



**CITY OF HENDERSONVILLE**  
**CITY COUNCIL SECOND MONTHLY MEETING**  
City Hall-2nd Floor Meeting Room | 160 6th Ave E. | Hendersonville, NC 28792  
Wednesday, January 22, 2025 – 4:00 PM

---

**AGENDA**

1. **CALL TO ORDER**
2. **CONSIDERATION OF AGENDA**
3. **PRESENTATIONS**
  - A. *Floodplain Workshop – Mike Huffman, Stormwater Director*
4. **CITY COUNCIL COMMENTS**
5. **ADJOURN**

*The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.*



## CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY

---

**SUBMITTER:** John Connet, City Manager      **MEETING DATE:** 1/22/2025  
**AGENDA SECTION:** PRESENTATION      **DEPARTMENT:** Administration  
**TITLE OF ITEM:** Floodplain Workshop – *Mike Huffman, Stormwater Director*

**SUGGESTED MOTION(S):**

NA

---

**SUMMARY:**

Stormwater Director and others will review current floodplain development regulations and receive feedback from the City Council.

**BUDGET IMPACT:** \$ NA

**Is this expenditure approved in the current fiscal year budget?** NA

**If no, describe how it will be funded.** NA

**ATTACHMENTS:**

Complete Agenda

Agenda  
Floodplain Development Workshop  
January 22, 2025

- 1. Floodplain Regulation 101- 15 minutes**
  - a. What is currently allowed?
  - b. 100 year Floodplain
  - c. Development vs. Redevelopment
  - d. Base Flood Elevation
  - e. Freeboard Requirements
  - f. No Rise
  - g. Filling of floodplain
  - h. 50% Damage Rule
- 2. Overview of Floodplain Mapping – 30 Minutes**
  - a. What maps do and don't show?
  - b. Updating of maps (when and how)
  - c. Letter of Map Amendment
  - d. Alternative maps
  - e. Map Updating
- 3. What is Reasonable Development Discussion? - 45 Minutes**
  - a. Considerations
    - i. Percentage of developable property in City/ETJ
    - ii. Public safety
    - iii. Affordable housing
    - iv. Private property rights
    - v. Development Moratorium
- 4. Other Information (Time Permitting) - 30 Minutes**
  - a. Community Rating System (CRS) participation
  - b. Ordinance amendments
  - c. Regulations in other jurisdictions
  - d. Floodplain Mitigation / Recovery Information
- 5. Direction to Staff**