

Burgos, Alexander N

Subject: FW: [External] Request to speak at the RRC July 21, 2022 meeting

From: Steve Edwards <SEdwards@oakislandnc.gov>

Sent: Wednesday, July 20, 2022 6:44 PM

To: Duke, Lawrence <lawrence.duke@oah.nc.gov>

Cc: Everett, Jennifer <jennifer.everett@ncdenr.gov>; David Kelly <DKelly@oakislandnc.gov>

Subject: [External] Request to speak at the RRC July 21, 2022 meeting

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to [Report Spam](#).

Mr. Duke,

Thank you for taking my late phone call this evening and giving your time to discuss my request for the Town of Oak Island to be heard during the Rules Review Commission's meeting tomorrow July 21, 2022. As per our conversation, I am requesting that the Town of Oak Island be allowed to speak during the rules review of agenda item III.G Coastal Resources Commission specifically rules 15A NCAC 07H .0304, .0305, .0306, .0308, .0309, .0310, .1205, .1801; 07J .0403, .0404, .1201, .1202, .1203, .1204, .1205, .1206, .1301, .1302, .1303.

I understand that this request is outside the deadline, but I ask for exception based on the facts that I was unfamiliar with the rule review process and did not know comments could be heard during the rules review process. In addition, I have been in constant contact with the Division of Coastal Management over the past two months and was under the impression that these rules had been adopted and were to be affected August 1, 2022. I only learned this afternoon that these rules were being heard tomorrow by the Rules Review Commission and that the public was allowed to speak during the rules review process. With that said, I respectfully request that the Town of Oak Island be allowed to speak in opposition to the proposed rule changes noted above. David Kelly, Town Manager, cc'd via this email, and I, if granted this request, will be speaking.

As to the reasons the Town wishes to speak against these rule changes are due to the economic impacts and hardship that it will have on Oak Island property owners, the Town of Oak Island, and Brunswick County. This rule change will create a vast number of non-conforming structures and non-conforming lots by reducing the property's building footprint and in several incidents eliminating the building footprint. The reduction of a building footprint will create nonconforming structures and nonconforming lots, which will have a direct impact on the property owner as to their ability to obtain financing, insurance and to repair their existing home or build new home. These rule changes will decrease land values which currently range between \$200,000 to \$400,000 down to land values as little as \$25,000. This devaluation will be an approximate \$600,000 loss of tax revenue for the Town of Oak Island and approximately \$1,050,000 of tax revenue for Brunswick County.

Thanks again for allowing me the opportunity to discuss these issues with you and the opportunity for the Town of Oak Island to address their concerns and opposition with regards to these rule changes.

Respectfully,

Steve Edwards



Steve Edwards

Building Codes Director

Phone: 910-201-8052

sedwards@oakislandnc.gov

4601 E Oak Island Drive

Oak Island, NC 28465

www.OakIslandNC.gov



Email correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized state official.