

**STANLY COUNTY
BOARD OF COMMISSIONERS
REGULAR MEETING AGENDA
OCTOBER 1, 2018**

INFORMAL WORK SESSION – 5:30 P.M.

REGULAR MEETING - 6:00 P. M.

**Call to Order & Welcome – Chairman Burleson
Invocation & Pledge of Allegiance – Vice Chairman McIntyre
Approval / Adjustments to the Agenda**

SCHEDULED AGENDA ITEMS

- 1. RETIREMENT AWARD PRESENTATION**
Jeanette Eatman, Department of Social Services

- 2. PROCLAMATION DECLARING OCTOBER 23 – 31, 2018 AS RED RIBBON WEEK**
Presenter: John Henderson, Unit Commander for the Mecklenburg County Young Marines & Young Marine Sgt. Harrison

- 3. ENDY VOLUNTEER FIRE DEPARTMENT PRESENTATION**

- 4. APPROVAL OF ENHANCED VOLUNTARY AG-DISTRICT APPLICATIONS**
Presenter: Lori Ivey, Cooperative Extension Director

- 5. PLANNING & ZONING**
Presenter: Michael Sandy, Planning Director
 - A. ZA 18-08 – Rezoning request for Peter Horwath**
 - 1. Hold the public hearing.**
 - 2. Request the Board approve or deny the request.**
 - B. ZA 18-09 – Rezoning request for Stony Gap Properties**

1. Hold the public hearing. Request the Board approve or deny the request.
- C. ZA 18-10 – Rezoning request for Stony Gap Properties
 1. Hold the public hearing.
 2. Request the Board approve or deny the request.
- D. FPO 18-01 – Updates & Revisions to the Flood Damage Prevention Ordinance
 1. Hold the public hearing.
 2. Request the Board approve the revised ordinance.

6. CONSENT AGENDA

Presenter: Chairman Burleson

- A. Minutes – Regular meeting of September 4, 2018 and special meeting of September 17, 2018.
- B. Utilities – Request approval of budget amendment # 2019-14.
- C. Library – Declare donated and withdrawn books as surplus and given to the Friends of the Library to be sold at the annual fall book sale in October.
- D. Finance – Request acceptance of the Monthly Financial Report for Two Months Ended August 31, 2018.
- E. Health Dept. – Request approval of budget amendment # 2019-15.

PUBLIC COMMENT

BOARD COMMENTS, ANNOUNCEMENTS & COMMITTEE REPORTS

ADJOURN

The next regular meeting will be on Monday, October 15th at 6:00 p.m.



Stanly County Board of Commissioners

Meeting Date: October 1, 2018
 Presenter: Chairman Burleson

_____ | _____
 Consent Agenda | Regular Agenda

Presentation Equipment: Lectern PC* Lectern VCR Lectern DVD Document Camera** Laptop***

Please Provide a Brief Description of your Presentations format: _____

* PC is equipped with Windows XP and Microsoft Office XP (including Word, Excel, and PowerPoint), Internet connectivity and Network connectivity for County Employees.

** If you have need to use the Document Camera and zoom into a particular area, if possible please attach a copy of the document with the area indicated that you need to zoom into. A laser light is available to pinpoint your area of projection.

*** You can bring in a laptop that will allow video out to be connected at the lectern – set display to 60Mhz.

ITEM TO BE CONSIDERED

RETIREMENT AWARD PRESENTATION

Jeanette Eatman, Department of Social Services

Subject

Requested Action

Signature: _____

Date: _____

Dept. _____

Attachments: Yes _____ No x

Review Process

Certification of Action

	Approved		Initials
	Yes	No	
Finance Director	___	___	
Budget Amendment Necessary	___	___	
County Attorney	___	___	
County Manager	___	___	
Other:	___	___	

Certified to be a true copy of the action taken by the Stanly County Board of Commissioners on

 Tyler Brummitt, Clerk to the Board Date



Stanly County Board of Commissioners

Meeting Date: October 1, 2018
 Presenter:

Consent Agenda | Regular Agenda

2

Presentation Equipment: Lectern PC* Lectern VCR Lectern DVD Document Camera** Laptop***

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ITEM TO BE CONSIDERED

RED RIBBON WEEK PROCLAMATION

Subject

Jon Henderson, Unit Commander for the Mecklenburg County Young Marines, and several local marines will be in attendance to request Board adoption of the attached proclamation.

Requested Action

Request Board adoption of the proclamation declaring October 23 -31, 2018 as Red Ribbon Week.

Signature: _____

Dept.

Date:

Attachments: Yes No x

Review Process

Certification of Action

	Approved		Initials
	Yes	No	
Finance Director	__	__	
Budget Amendment Necessary	__	__	
County Attorney	__	__	
County Manager	__	__	
Other:	__	__	

Certified to be a true copy of the action taken by the Stanly County Board of Commissioners on

Tyler Brummitt, Clerk to the Board Date



**STANLY COUNTY BOARD OF COMMISSIONERS
DECLARES OCTOBER 23 – 31, 2018 AS
RED RIBBON WEEK**

Whereas, communities across America have been plagued by the numerous problems associated with illicit drug use and those that traffic in them; and

Whereas, there is hope in winning the war on drugs, and that hope lies in education and drug demand reduction, coupled with the hard work and determination of organizations such as the Mecklenburg County Young Marines of the Marine Corps League to foster a healthy, drug-free lifestyle; and

Whereas, governments and community leaders know that citizen support is one of the most effective tools in the effort to reduce the use of illicit drugs in our communities; and

Whereas, the red ribbon has been chosen as a symbol commemorating the work of Enrique “Kiki” Camarena, a Drug Enforcement Administration Special Agent who was murdered in the line of duty, and represents the belief that one person can make a difference; and

Whereas, the Red Ribbon Campaign was established by Congress in 1988 to encourage a drug-free lifestyle and involvement in drug prevention and reduction efforts; and

Whereas, October 23-31 has been designated National Red Ribbon Week, which encourages Americans to wear a red ribbon to show their support for a drug-free environment;

Now therefore, the Stanly County Board of Commissioners hereby proclaim October 23-31, 2018 as **RED RIBBON WEEK** in Stanly County, North Carolina, and urge all citizens to join me in this special observance.

Adopted this the 1st day of October, 2018.

Joseph L. Burleson, Chairman

Attest:

Tyler Brummitt, Clerk to the Board



Stanly County Board of Commissioners

Meeting Date: October 1, 2018
 Presenter: Endy VFD

Consent Agenda

Regular Agenda

3

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ITEM TO BE CONSIDERED

ENDY VOLUNTEER FIRE DEPARTMENT PRESENTATION

Subject

The Endy VFD would like to address the Board with their plan to replace aging equipment and lower their fire insurance rating.

Requested Action

For information only - no action required.

Signature: _____

Dept. _____

Date: _____

Attachments: Yes No x

Review Process

Certification of Action

	Approved		Initials
	Yes	No	
Finance Director	___	___	
Budget Amendment Necessary	___	___	
County Attorney	___	___	
County Manager	___	___	
Other:	___	___	

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 Tyler Brummitt, Clerk to the Board Date



Stanly County Board of Commissioners

Meeting Date: October 1, 2018
 Presenter: Lori Ivey

Consent Agenda | Regular Agenda

X 4

Presentation Equipment: Lectern PC* Lectern VCR Lectern DVD Document Camera** Laptop***

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ITEM TO BE CONSIDERED

Subject
 Approval of Enhanced Voluntary Ag District Application for:
 Sidney & Margaret Fields
 Henry A. Stogner Jr.
 H.D. Efir

Requested Action

Signature: *[Handwritten Signature]*

Date: 9-13-18

Dept. _____

Attachments: Yes No x

Review Process

Certification of Action

Approved
 Yes No Initials

Finance Director _____

Budget Amendment Necessary _____

County Attorney _____

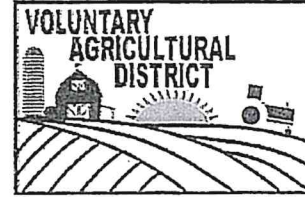
County Manager _____

Other: _____

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Tyler Brummitt, Clerk to the Board Date

Application for Participation
STANLY COUNTY
 Voluntary Agricultural District
 Enhanced Voluntary Agricultural District
 (Please check one)



A. Applicant Information

Name (s): Sidney R Fields
 Mailing Address: 32305 Valley Drive
 City: Albemarle State: North Carolina Zip: 28021
 Telephone: 704422-3291 7049841311 Retired/farm
 Home Cell Work
 Email Address: happyvalley143@msn.com

B. Property Information

Owner (s): Sidney Fields
Margaret Fields

Street Address (ex. 7000-7500 Main St.)	Tax Map/Parcel Number (ex: 01-2345-6/001)	Number of Acres (ex: 100)	FSA Farm Number/Tract Number (ex: 1234/T-1234)
32305 Valley Drive	137852	7.01	656904638002 ✓
	36267	5.17	656904632699 ✓
	29712	22.53	656904635858 ✓

(For additional tracts, use back of this form)

Signature of Owners: Sidney R Fields Date: _____
 _____ Date: _____

Mail Completed Application to: Stanly Soil & Water Conservation District
 Attention: Voluntary Agricultural District
 26032-C Newt Rd. Albemarle, NC 28001

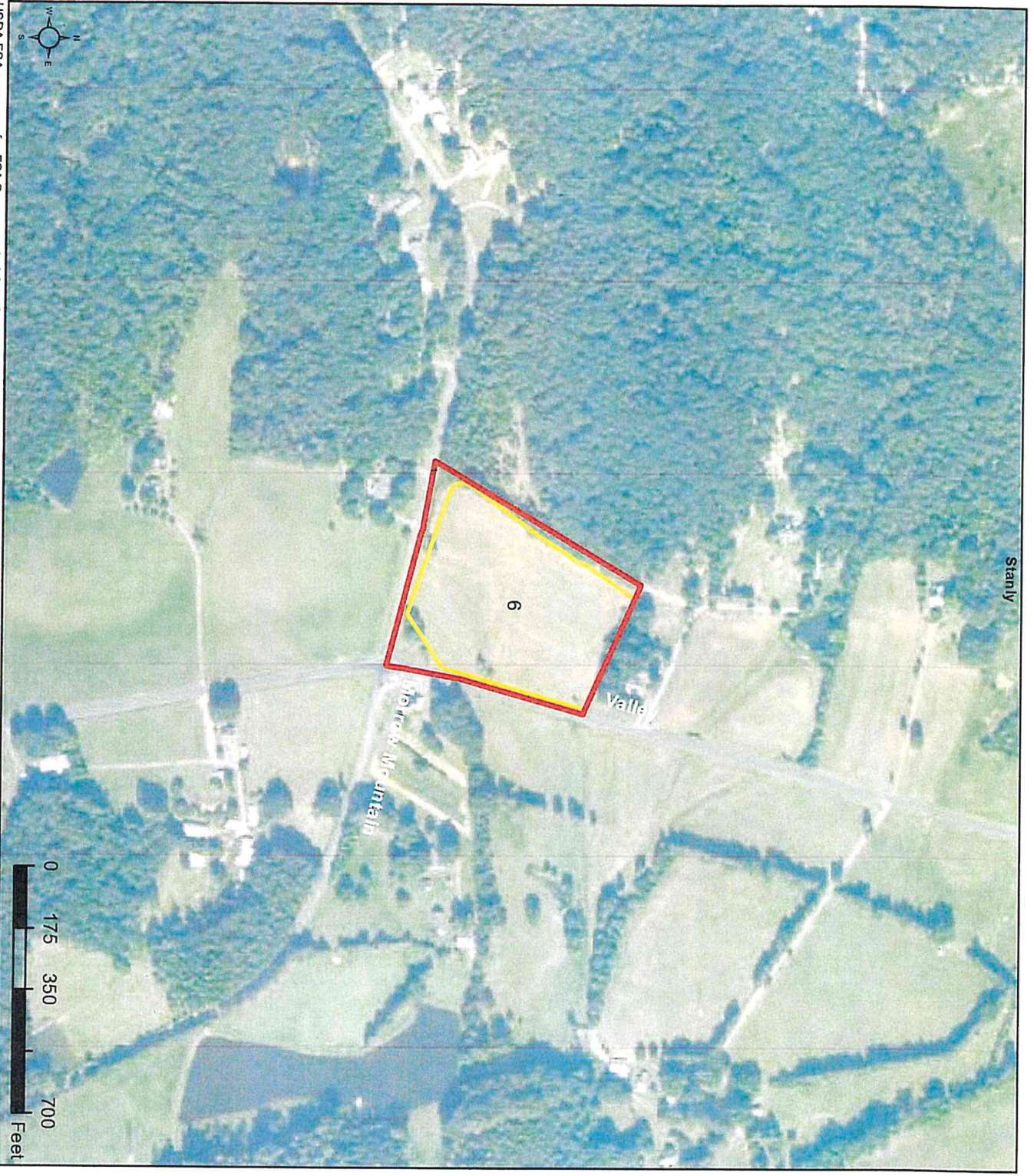
6526904638002

Stanly

Farm 8186
Tract 3757
 2018 Program Year

CLU	Acres	HEL	Crop
1	1.29	UHEL	Noncropland
6	5.66	UHEL	

Page Cropland Total: 5.66 acres



- Common Land Unit**
- Cropland
 - Non-Cropland
 - Tract Boundary

- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions

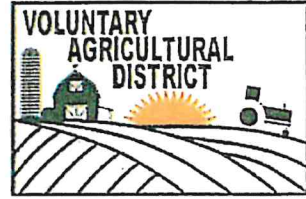
Map Created October 23, 2017

Base Image Layer flown in 2016

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Application for Participation
STANLY COUNTY

- Voluntary Agricultural District
 Enhanced Voluntary Agricultural District
 (Please check one)



A. Applicant Information

Name (s): Henry A. Stagner Jr.

