



**TOWN OF MIDWAY
PLANNING & ZONING BOARD
MINUTES
TUESDAY, JULY 25, 2017**

**MINUTES OF MIDWAY PLANNING & ZONING BOARD MEETING HELD ON TUESDAY,
JULY 25, 2017 AT 5:00 P.M. AT MIDWAY TOWN HALL, 426 GUMTREE ROAD,
MIDWAY, NORTH CAROLINA**

CALL TO ORDER

Vice Chairman James Smith called the meeting to order.

Planning & Zoning Board members present were: Charles Waddell, Carl Tuttle and LeeAnn Thomas.
Absent: Jamie Hester. Alternate: Vacant.

Town Manager Gary Looper, Deputy Clerk Tammy Robertson and Davidson County Planner Scott Leonard were present. Absent : Town Clerk Linda Hunt.

APPROVAL OF MINUTES

On motion by Board member Charles Waddell, seconded by Board member Carl Tuttle, the Board voted unanimously to approve the June 27, 2017 minutes as presented.

ADOPT AGENDA

On motion by Board member LeeAnn Thomas, seconded by Board member Charles Waddell, the Board voted unanimously to adopt the agenda as presented.

PUBLIC COMMENT PERIOD

There were none.

REGULAR BUSINESS

REVIEW PROPOSED FLOOD DAMAGE PREVENTION ORDINANCE

Town Manager Gary Looper gave the Planning Board a brief summary of the Proposed Flood Damage Prevention Ordinance by stating the Town adopted the County's Floodplain Ordinance in April 2009 with the purpose of being able to receive Federal Emergency Management Agency (FEMA) aid for the residents of Midway in the event of natural disasters. In 2007, it was discovered the Town was not a participant in the National Flood Insurance Program (NFIP). For the residents of the Town of Midway to receive flood insurance at discounted rates, the Town would need to readopt the County's Flood Damage Prevention Ordinance as the Town of Midway Flood Protection Ordinance and then apply for their own NFIP number.

The Town Council asked at their July 17, 2017 regular meeting for the Planning Board to review the proposed Flood Damage Prevention Ordinance at their next Planning Board meeting on July 25, 2017.

Scott Leonard Davidson County Planner said that Midway only has a few acres on the eastern end of the Town around Brushy Creek that would be considered a floodplain area. Mr. Leonard stated that the Flood Damage Prevention Ordinance is an ordinance strictly from the State with very few options for the County to apply its own standards.

Mr. Leonard explained that structures can be built in a floodplain area just with different standards such as having to elevate the structure or possibly having to put flood vents in the foundation to prevent damage in the event flooding was to occur. Mr. Leonard stated that typically extra time would be spent with a surveyor to ensure standards are being met.

Mr. Leonard said the only area that cannot be built in is a floodway. A floodway is a part of a channel when a flood occurs causes a hydrological occurrence where a portion of the floodplain flows downstream and the remainder flows into a channel, that channel being the floodway. Those areas can be located on the Davidson County GIS.

The Planning Board discussed specific standards in the proposed Flood Damage Prevention Ordinance:

Page 16 Section B (2) Non Residential Construction: New construction and substantial improvement of any commercial, industrial, or other nonresidential structure shall have the reference level, including basement, elevated no lower than the Regulatory Flood Protection Elevation, as defined in Article 2 of this ordinance. Structures located in A, AE, AO, and A1-30 Zones may be floodproofed to the Regulatory Flood Protection Elevation in lieu of elevation provided that all areas of the structure, together with attendant utility and sanitary facilities, below the Regulatory Flood Protection Elevation are watertight with walls substantially impermeable to the passage of water, using structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. For AO Zones, the floodproofing elevation shall be in accordance with Article 5, Section G(2). A registered professional engineer or architect shall certify that the floodproofing standards of this subsection are satisfied. Such certification shall be provided to the Floodplain Administrator as set forth in Article 4, Section B(3), along with the operational plan and the inspection and maintenance plan.

Mr. Leonard stated that in Zone A and AE base flood elevations have been determined. Zone AO is a coastal zone. Zone A1-A30 would not apply to The Town. Mr. Leonard said that most of Davidson County is located in zone AE where base flood elevations have been determined.

Page 16 Section B (3) Manufactured homes: New and replacement homes shall be elevated so that the reference level of the manufactured home is no lower than the Regulatory Flood Protection Elevation, as defined in Article 2 of this ordinance.

Mr. Leonard said that manufactured homes may be elevated. HVAC systems along with inside outlets may also be elevated to protect against any flooding.

When a resident is issued a building permit County Administrators are aware if the property is located in a floodplain area and will consult with the applicant about floodplain standards.

Page 19 Section F (3) Floodways and non-encroachment areas. No manufactured home shall be permitted, except replacement manufactured homes in an existing manufactured home park or subdivision, provided the following provisions are met:

(a) The anchoring and the elevation standards of Article 5, Section B (3); and

(b) The no encroachment standard of Article 5, Section F(1).

Replacement manufactured homes would need to follow all standards. Mr. Leonard stated that FEMA wants all manufactured homes to be in compliance with State standards.

On motion by Board member Charles Waddell, seconded by Board member Carl Tuttle, the Board voted unanimously to recommend adoption of the proposed Town of Midway Flood Damage Prevention Ordinance to the Town Council as presented.

OTHER BUSINESS

ADJOURNMENT

On motion by Board member LeeAnn Thomas, seconded by Board member Charles Waddell, the Board voted unanimously to adjourn the meeting at 5:43 p.m.

James W. Smith, Vice-Chairperson

Tammy H. Robertson, Deputy Clerk