



Stanly County Planning Board June 9, 2008 - Meeting Minutes

Call to Order

The Stanly County Planning Board held a meeting on June 9, 2008 in the Stanly County Commons Meeting Room located at the Stanly County Commons 1000 N 1st Street, Albemarle North Carolina.

Stanly County Planning Board Members Attending

Joe McManus, Chairman
Ronald Crawley, Vice Chairman
Houston Clark
Robert Davis
Floyd Eudy
Brenda Hunter

Absent

John Horne

Stanly County Planning Staff Attending

Michael M. Sandy, AICP, CZO Planning Director
Jonas Perez, Planner

Others Present

Mr. Milton Carpenter from National Flood Insurance Program was present.
No public was present in this meeting.

Item 1- Call to Order.

Michael Sandy called the Planning Board roll. Only John Horne was absent.

Item 2- Approval of minutes for the regular meeting held on August 20, 2007.

Motion: Ron Crawley made a motion to approve the minutes of August 20, 2007.

Second: Bob Davis seconded the motion.

Action: The motion was unanimously approved by the Board.

Item 2.1 - Approval of minutes for the regular meeting held on October 7, 2007.

Motion: Floyd Eudy made a motion to approve the minutes of October 7, 2007.

Second: Bob Davis seconded the motion.

Action: The motion was unanimously approved by the Board.

Item 3- Chairman Joe McManus introduced Brenda Hunter as the new member of the Planning Board. She was also sworn in by the Chairman.

Item 3.1- Chairman Joe McManus recognized Jonas Perez as planner and new staff member. Mr. Perez was allowed time to introduce himself, explain his goals and reasons to be working in the Planning Department.

Item 4 – Presentation of the National Flood Insurance Program (NFIP) Map and Ordinance revision by Milton Carpenter.

Chairman McManus recognized Mr. Milton Carpenter and requested his presentation of the Program he represents. Mr. Carpenter compared both maps, the 2000 version and the 2008 that was brought. Time was given for comments and questions. Ron Crawley expressed his satisfaction for the afternoon workshop and how it clarified many of his doubts.

Michael Sandy went over the Flood Damage Prevention Ordinance and explained that the General Provisions on Article 3 would be tailored to every community according to their Extra-Territorial Jurisdictions (ETJs). Mr. Sandy reminded the Board that currently Stanly County requires a registered surveyor or professional engineer certification to issue a flood permit. This is enforced under the provisions of the 2000 ordinance. While the 2008 lists this requirement as optional, it will remain for the application under Article 4, Section B (1) Application Requirements.

Mr. Sandy expressed that under Certification Requirements (a) Elevation Certificates, on pages 9 and 10, Stanly County will choose options with numerals **a(i)** and **a(iii)** and discard numeral **a(ii)**. This means that a F.E.M.A. form will have to be submitted before starting any new construction in the flood zone. After completing the construction a **Certification as built** will also be required. The rationale for this, explained Mr. Sandy, is to have these requirements at the permit level and not at the construction closing stage.

On Variance Procedures, Section E, page 13, Mr. Sandy clarified that the *appeal board* named in the generic ordinance is the Stanly County *Board of Adjustments*. Finally, on the definitions section, on page 5, for the Regulatory Flood Protection Elevation, the two feet minimum will be adopted for Stanly County.

The Chairman granted 15 minutes so the board could take a closer look at the new Stanly County Flood map brought by Mr. Carpenter. Questions and concerns were presented by the board to Mr. Carpenter.

Motion: Ron Crawley made a motion to approve the ordinance and proceed to adopt it prior to September 3, 2008.

Second: Floyd Eudy seconded the motion.

Action: The motion was unanimously approved by the Board.

Item 5-Other business.

5.1 Bob Davis brought to the board's attention Robert Van Geons' small area plan in the western part of the county that was brought last October. Davis urges the board to have more participation as proactive instead of just reactive, quoting Van Geons' idea.

5.2 Ron Crawley expressed his concern on the need for sewer capacity and growth for Oakboro. Michael Sandy explained that Topography is a problem in West Stanly to develop appropriate public sewage facilities. Bob Davis is concerned with explosive growth and what is happening in other towns, like Midland in Cabarrus County, where deforestation and the destruction of natural resources.

Adjournment

Motion: Floyd Eudy made a motion to adjourn.

Second: Brenda Hunter seconded the motion.

Action: The meeting was adjourned at 8:20 p.m.

Joe McManus, Chairman of the Board

Michael M. Sandy, Clerk of the Board.