Mailing Address: 8167 Whitley Rd

City: Norwood State: North Carolina Zip: 28128

Telephone: _____ 704-438-1169 _____

Home

Cell

Work

Email Address: hennystagner@yahoo.com

B. Property Information

Owner (s): Henry A. Stagner Jr

Street Address (ex. 7000-7500 Main St.)	Tax Map/Parcel Number (ex: 01-2345-6/001)	Number of Acres (ex: 100)	FSA Farm Number/Tract Number (ex: 1234/T-1234)
8167 Whitley Road	655303309043	6.48 44.09	6662/3638
8167 Whitley Road	655304508755	54.45	6662/10187
8167 Whitley Road	655202592802	31.27	7945/12355

(For additional tracts, use back of this form)

Signature of Owners: Henry A. Stagner Jr Date: 8/17/18
 _____ Date: _____

Mail Completed Application to: Stanly Soil & Water Conservation District
 Attention: Voluntary Agricultural District
 26032-C Newt Rd. Albemarle, NC 28001

655303309043

Stanly

Farm 6662
Tract 3638
 2018 Program Year

CLU Acres	HEL	Crop
1	UHEL	
3	UHEL	Noncropland

Page Cropland Total: 6.48 acres



- Common Land Unit**
- Cropland
 - Non-Cropland
 - Tract Boundary

- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

Map Created October 23, 2017

Base Image Layer flown in 2016

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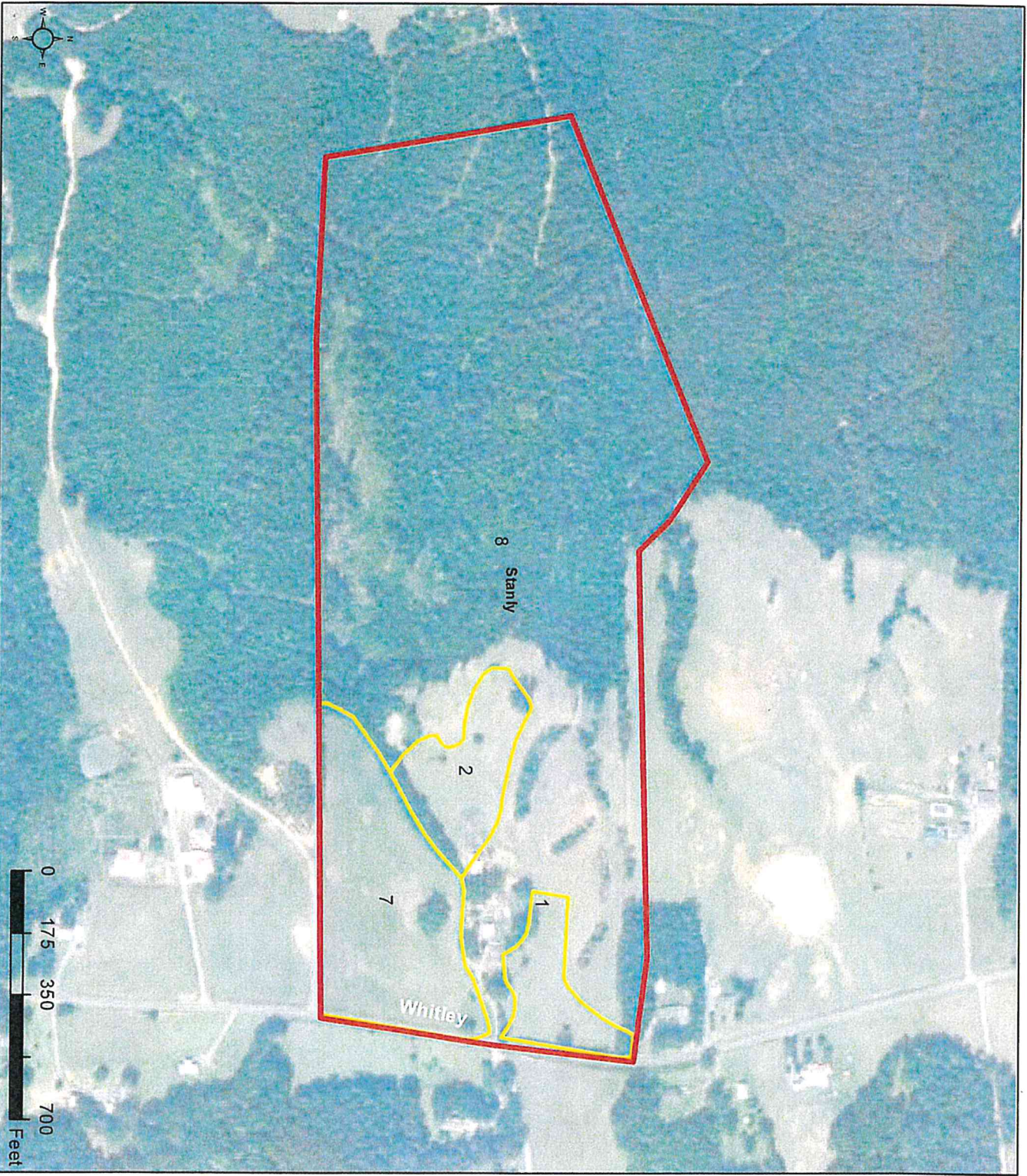
655304508755

Farm 6662
Tract 10187

2018 Program Year

CLU Acres	HEL	Crop
1	1.9	UHEL
2	2.66	UHEL
7	6.7	UHEL
8	43.19	UHEL
		Noncropland

Page Cropland Total: 11.26 acres



- Common Land Unit**
- Cropland
 - Non-Cropland
 - Tract Boundary

- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

Map Created October 23, 2017

Base Image Layer flown in 2016

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655202592802

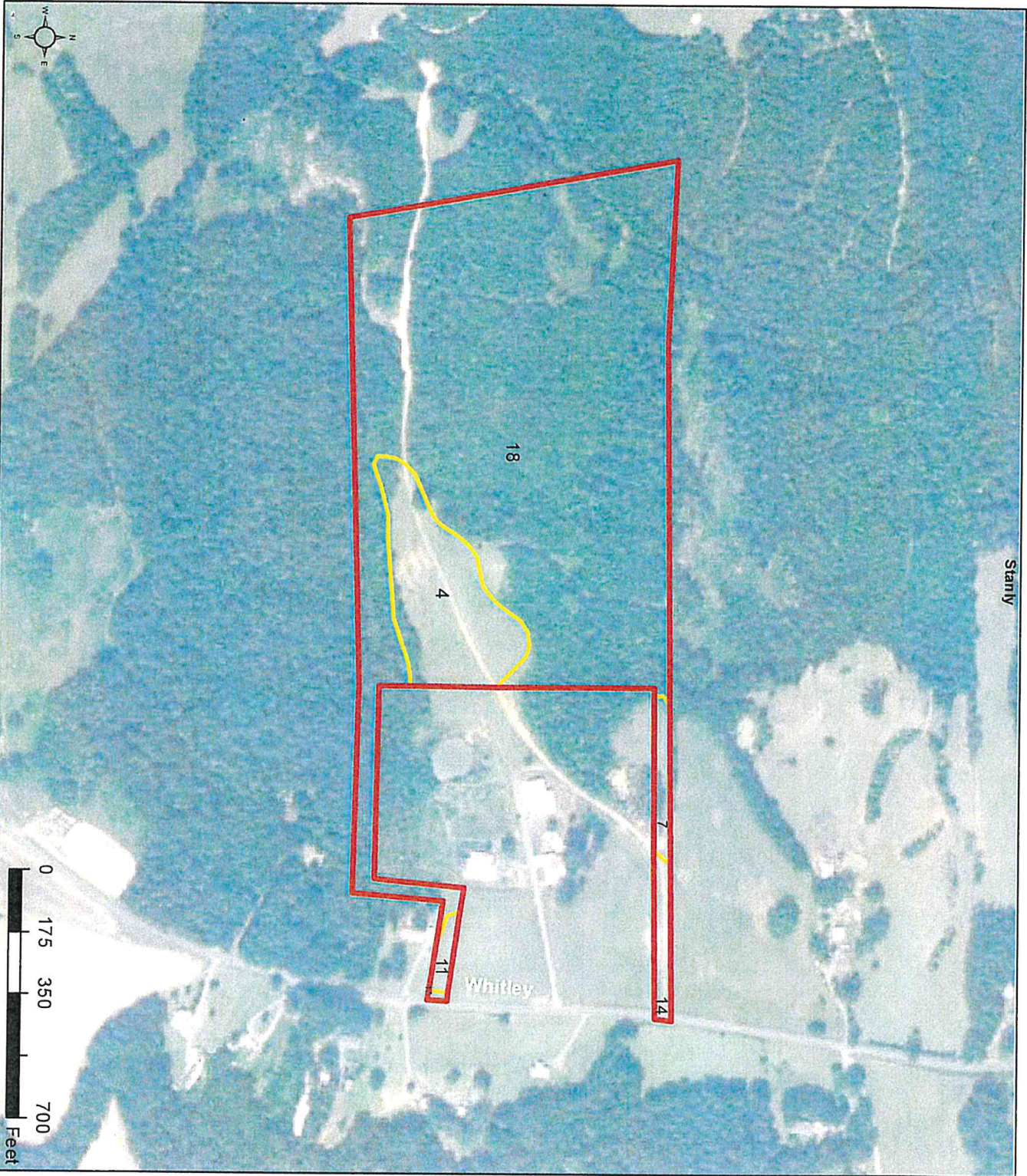
Stanly

Farm 7945
Tract 12355

2018 Program Year

CLU Acres	HEL	Crop
4	UHEL	
7	UHEL	
11	UHEL	
14	UHEL	Noncropland
17	UHEL	Noncropland
18	UHEL	Noncropland

Page Cropland Total: 4.2 acres



- Common Land Unit**
- Cropland
 - Non-Cropland
 - Tract Boundary

- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions

Map Created October 23, 2017

Base Image Layer flown in 2016

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the NALP Imagery. The producer accepts the data "as is" and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

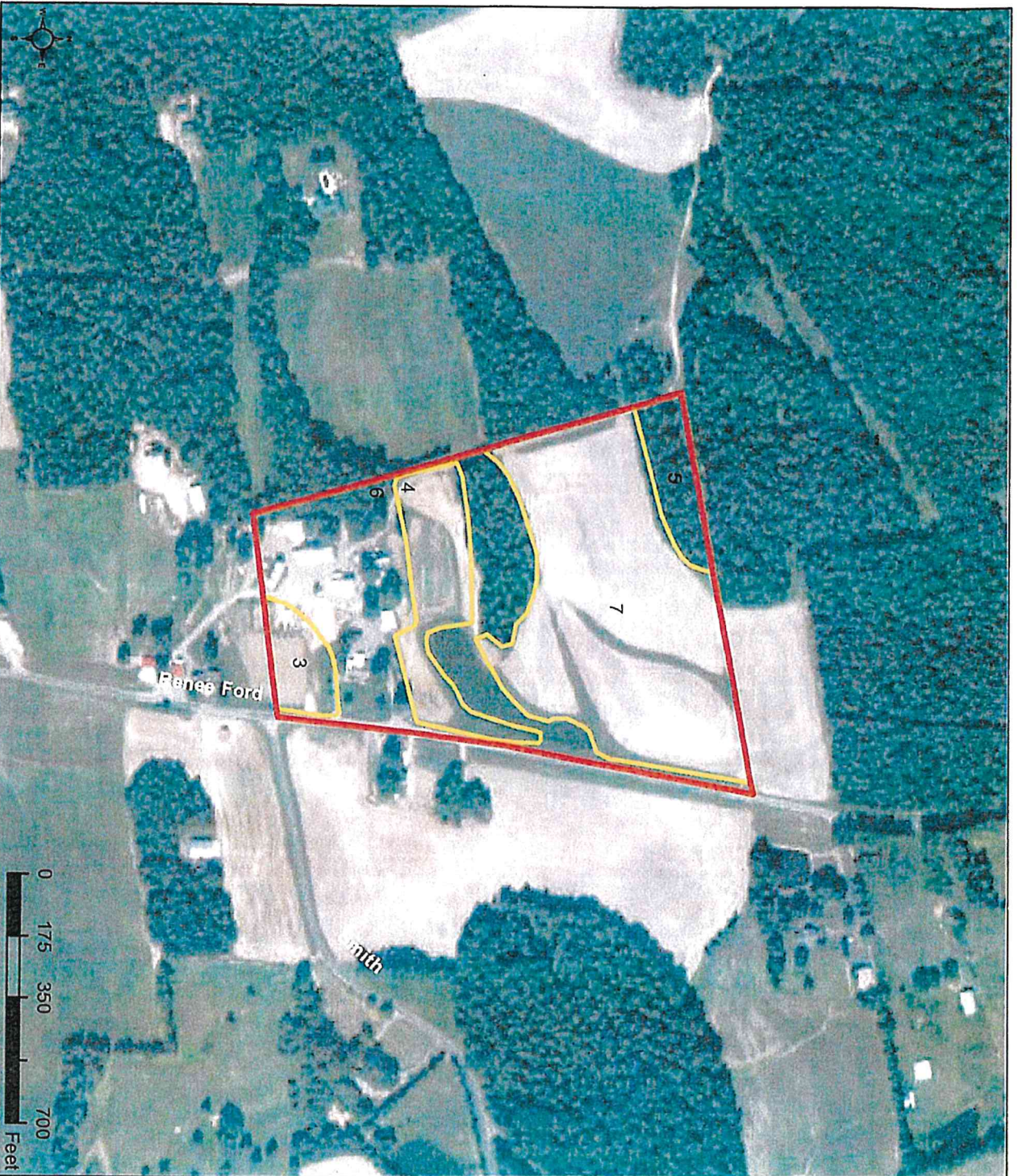
Farm 6725

Tract 59

2017 Program Year

CLU	Acres	HEL	Crop
3	1.11	HEL	
4	2.84	UHEL	
5	1.33	UHEL	Noncropland
6	8.56	UHEL	Noncropland
7	11.2	HEL	

