, NC</u>	<u>216-6703</u>

I understand this application will be kept on the active file for three years and I hereby authorize Dare County to verify all information included in this application.

Date: 02/02/2018 Signature of applicant: *Allee M*

FOR OFFICE USE ONLY:

Date received: \_\_\_\_\_

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DARE COUNTY ADVISORY BOARDS AND COMMITTEES

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Advisory Board or Committee interested in:

1<sup>st</sup> choice Department of Health & Human Services

2<sup>nd</sup> choice \_\_\_\_\_

3<sup>rd</sup> choice \_\_\_\_\_

Name Chris Vlahos

Address PO BOX 1427

City/State/Zip ki Hy Hawk, NC 27949

Email Address chris@barefootbernie's.com

Telephone Home: 561-313-6314

Business: 252-261-1008

Resident of Dare County:  yes  no

Occupation: owner (restaurant)

Business Address: 3730 N. croatan Hwy

Educational background:

graduate Manteo High School

3 year college East Carolina University

Business and civic experience and skills:

owner Barefoot Bernie's 15 years

Other Boards/Committees/Commissions on which you presently serve:

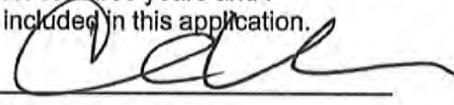
N/A

REFERENCES

List three persons who are not related to you and who have definite knowledge of your qualifications for the position for which you are applying.

Name	Business/Occupation	Address	Telephone
DAVID HINES	contractor		(252) 573-9547
DAVID JOYNER	Mortgage lender		(252) 599-1714
NICK KIOUSIS	restaurant owner		(252) 202-1354

I understand this application will be kept on the active file for three years and I hereby authorize Dare County to verify all information included in this application.

Date: 6/23/20 Signature of applicant: 

FOR OFFICE USE ONLY:

Date received: \_\_\_\_\_



*Commissioners' Business & Manager's/Attorney's Business*

**Description**

Remarks and items to be presented by Commissioners and the County Manager.

**Board Action Requested**

Consider items presented

**Item Presenter**

Robert Outten, County Manager