Page Cropland Total: 15.15 acres



- Common Land Unit**
- Cropland
 - Non-Cropland
 - Tract Boundary

- Wetland Determination Identifiers**
- Restricted Use
 - ▽ Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

Map Created December 30, 2016

Base Image Layer flown in 2016

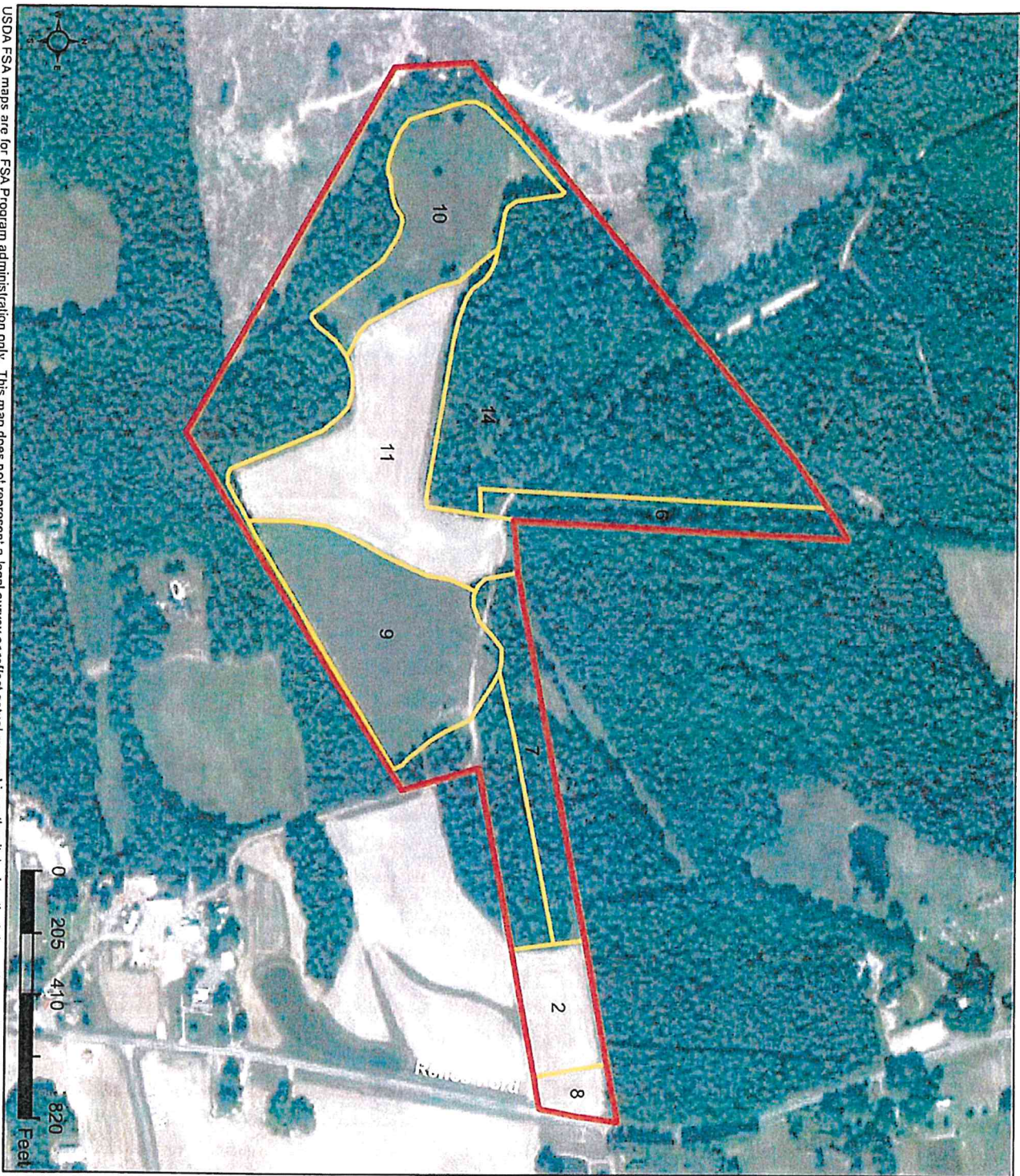
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Farm 6725
Tract 86

2017 Program Year

CLU/Acres	HEL	Crop
2	2.4	HEL
6	2.79	HEL
7	3.3	HEL
8	0.88	NHEL
9	8.13	HEL
10	6.35	HEL
11	9.9	HEL
14	32.71	UHEL Noncropland

Page Cropland Total: 33.75 acres



Base Image Layer flown in 2016

Map Created December 30, 2016

- Common Land Unit**
- Cropland
 - Non-Cropland
 - Tract Boundary
- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

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Farm 6725

Tract 89

2017 Program Year

CLU Acres	HEL	Crop
1	9.66 HEL	
2	80.2 UHEL	Noncropland

Page Cropland Total: 9.66 acres



Base Image Layer flown in 2016

Map Created December 30, 2016

- Common Land Unit
 - Cropland
 - Non-Cropland
 - Tract Boundary
- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

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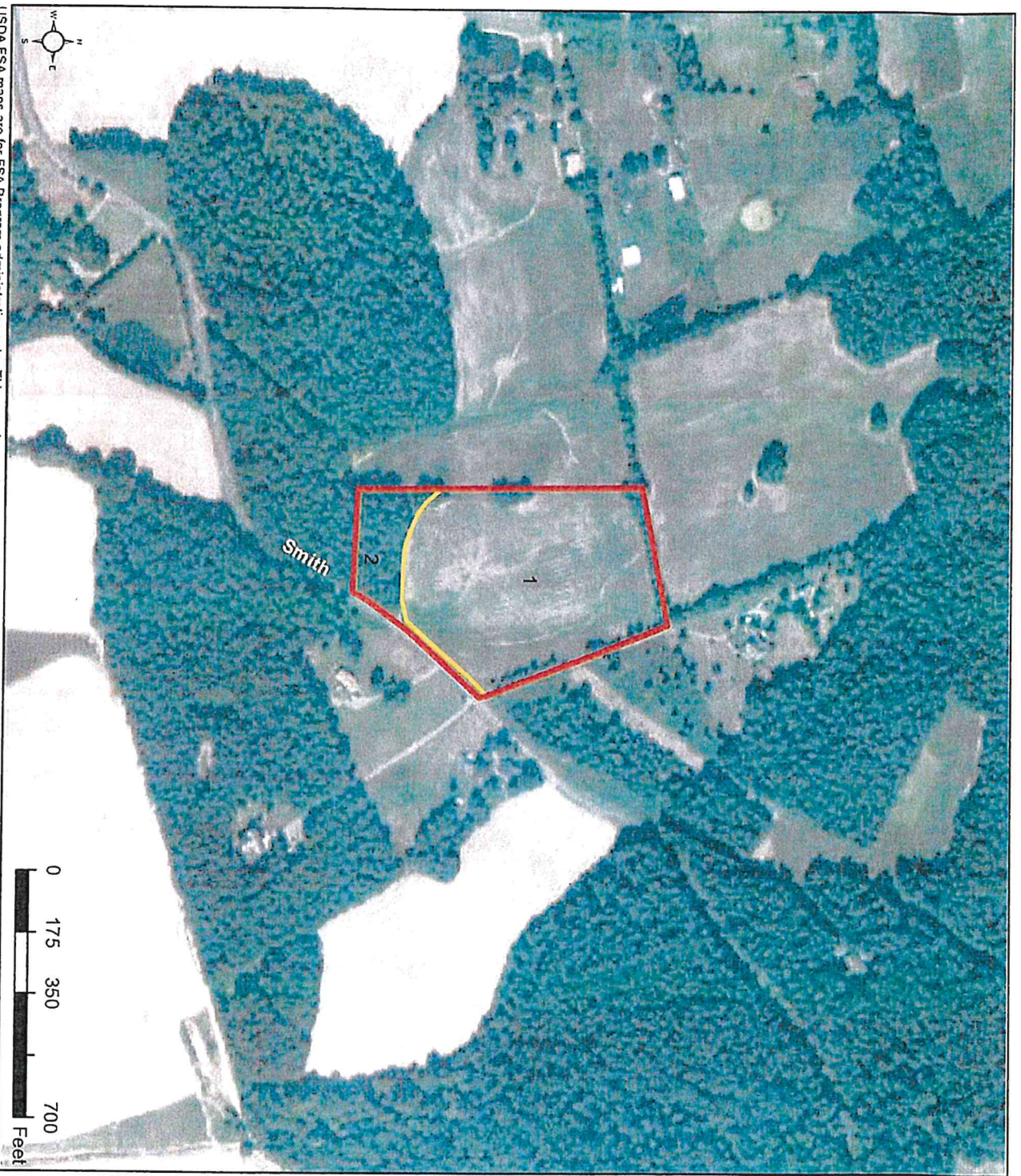
Farm 6725

Tract 119

2017 Program Year

CLU/Acres	HEL	Crop
1	803 HEL	Crop
2	1.37 UHEL	Noncropland

Page Cropland Total: 8.03 acres



Map Created December 30, 2016

Base Image Layer flown in 2016

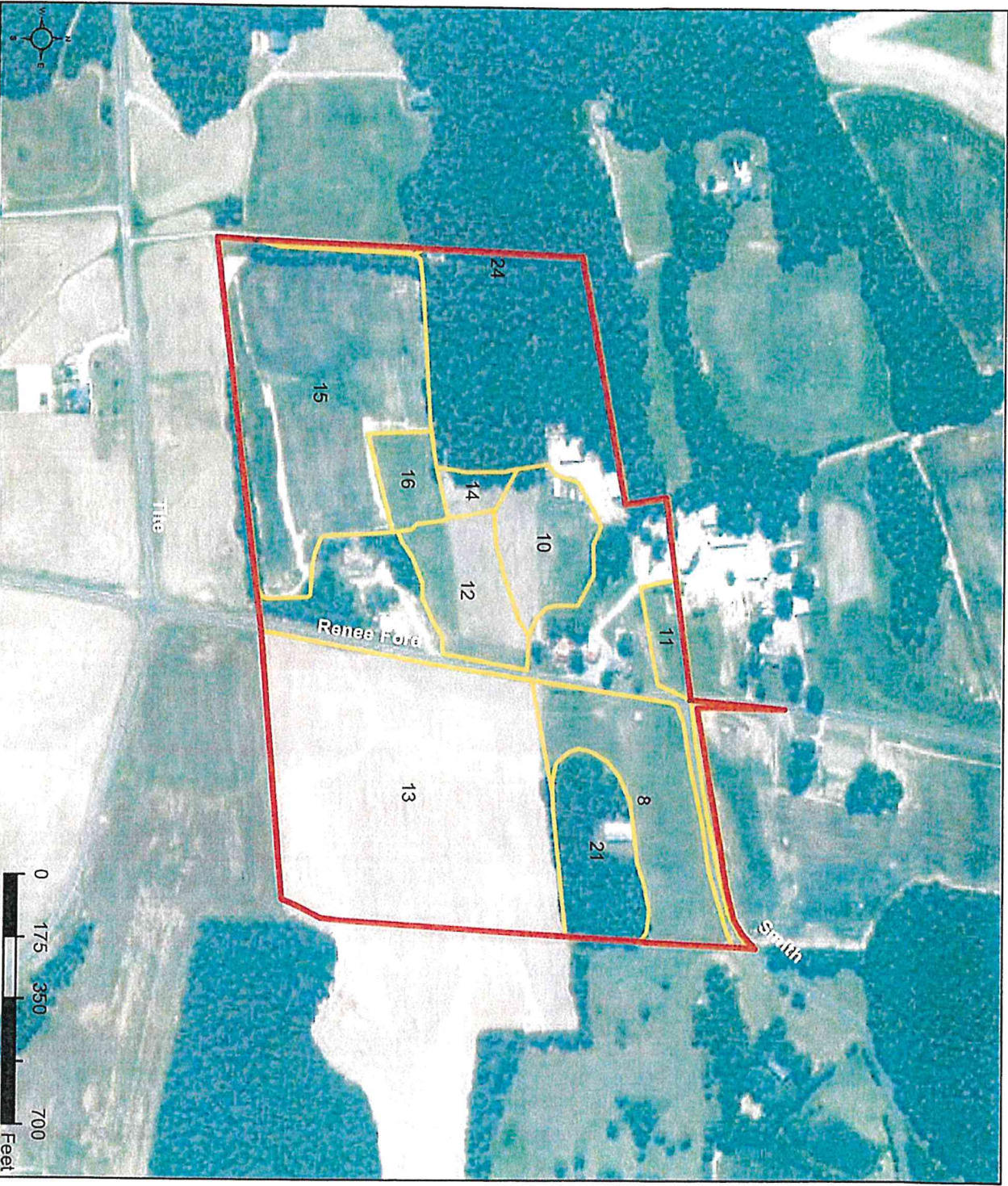
- Common Land Unit
 - Cropland
 - Non-Cropland
 - Tract Boundary
-
- Wetland Determination Identifiers
 - Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

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Farm 6725
Tract 9721
 2017 Program Year

CLU Acres	HEL	Crop
6	0.34	UHEL Noncropland
8	4.28	HEL
9	0.16	UHEL Noncropland
10	2.26	HEL
11	0.71	UHEL
12	2.32	UHEL
13	13.68	HEL
14	0.49	UHEL
15	9.88	HEL
16	1.03	HEL
21	2.63	UHEL Noncropland
24	14.01	UHEL Noncropland

Page Cropland Total: 34.65 acres



- Common Land Unit
 - Cropland
 - Non-Cropland
 - Tract Boundary
-
- Wetland Determination Identifiers
 - Restricted Use
 - ▼ Limited Restrictions
 - ▼ Exempt from Conservation
 - Compliance Provisions

Map Created December 30, 2016

Base Image Layer flown in 2016

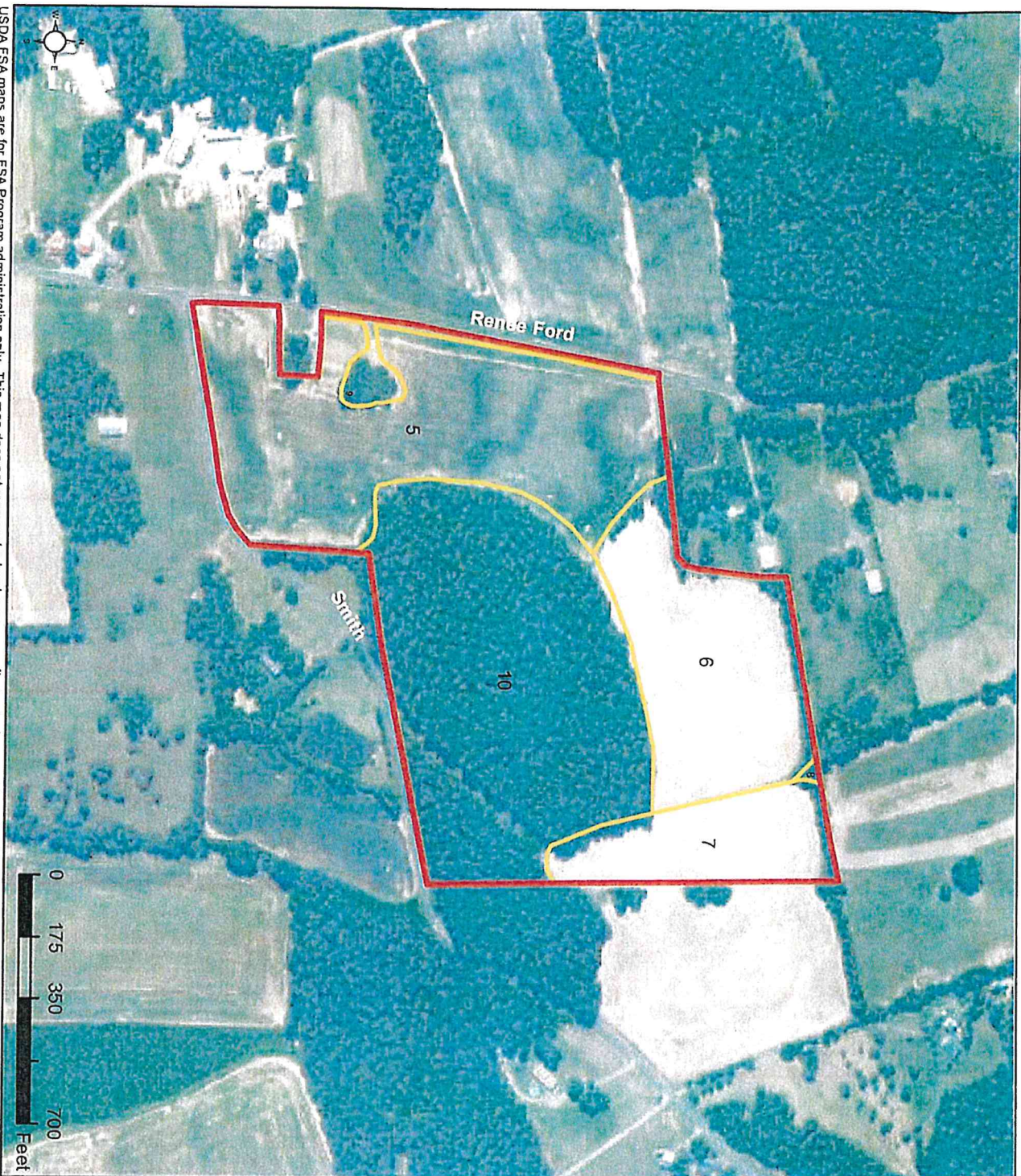
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Farm 6725
Tract 9722

2017 Program Year

CLU/Acres	HEL	Crop
5	13.89	HEL
6	7.94	HEL
7	4.03	HEL
8	0.06	UHEL Noncropland
9	0.9	UHEL Noncropland
10	16.19	UHEL Noncropland

Page Cropland Total: 25.86 acres



Map Created December 30, 2016

Base Image Layer flown in 2016

- Common Land Unit**
- Cropland
 - Non-Cropland
- Wetland Determination Identifiers**
- Restricted Use
 - ▽ Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions
- Tract Boundary**
- Tract Boundary

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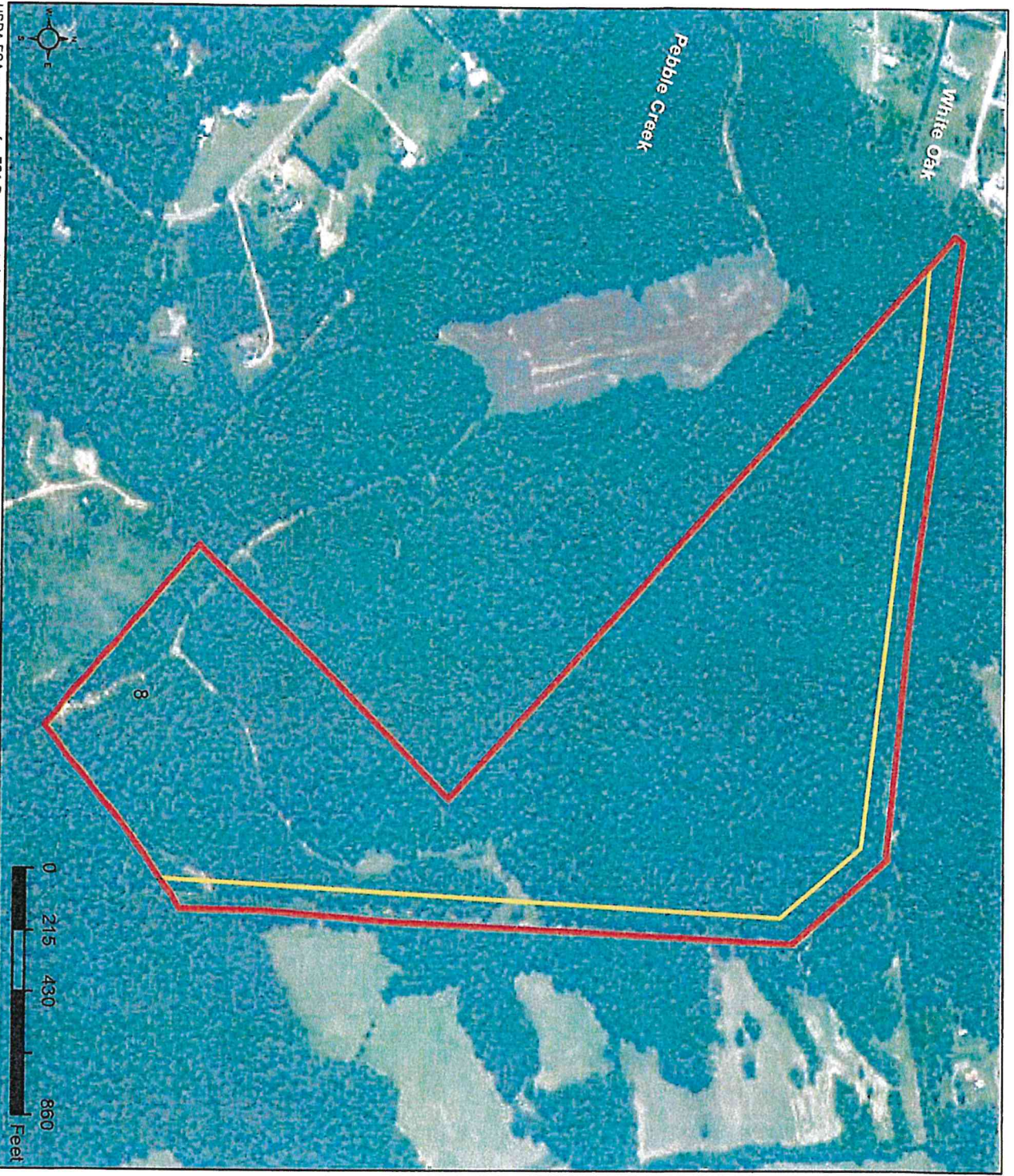
Farm 6725

Tract 10483

2017 Program Year

CLU/Acres	HEL	Crop
4	10.0 HEL	
8	67.64 UHEL	Noncropland

Page Cropland Total: 10.0 acres



Base Image Layer flown in 2016

Map Created December 30, 2016

- Common Land Unit
 - Cropland
 - Non-Cropland
 - Tract Boundary
-
- Wetland Determination Identifiers
 - Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

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Stanly County Board of Commissioners

Meeting Date: October 1, 2018
 Presenter: Michael Sandy

X 5A

Consent Agenda Regular Agenda

Presentation Equipment: Lectern PC* Lectern VCR Lectern DVT Document Camera** Laptop***

Please Provide a Brief Description of your Presentations format: Verbal only

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ITEM TO BE CONSIDERED

PUBLIC HEARING PLANNING AND ZONING

Subject
 ZA 18-08 Peter Horwath requests rezoning a 1.7 acre tract owned by Joseph A. Hatley and located at 24897 S. Business 52 Hwy, Albemarle from NB(Neighborhood Business) to M1(Light Industrial). Tax Record #24353; PIN 654702578969

The Planning Board reviewed this request at its meeting on September 10, 2018 and voted 6-0 to recommend approval.

Requested Action
 It is requested that the Board of Commissioners hold a public hearing on this rezoning request and then approve or deny the rezoning request. If approved the Board should adopt the following statement or similar as part of their motion: "This rezoning will allow for economic growth in an area identified in the Land-use Plan as a growth area."

Signature:

Dept. **Planning**

Date:

Attachments: Yes No x

Review Process

Certification of Action

	Approved		Initials
	Yes	No	
Finance Director	___	___	
Budget Amendment Necessary	___	___	
County Attorney	___	___	
County Manager	___	___	
Other:	___	___	

Certified to be a true copy of the action taken by the Stanly County Board of Commissioners on

 Tyler Brummitt, Clerk to the Board Date



PLANNING DEPARTMENT
1000 N. 1st Street, Suite 13-B
Albemarle, NC 28001
704-986-3667

MEMORANDUM

To: Stanly County Board of Commissioners
From: Michael Sandy, AICP, CZO, Planning Director
Date: September 11, 2018
RE: ZA 18-08 - Property located at 24807 South US 52 Business Hwy, Albemarle
Tax Record Number 24353, PIN 654702578969

ZA 18-08 Peter Horwath requests rezoning a 1.7 acre tract owned by Joseph A. Hatley and located at 24807 S. Business 52 Hwy, Albemarle from NB(Neighborhood Business) to M1(Light Industrial). Tax Record #24353; PIN 654702578969

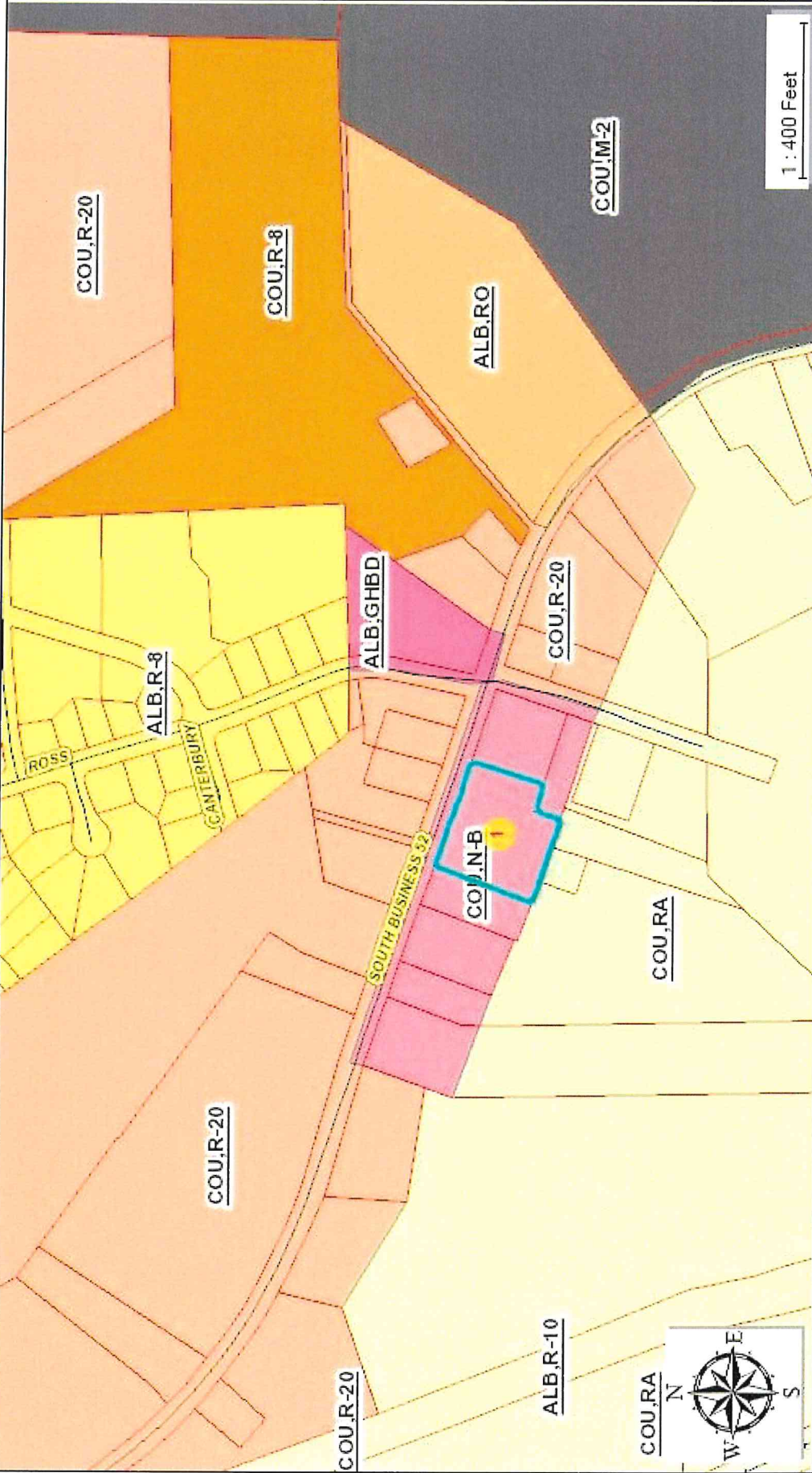
Peter Horwath requests that 1.7 acres owned by Joseph A. Hatley and located at 24897 S. Business 52 Hwy, Albemarle, be rezoned to M1(Light Industrial). The property is currently zoned NB(Neighborhood Business). The lots surrounding this property are zoned Neighborhood Business, Residential Agricultural, Residential R-20, and General Highway Business. Some nearby lots are within the city limits of Albemarle. Other areas within ½ mile south are zoned M2(Heavy Industrial). The property has a large metal building which previously housed the Cheer Corps business. The nearby properties are either used for business or residential purposes.

The M1 district allows for manufacturing and assembly processes which “can be operated in a relatively clean and quiet manner and which will not be obnoxious to adjacent residential and business districts.” See Section 611 of the Stanly County Zoning Ordinance for a list of all potential uses.

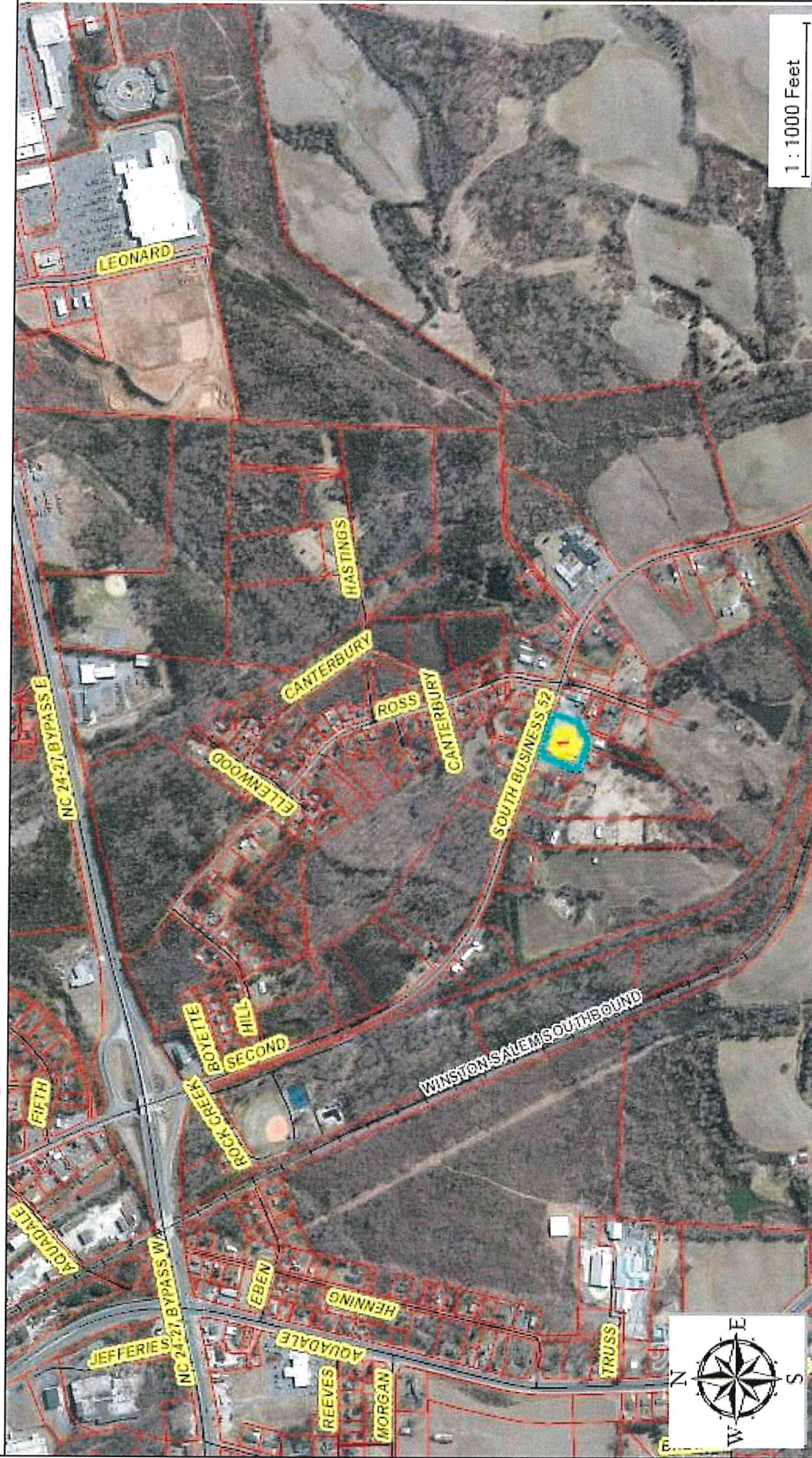
Mr. Horwath is CEO of a company which produces an insulating product normally used in large buildings. Most of the manufacturing takes place in Nevada. This will primarily be a facility for distribution in the southeast and house the accounting and administrative offices. However, a small amount of manufacturing is possible. Mr. Horwath shared with the Planning Board that this process has no obnoxious fumes, noises, etc. No more than one or two large trucks could be expected for weekly delivery.

This parcel has the large metal building which contains just over 12,000 square feet and a large gravel parking lot. The property is located in a growth area per the 2010 Stanly County Land-Use Plan. Traffic on Business 52 South in this area averages 2,800 vehicles per day according to the 2016 NCDOT traffic count. The traffic count along Business 52 is around 5,000 vehicles per day lower since the opening of the new US 52.

The planning staff recommends approval of this request since this property is located in a growth area and would be economically beneficial to the county. The Planning Board reviewed this request at its September 10, 2018 meeting and recommends approval of the project by a unanimous vote.



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Stanly County Board of Commissioners

Meeting Date: October 1, 2018
 Presenter: Michael Sandy

Consent Agenda | Regular Agenda
 X 5B

Presentation Equipment: Lectern PC* Lectern VCR Lectern DVD Document Camera** Laptop***

Please Provide a Brief Description of your Presentations format: Verbal only

* PC is equipped with Windows XP and Microsoft Office XP (including Word, Excel, and PowerPoint), Internet connectivity and Network connectivity for County Employees.

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ITEM TO BE CONSIDERED

PUBLIC HEARING PLANNING AND ZONING


Subject

ZA 18-09 Stony Gap Properties requests rezoning a 5.24 acre tract located at the corner of Stony Gap Road, Bailey Road and NC 24/27/73 Highway, Albemarle from RA(Residential Agricultural) to GB(General Business) Tax Record #16599, PIN 656701079409.

The Planning Board reviewed this request at its meeting on September 10, 2018 and voted 6-0 to recommend approval.

Requested Action

It is requested that the Board of Commissioners hold a public hearing on this rezoning request and then approve or deny the rezoning request. If approved the Board should adopt the following statement or similar as part of their motion: "This rezoning will allow for economic growth in an area identified in the Land-use Plan as a growth area."

Signature: 

Dept. **Planning**

Date: _____

Attachments: Yes No x

Review Process

	Approved		Initials
	Yes	No	
Finance Director	___	___	
Budget Amendment Necessary	___	___	
County Attorney	___	___	
County Manager	___	___	
Other:	___	___	

Certification of Action

Certified to be a true copy of the action taken by the Stanly County Board of Commissioners on

Tyler Brummitt, Clerk to the Board Date



PLANNING DEPARTMENT
1000 N. 1st Street, Suite 13-B
Albemarle, NC 28001
704-986-3667

MEMORANDUM

To: Stanly County Board of Commissioners
From: Michael Sandy, AICP, CZO, Planning Director
Date: September 11, 2018
RE: ZA 18-09
Property located on the SE corner of NC 24/27/73 and Stony Gap Road
Tax Record Number 16599; PIN 656701079409

ZA 18-09 Stony Gap Properties requests rezoning a 5.24 acre tract located at the corner of Stony Gap Road, Bailey Road and NC 24/27/73 Highway, Albemarle from RA(Residential Agricultural) to GB(General Business) Tax Record #16599, PIN 656701079409

Stony Gap Properties requests that 5.24 acres located on the southeast corner of Stony Gap Road and NC 24/27/73(Troy Road), Albemarle, be rezoned to GB(General Business). The property is currently zoned RA(Residential Agricultural). The lots surrounding this property are mostly zoned Residential Agricultural. Other GB areas are located along this section of NC 24/27/73, including a parcel rezoned to GB in December 2017.

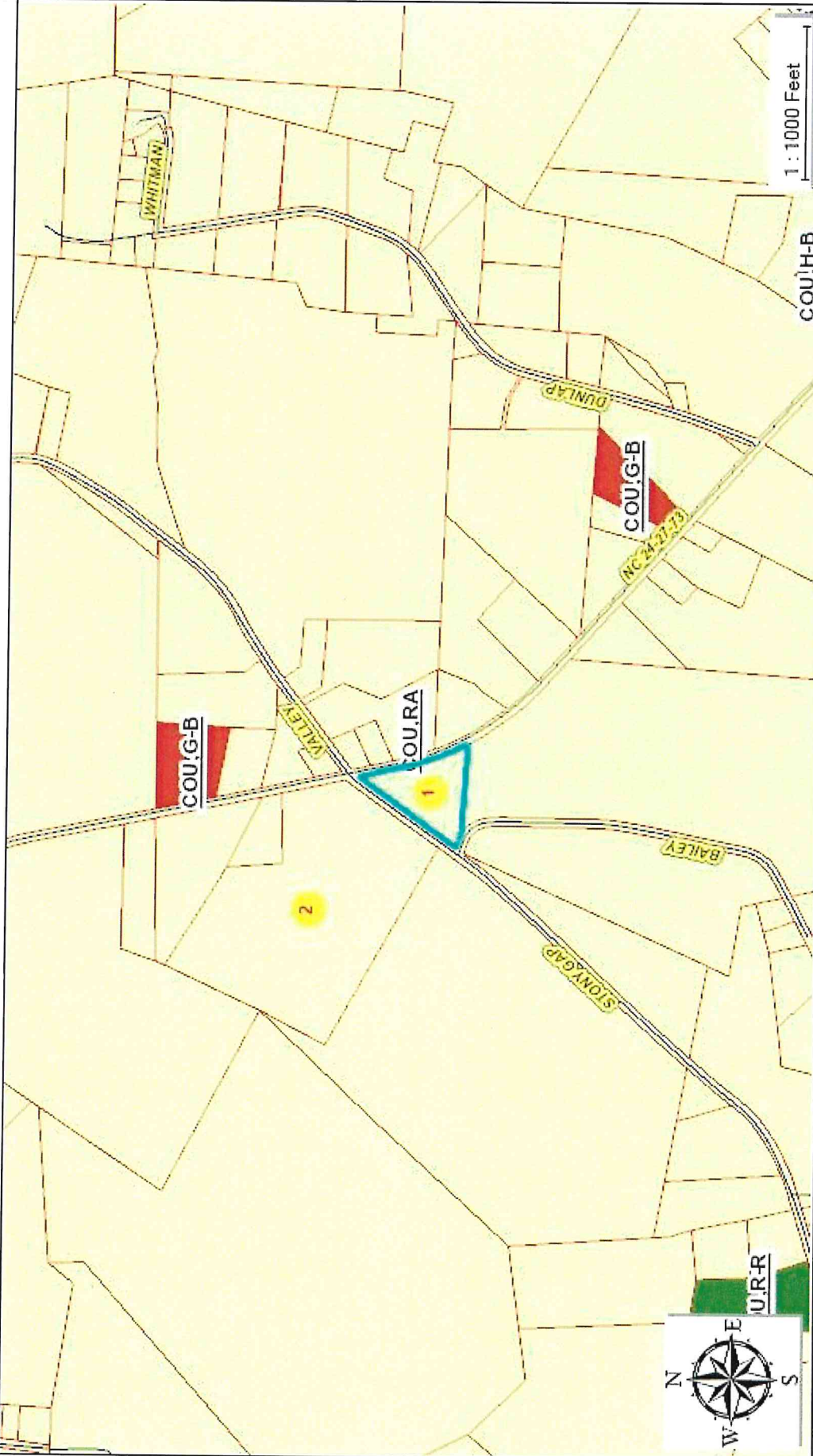
The GB districts are “generally located on the fringe of highways leading out of urban commercial areas. They dispense retail goods and services to the community and provide space for wholesaling and warehousing activities.” See Section 610 of the Stanly County Zoning Ordinance for a list of all potential uses.

This parcel is currently wooded with pine and hardwood trees. It has access to NC 24/27/73, Stony Gap Road and a small section of Bailey Road. The property is located in a growth area per the 2010 Stanly County Land-Use Plan. Traffic on NC 24/27/73 in this area averages 12,000 vehicles per day according to the 2016 NCDOT traffic count. The traffic count along Stony Gap Road is 730 vehicles per day according to 2016 data. There is no data available for Bailey Road, but it is primarily minor local traffic.

Stony Gap Properties is owned by Joel Mauldin, II and Dr. Laura Mauldin. In speaking with the Planning Board, Mr. Mauldin showed photos of a convenience store and restaurant called Sewee Outpost, located in Awendaw, South Carolina. Sewee Outpost is located a tourist area and Mr. Mauldin hopes to construct something similar on this property. The proposed location on NC 24/27/73 is a sensitive “gateway” area and appearance will be important both for the business and for the community.

Planning staff recommends approval of this request since this property is located in a growth area and has the potential to be economically beneficial to the county. The Planning Board

reviewed the request at its September 10, 2018 meeting and discussed the proposed use. Concerns were raised by one neighbor about preserving the views along NC 24/27/73 but they were generally accepting of the upcoming changes which are coming with the widening of the highway project. The Planning Board voted unanimously to recommend that the Board of Commissioners approve this request.



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Stanly County Board of Commissioners

Meeting Date: October 1, 2018
 Presenter: Michael Sandy

X 50

Consent Agenda | Regular Agenda

Presentation Equipment: Lectern PC* Lectern VCR Lectern DVD | Document Camera** Laptop***

Please Provide a Brief Description of your Presentations format: Verbal only

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ITEM TO BE CONSIDERED

PUBLIC HEARING PLANNING AND ZONING

Subject
 ZA 18-10 Stony Gap Properties requests rezoning a 34.12 acre tract located at the corner of Dunlap Road and NC 24/27/73 Highway, Albemarle from RA(Residential Agricultural) to GB(General Business) Tax Record #16596, PIN 656703447838

The Planning Board reviewed this request at its meeting on September 10, 2018 and voted 6-0 to recommend approval.

Requested Action
 It is requested that the Board of Commissioners hold a public hearing on this rezoning request and then approve or deny the rezoning request. If approved the Board should adopt the following statement or similar as part of their motion: "This rezoning will allow for economic growth in an area identified in the Land-use Plan as a growth area."

Signature: 

Dept. **Planning**

Date: _____

Attachments: Yes No x

Review Process

Certification of Action

	Approved		Initials
	Yes	No	
Finance Director	___	___	
Budget Amendment Necessary	___	___	
County Attorney	___	___	
County Manager	___	___	
Other:	___	___	

Certified to be a true copy of the action taken by the Stanly County Board of Commissioners on

Tyler Brummitt, Clerk to the Board Date



PLANNING DEPARTMENT
1000 N. 1st Street, Suite 13-B
Albemarle, NC 28001
704-986-3667

MEMORANDUM

To: Stanly County Board of Commissioners
From: Michael Sandy, AICP, CZO – Planning Director
Date: September 12, 2018
RE: ZA 18-10
Property located on the NE corner of NC 24/27/73 and Dunlap Road
Tax Record Number 16596; PIN 656703447838

ZA 18-10 Stony Gap Properties requests rezoning a 34.12 acre tract located on the NE corner of Dunlap Road and NC 24/27/73 Highway, Albemarle from RA(Residential Agricultural) to GB(General Business) Tax Record #16596, PIN 656703447838

Stony Gap Properties requests that 34.12 acres located on the northeast corner of Dunlap Road and NC 24/27/73 (Troy Road), Albemarle, be rezoned to GB (General Business). The property is currently zoned RA (Residential Agricultural). The lots surrounding this property are mostly zoned Residential Agricultural. Other GB areas are located along this section of NC 24/27/73, including a parcel rezoned to GB in December 2017.

The GB districts are “generally located on the fringe of highways leading out of urban commercial areas. They dispense retail goods and services to the community and provide space for wholesaling and warehousing activities.” See Section 610 of the Stanly County Zoning Ordinance for a list of all potential uses.

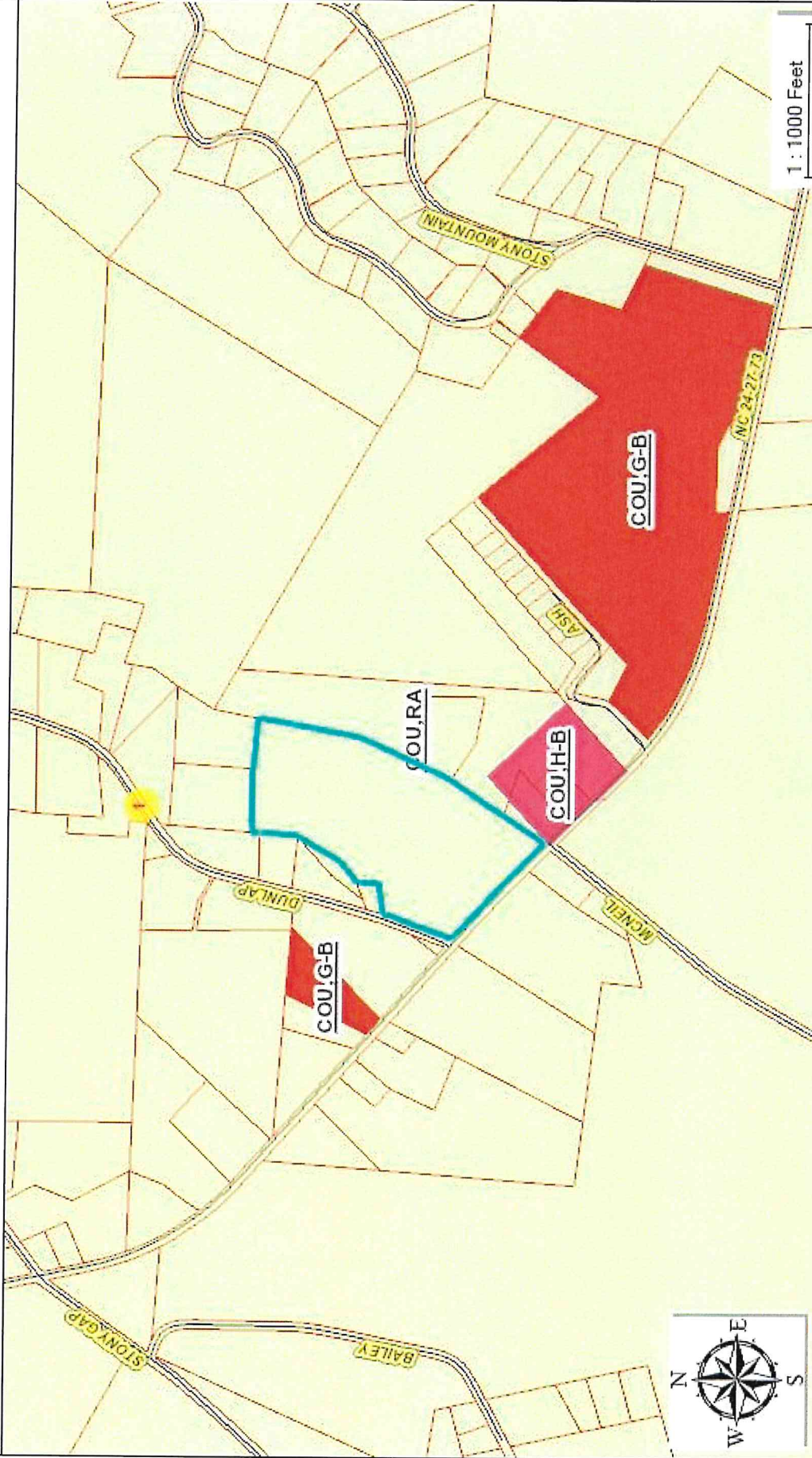
This parcel is currently mostly wooded with pine and hardwood trees. A couple of acres of cleared property are located near the intersection. It has approximately 850 feet of road frontage on NC 24/27/73 and 500 feet of frontage on Dunlap Road. Approximately 10.5 acres of the property along NC 24/27/73 is located in a growth area per the 2010 Stanly County Land-Use Plan. The growth area follows NC 24/27/73 for a depth from the right of way of 500 feet. (See map) Traffic on NC 24/27/73 in this area averages 12,000 vehicles per day according to the 2016 NCDOT traffic count. The traffic count along Dunlap Road is 120 vehicles per day according to 2015 data.

Stony Gap Properties is owned by Joel Mauldin, II and Dr. Laura Mauldin. Mr. Mauldin showed plans to develop the front acreage into a boat and camper storage facility. Entry would be from Dunlap Road and the area would be buffered from NC 24/27/73. A brick and metal fenced entrance would be constructed and the developed area would be fenced. The addition of mini-storage warehouses and covered storage may come in the future further from the highway. Any expansion would come in phases.

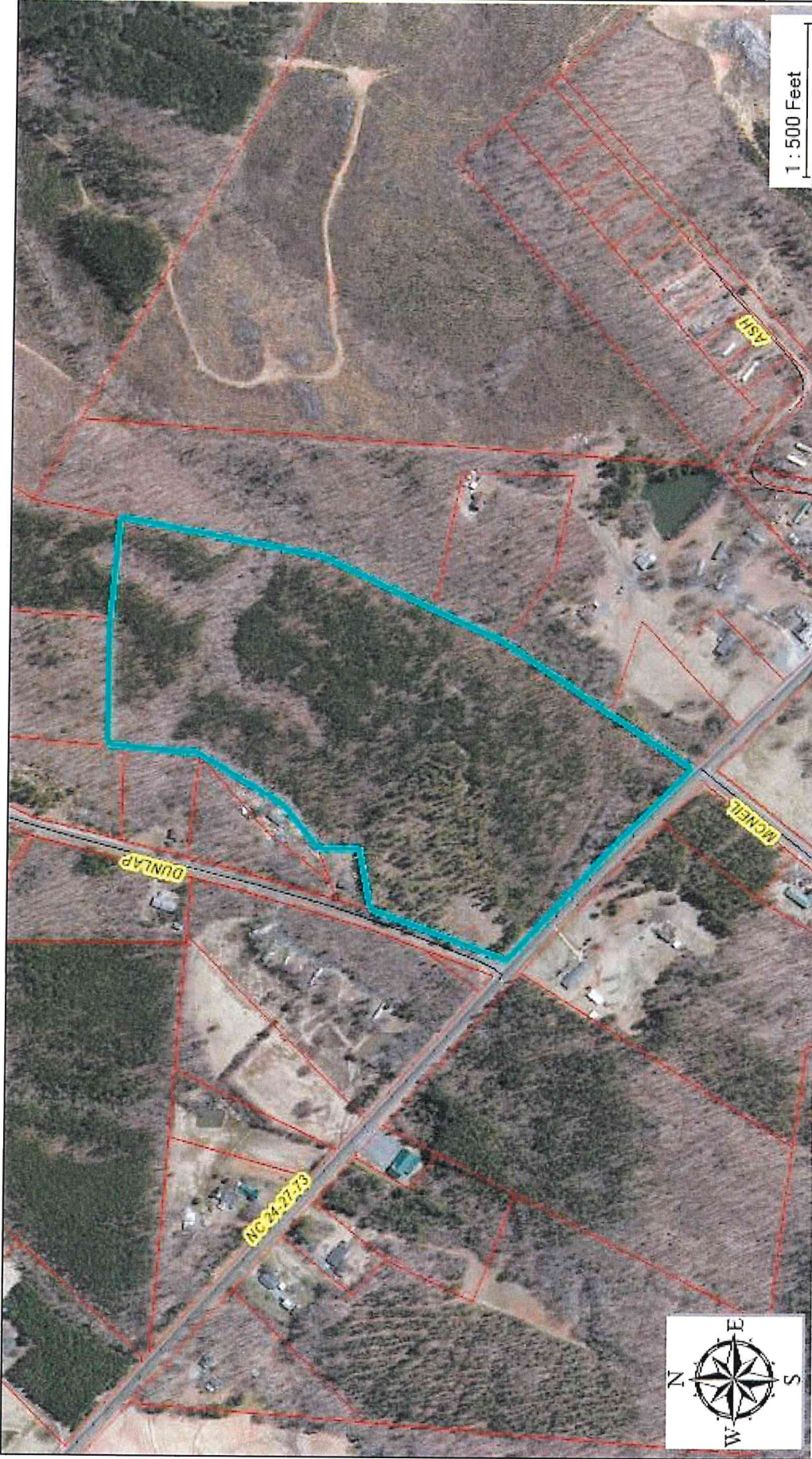
Planning staff recommends approval of this request since the major road frontage portion of this property is located in a growth area and has the potential to be economically beneficial to the county. The Planning Board reviewed the request at its meeting on September 10, 2018. After hearing no opposition from neighbors and considering the proposed plans, the Planning Board unanimously recommends approval.



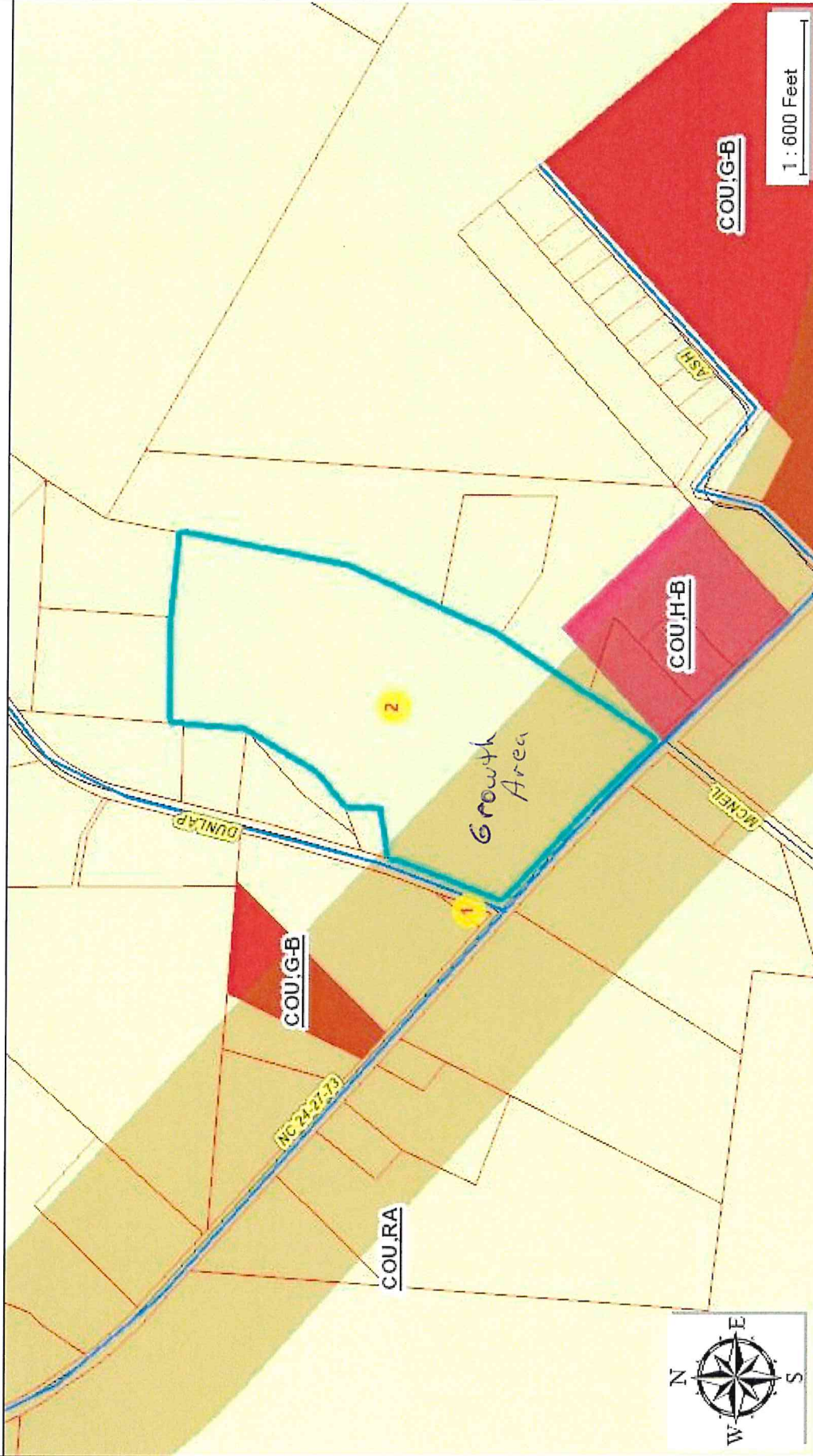
Stanly
 Printed August 22, 2018
 See Below for Disclaimer



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Stanly County Board of Commissioners

Meeting Date: October 1, 2018
 Presenter: Michael Sandy

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ITEM TO BE CONSIDERED

PUBLIC HEARING PLANNING AND ZONING

Subject

FPO 18-01 Flood Damage Prevention Ordinance updated and revised

The Planning Board reviewed this request at its meeting on September 10, 2018 and voted 6-0 to recommend approval.

Requested Action

It is requested that the Board of Commissioners hold a public hearing on this ordinance revision and then approve the updated ordinance.

Signature: 

Dept. **Planning**

Date: _____

Attachments: Yes _____ No x

Review Process

	Approved		Initials
	Yes	No	
Finance Director	—	—	
Budget Amendment Necessary	—	—	
County Attorney	—	—	
County Manager	—	—	
Other:	—	—	

Certification of Action

Certified to be a true copy of the action taken by the Stanly County Board of Commissioners on

 Tyler Brummitt, Clerk to the Board Date



PLANNING DEPARTMENT
1000 N. 1st Street, Suite 13-B
Albemarle, NC 28001
704-986-3667

MEMORANDUM

To: Stanly County Board of Commissioners
From: Michael Sandy, AICP, CZO, Planning Director
Date: September 14, 2018
RE: FPO 18-01 Flood Damage Prevention Ordinance - Countywide

The Flood Damage Prevention Ordinance has been updated with language provided by the NC Department of Public Safety, Division of Emergency Management. This agency oversees the National Flood Insurance Program (NFIP). The last update of the ordinance for Stanly County was in 2008. Minor changes to the ordinance are needed to bring it to current standards as established by NFIP.

The Flood Damage Prevention Ordinance aims to restrict uses of property that are “dangerous to health, safety, and property due to water or erosion hazards”, to “require that uses vulnerable to floods... be protected against flood damage at the time of initial construction”, “control the alteration of natural floodplains, stream channels, and natural protective barriers”, and “control filling, grading, dredging, and all other development that may increase erosion or flood damage.” As part of the National Flood Insurance Program, the objectives of the ordinance include minimizing public expenditure for flood control projects, minimize the “need for rescue and relief efforts associated with flooding”, “minimize damage to private and public property due to flooding”, and to “maintain the natural and beneficial functions of floodplains”.

Stanly County has participated in the NFIP and adopted its first Flood Damage Prevention Ordinance in 1983. This adoption will update the ordinance and continue participation in the NFIP.

Due to the positive economic impact of regulating potential flood risks and the necessity of having this ordinance up-to-date, the Planning staff recommends approval.

FLOOD DAMAGE PREVENTION ORDINANCE SUMMARY OF CHANGES

The following colored text identifies the changes from the 2007 model Flood Damage Prevention Ordinance to the Current 2017 model Flood Damage Prevention Ordinance:

- **Blue text = Changes from 2007 version to 2017 version**
- **Green text = Additions that are new to the 2017 version**
- **Red text = Deleted from the 2017 version**

FLOOD DAMAGE PREVENTION ORDINANCE

Non-Coastal Regular Phase

ARTICLE 1. STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND OBJECTIVES.

SECTION A. STATUTORY AUTHORIZATION.

The Legislature of the State of North Carolina has in Part 6, Article 21 of Chapter 143; Parts 3 and 4 of Article 18 of Chapter 153A; and Part 121, Article 6 of Chapter 153A of the North Carolina General Statutes, delegated to local governmental units the responsibility to adopt regulations designed to promote the public health, safety, and general welfare.

Therefore, the Board of County Commissioners of Stanly County, North Carolina, does ordain as follows:

SECTION B. FINDINGS OF FACT.

- (1) The flood prone areas within the jurisdiction of Stanly County are subject to periodic inundation which results in loss of life, property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures of flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.
- (2) These flood losses are caused by the cumulative effect of obstructions in floodplains causing increases in flood heights and velocities and by the occupancy in flood prone areas of uses vulnerable to floods or other hazards.

SECTION C. STATEMENT OF PURPOSE.

It is the purpose of this ordinance to promote public health, safety, and general welfare and to minimize public and private losses due to flood conditions within flood prone areas by provisions designed to:

- (1) Restrict or prohibit uses that are dangerous to health, safety, and property due to water or erosion hazards or that result in damaging increases in erosion, flood heights or velocities;
- (2) Require that uses vulnerable to floods, including facilities that serve such uses, be protected against flood damage at the time of initial construction;

- (3) Control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of floodwaters;
- (4) Control filling, grading, dredging, and all other development that may increase erosion or flood damage; and
- (5) Prevent or regulate the construction of flood barriers that will unnaturally divert flood waters or which may increase flood hazards to other lands.

SECTION D. OBJECTIVES.

The objectives of this ordinance are to:

- (1) Protect human life, safety, and health;
- (2) Minimize expenditure of public money for costly flood control projects;
- (3) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- (4) Minimize prolonged business losses and interruptions;
- (5) Minimize damage to public facilities and utilities (i.e. water and gas mains, electric, telephone, cable and sewer lines, streets, and bridges) that are located in flood prone areas;
- (6) Minimize damage to private and public property due to flooding;
- (7) Make flood insurance available to the community through the National Flood Insurance Program;
- (8) Maintain the natural and beneficial functions of floodplains;
- (9) Help maintain a stable tax base by providing for the sound use and development of flood prone areas; and
- (10) Ensure that potential buyers are aware that property is in a Special Flood Hazard Area.

ARTICLE 2. DEFINITIONS.

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance it's most reasonable application.

“Accessory Structure (Appurtenant Structure)” means a structure located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Garages, carports and storage sheds are common urban accessory structures. Pole barns, hay sheds and the like qualify as accessory structures on farms, and may or may not be located on the same parcel as the farm dwelling or shop building.

“Addition (to an existing building)” means an extension or increase in the floor area or height of a building or structure.

“Alteration of a watercourse” means a dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

“Appeal” means a request for a review of the Floodplain Administrator's interpretation of any provision of this ordinance.

“Area of Shallow Flooding” means a designated Zone AO or AH on a community's Flood Insurance Rate Map (FIRM) with base flood depths determined to be from one (1) to three (3) feet. These areas are located where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident.

“Area of Special Flood Hazard” see “Special Flood Hazard Area (SFHA)”.

“Area of Future-Conditions Flood Hazard” means the land area that would be inundated by the 1-percent-annual-chance (100- year) flood based on future-conditions hydrology (*OPTIONAL*).

“Base Flood” means the flood having a one (1) percent chance of being equaled or exceeded in any given year.

“Base Flood Elevation (BFE)” means a determination of the water surface elevations of the base flood as published in the Flood Insurance Study. When the BFE has not been provided in a “Special Flood Hazard Area”, it may be obtained from engineering studies available from a Federal, State, or other source using FEMA approved engineering methodologies. This elevation, when combined with the “Freeboard”, establishes the “Regulatory Flood Protection Elevation”.

“Basement” means any area of the building having its floor subgrade (below ground level) on all sides.

“Building” see “Structure”.

“Chemical Storage Facility” means a building, portion of a building, or exterior area adjacent to a building used for the storage of any chemical or chemically reactive products.

“Design Flood”: See “Regulatory Flood Protection Elevation.”

“Development” means any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.

“Development Activity” means any activity defined as Development which will necessitate a Floodplain Development Permit. This includes buildings, structures, and non-structural items, including (but not limited to) fill, bulkheads, piers, pools, docks, landings, ramps, and erosion control/stabilization measures.

“Digital Flood Insurance Rate Map (DFIRM)” means the digital official map of a community, issued by the Federal Emergency Management Agency (FEMA), on which both the Special Flood Hazard Areas and the risk premium zones applicable to the community are delineated.

“Disposal” means, as defined in NCGS 130A-290(a)(6), the discharge, deposit, injection, dumping, spilling, leaking, or placing of any solid waste into or on any land or water so that the solid waste or any constituent part of the solid waste may enter the environment or be emitted into the air or discharged into any waters, including groundwaters.

“Elevated Building” means a non-basement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns.

“Encroachment” means the advance or infringement of uses, fill, excavation, buildings, structures or development into a special flood hazard area, which may impede or alter the flow capacity of a floodplain.

“Existing building and existing structure” means any building and/or structure for which the “start of construction” commenced before February 2, 1987, the date of the original Stanly County Flood Damage Ordinance adoption..

“Existing Manufactured Home Park or Manufactured Home Subdivision” means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) was completed before the initial effective date of the floodplain management regulations adopted by the community.

“Flood” or “Flooding” means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- (a) The overflow of inland or tidal waters; and/or
- (b) The unusual and rapid accumulation or runoff of surface waters from any source.

“Flood Boundary and Floodway Map (FBFM)” means an official map of a community, issued by the FEMA, on which the Special Flood Hazard Areas and the floodways are delineated. This official map is a supplement to and shall be used in

conjunction with the Flood Insurance Rate Map (FIRM).

“Flood Hazard Boundary Map (FHBM)” means an official map of a community, issued by the FEMA, where the boundaries of the Special Flood Hazard Areas have been defined as Zone A.

“Flood Insurance” means the insurance coverage provided under the National Flood Insurance Program.

“Flood Insurance Rate Map (FIRM)” means an official map of a community, issued by the FEMA, on which both the Special Flood Hazard Areas and the risk premium zones applicable to the community are delineated. (see also DFIRM)

“Flood Insurance Study (FIS)” means an examination, evaluation, and determination of flood hazards, corresponding water surface elevations (if appropriate), flood hazard risk zones, and other flood data in a community issued by the FEMA. The Flood Insurance Study report includes Flood Insurance Rate Maps (FIRMs) and Flood Boundary and Floodway Maps (FBFMs), if published.

“Flood Prone Area” see “Floodplain”

“Flood Zone” means a geographical area shown on a Flood Hazard Boundary Map or Flood Insurance Rate Map that reflects the severity or type of flooding in the area.

“Floodplain” means any land area susceptible to being inundated by water from any source.

“Floodplain Administrator” is the individual appointed to administer and enforce the floodplain management regulations.

“Floodplain Development Permit” means any type of permit that is required in conformance with the provisions of this ordinance, prior to the commencement of any development activity.

“Floodplain Management” means the operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including, but not limited to, emergency preparedness plans, flood control works, floodplain management regulations, and open space plans.

“Floodplain Management Regulations” means this ordinance and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances, and other applications of police power. This term describes federal, state or local regulations, in any combination thereof, which provide standards for preventing and reducing flood loss and damage.

“Floodproofing” means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitation facilities, structures, and their contents.

“Flood-resistant material” means any building product [material, component or system] capable of withstanding direct and prolonged contact (minimum 72 hours) with floodwaters without sustaining damage that requires more than low-cost cosmetic repair. Any material that is water-soluble or is not resistant to alkali or acid in water, including normal adhesives for above-grade use, is not flood-resistant. Pressure-treated lumber or naturally decay-resistant lumbers are acceptable flooring materials. Sheet-type flooring coverings that restrict evaporation from below and materials that are impervious, but dimensionally unstable are not acceptable. Materials that absorb or retain water excessively after submergence are not flood-resistant. Please refer to Technical Bulletin 2, *Flood Damage-Resistant Materials Requirements*, and available from the FEMA. Class 4 and 5 materials, referenced therein, are acceptable flood-resistant materials.

“Floodway” means the channel of a river or other watercourse, including the area above a bridge or culvert when applicable, and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot.

“Floodway encroachment analysis” means an engineering analysis of the impact that a proposed encroachment into a floodway or non-encroachment area is expected to have on the floodway boundaries and flood levels during the occurrence of the base flood discharge. The evaluation shall be prepared by a qualified North Carolina licensed engineer using standard engineering methods and models.

“Freeboard” means the height added to the BFE to account for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, blockage of bridge or culvert openings, and the hydrological effect of urbanization of the watershed. The BFE plus the freeboard establishes the “Regulatory Flood Protection Elevation”.

“Functionally Dependent Facility” means a facility which cannot be used for its intended purpose unless it is located in close proximity to water, limited to a docking or port facility necessary for the loading and unloading of cargo or passengers, shipbuilding, or ship repair. The term does not include long-term storage, manufacture, sales, or service facilities.

“Hazardous Waste Management Facility” means, as defined in NCGS 130A, Article 9, a facility for the collection, storage, processing, treatment, recycling, recovery, or disposal of hazardous waste.

“Highest Adjacent Grade (HAG)” means the highest natural elevation of the ground surface, prior to construction, immediately next to the proposed walls of the structure.

“Historic Structure” means any structure that is:

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the US Department of Interior) or preliminarily determined by the Secretary of Interior as meeting the requirements for individual listing on the National Register;
- (b) Certified or preliminarily determined by the Secretary of Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (c) Individually listed on a local inventory of historic landmarks in communities with a “Certified Local Government (CLG) Program”; or
- (d) Certified as contributing to the historical significance of a historic district designated by a community with a “Certified Local Government (CLG) Program.”

Certified Local Government (CLG) Programs are approved by the US Department of the Interior in cooperation with the North Carolina Department of Cultural Resources through the State Historic Preservation Officer as having met the requirements of the National Historic Preservation Act of 1966 as amended in 1980.

“Letter of Map Change (LOMC)” means an official determination issued by FEMA that amends or revises an effective Flood Insurance Rate Map or Flood Insurance Study. Letters of Map Change include:

- (a) Letter of Map Amendment (LOMA): An official amendment, by letter, to an effective National Flood Insurance Program map. A LOMA is based on technical data showing that a property had been inadvertently mapped as being in the floodplain, but is actually on natural high ground above the base flood elevation. A LOMA amends the current effective Flood Insurance Rate Map and establishes that a specific property, portion of a property, or structure is not located in a special flood hazard area.
- (b) Letter of Map Revision (LOMR): A revision based on technical data that may show changes to flood zones, flood elevations, special flood hazard area boundaries and floodway delineations, and other planimetric features.
- (c) Letter of Map Revision Based on Fill (LOMR-F): A determination that a structure or parcel of land has been elevated by fill above the BFE and is, therefore, no longer located within the special flood hazard area. In order to qualify for this determination, the fill must have been permitted and placed in accordance with the community’s floodplain management regulations.
- (d) Conditional Letter of Map Revision (CLOMR): A formal review and comment as to whether a proposed project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective Flood Insurance Rate Map or Flood Insurance Study; upon submission and approval of certified as-built documentation, a Letter of Map Revision may be issued by FEMA to revise the effective FIRM.

“Light Duty Truck” means any motor vehicle rated at 8,500 pounds Gross Vehicular Weight Rating or less which has a vehicular curb weight of 6,000 pounds or less and which has a basic vehicle frontal area of 45 square feet or less as defined in 40 CFR 86.082-2 and is:

- (a) Designed primarily for purposes of transportation of property or is a derivation of such a vehicle, or

- (b) Designed primarily for transportation of persons and has a capacity of more than 12 persons; or
- (c) Available with special features enabling off-street or off-highway operation and use.

“Lowest Adjacent Grade (LAG)” means the elevation of the ground, sidewalk or patio slab immediately next to the building, or deck support, after completion of the building.

“Lowest Floor” means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access, or limited storage in an area other than a basement area is not considered a building's lowest floor, provided that such an enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.

“Manufactured Home” means a structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term “manufactured home” does not include a “recreational vehicle”.

“Manufactured Home Park or Subdivision” means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

“Market Value” means the building value, not including the land value and that of any accessory structures or other improvements on the lot. Market value may be established by independent certified appraisal; replacement cost depreciated for age of building and quality of construction (Actual Cash Value); or adjusted tax assessed values.

~~“Mean Sea Level” means, for purposes of this ordinance, the North American Vertical Datum (NAVD) as corrected in 1988, to which Base Flood Elevations (BFEs) shown on a DFIRM are referenced. North Carolina uses NAVD 1988.~~

“New Construction” means structures for which the “start of construction” commenced on or after the effective date of the initial floodplain management regulations and includes any subsequent improvements to such structures.

“Non-Conversion Agreement” means a document stating that the owner will not convert or alter what has been constructed and approved. Violation of the agreement is considered a violation of the ordinance and, therefore, subject to the same enforcement procedures and penalties. The agreement must be filed with the recorded deed for the property. The agreement must show the clerk's or recorder's stamps and/or notations that the filing has been completed. **(OPTIONAL)**

“Non-Encroachment Area (NEA)” means the channel of a river or other watercourse, including the area above a bridge or culvert when applicable, and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot as designated in the Flood Insurance Study report.

“Post-FIRM” means construction or other development for which the “start of construction” occurred on or after the effective date of the initial Flood Insurance Rate Map.

“Pre-FIRM” means construction or other development for which the “start of construction” occurred before the effective date of the initial Flood Insurance Rate Map.

“Principally Above Ground” means that at least 51% of the actual cash value of the structure is above ground.

“Public Safety” and/or “Nuisance” means anything which is injurious to the safety or health of an entire community or neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin.

“Recreational Vehicle (RV)” means a vehicle, which is:

- (a) Built on a single chassis;
- (b) 400 square feet or less when measured at the largest horizontal projection;
- (c) Designed to be self-propelled or permanently towable by a light duty truck;
- (d) Designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use, and
- (e) Is fully licensed and ready for highway use.

(For the purpose of this ordinance, "Tiny Homes/Houses" and Park Models that do not meet the items listed above are not considered Recreational Vehicles and should meet the standards of and be permitted as Residential Structures.)

"Reference Level" is the top of the lowest floor for structures within Special Flood Hazard Areas designated as Zones A, AE, AH, AO, A99. The reference level is the bottom of the lowest horizontal structural member of the lowest floor for structures within Special Flood Hazard Areas designated as Zone VE.

(Alternative acceptable language for Reference Level) "Reference Level" is the bottom of the lowest horizontal structural member of the lowest floor for structures within all Special Flood Hazard Areas.

"Regulatory Flood Protection Elevation" means the "Base Flood Elevation" plus the "Freeboard". In "Special Flood Hazard Areas" where Base Flood Elevations (BFEs) have been determined, this elevation shall be the BFE *plus* two (2) feet *freeboard*). In "Special Flood Hazard Areas" where no BFE has been established, this elevation shall be at least two (2) feet above the highest adjacent grade.

"Remedy a Violation" means to bring the structure or other development into compliance with state and community floodplain management regulations, or, if this is not possible, to reduce the impacts of its noncompliance. Ways that impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of the ordinance or otherwise deterring future similar violations, or reducing federal financial exposure with regard to the structure or other development.

"Riverine" means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

"Salvage Yard" means any non-residential property used for the storage, collection, and/or recycling of any type of equipment, and including but not limited to vehicles, appliances and related machinery.

"Solid Waste Disposal Facility" means any facility involved in the disposal of solid waste, as defined in NCGS 130A-290(a)(35).

"Solid Waste Disposal Site" means, as defined in NCGS 130A-290(a)(36), any place at which solid wastes are disposed of by incineration, sanitary landfill, or any other method.

"Special Flood Hazard Area (SFHA)" means the land in the floodplain subject to a one percent (1%) or greater chance of being flooded in any given year, as determined in Article 3, Section B of this ordinance.

"Start of Construction" includes substantial improvement, and means the date the building permit was issued provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building.

"Structure" means a walled and roofed building, a manufactured home, or a gas, liquid, or liquefied gas storage tank that is principally above ground.

"Substantial Damage" means damage of any origin sustained by a structure during any one-year period whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. See definition of "substantial improvement".

"Substantial Improvement" means any combination of repairs, reconstruction, rehabilitation, addition, or other improvement of a structure, taking place during any one-year period for which the cost equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either:

- (a) Any correction of existing violations of state or community health, sanitary, or safety code specifications which have been identified by the community code enforcement official and which are the minimum necessary to assure safe living conditions; or
- (b) Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure and the alteration is approved by variance issued pursuant to Article 4 Section E of this ordinance.

“Technical Bulletin and Technical Fact Sheet” means a FEMA publication that provides guidance concerning the building performance standards of the NFIP, which are contained in Title 44 of the U.S. Code of Federal Regulations at Section 60.3. The bulletins and fact sheets are intended for use primarily by State and local officials responsible for interpreting and enforcing NFIP regulations and by members of the development community, such as design professionals and builders. New bulletins, as well as updates of existing bulletins, are issued periodically as needed. The bulletins do not create regulations; rather they provide specific guidance for complying with the minimum requirements of existing NFIP regulations.

“Temperature Controlled” means having the temperature regulated by a heating and/or cooling system, built-in or appliance.

“Variance” is a grant of relief from the requirements of this ordinance.

“Violation” means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in Articles 4 and 5 is presumed to be in violation until such time as that documentation is provided.

“Water Surface Elevation (WSE)” means the height, in relation to NAVD 1988, of floods of various magnitudes and frequencies in the floodplains of riverine areas.

“Watercourse” means a lake, river, creek, stream, wash, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

ARTICLE 3. GENERAL PROVISIONS.

SECTION A. LANDS TO WHICH THIS ORDINANCE APPLIES.

This ordinance shall apply to all Special Flood Hazard Areas within the jurisdiction of Stanly County..

SECTION B. BASIS FOR ESTABLISHING THE SPECIAL FLOOD HAZARD AREAS.

The Special Flood Hazard Areas are those identified under the Cooperating Technical State (CTS) agreement between the State of North Carolina and FEMA in its FIS for Stanly County and associated DFIRM panels, including any digital data developed as part of the FIS, which are adopted by reference and declared a part of this ordinance. Future revisions to the FIS and DFIRM panels that do not change flood hazard data within the jurisdictional authority of Stanly County are also adopted by reference and declared a part of this ordinance. Subsequent Letter of Map Revisions (LOMRs) and/or Physical Map Revisions (PMRs) shall be adopted within 3 months.

SECTION C. ESTABLISHMENT OF FLOODPLAIN DEVELOPMENT PERMIT.

A Floodplain Development Permit shall be required in conformance with the provisions of this ordinance prior to the commencement of any development activities within Special Flood Hazard Areas determined in accordance with the provisions of Article 3, Section B of this ordinance.

SECTION D. COMPLIANCE.

No structure or land shall hereafter be located, extended, converted, altered, or developed in any way without full compliance with the terms of this ordinance and other applicable regulations.

SECTION E. ABROGATION AND GREATER RESTRICTIONS.

This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

SECTION F. INTERPRETATION.

In the interpretation and application of this ordinance, all provisions shall be:

- (a) Considered as minimum requirements;
- (b) Liberally construed in favor of the governing body; and
- (c) Deemed neither to limit nor repeal any other powers granted under State statutes.

SECTION G. WARNING AND DISCLAIMER OF LIABILITY.

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering consideration. Larger floods can and will occur. Actual flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the Special Flood Hazard Areas or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of Stanly County or by any officer or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

SECTION H. PENALTIES FOR VIOLATION.

Violation of the provisions of this ordinance or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance or special exceptions, shall constitute a Class 1 misdemeanor pursuant to NC G.S. § 143-215.58. . Any person who violates this ordinance or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than \$100.00 or imprisoned for not more than thirty (30) days, or both. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent Stanly County from taking such other lawful action as is necessary to prevent or remedy any violation.

ARTICLE 4. ADMINISTRATION.

SECTION A. DESIGNATION OF FLOODPLAIN ADMINISTRATOR.

The Planning Director of Stanly County, hereinafter referred to as the “Floodplain Administrator”, is hereby appointed to administer and implement the provisions of this ordinance. In instances where the Floodplain Administrator receives assistance from others to complete tasks to administer and implement this ordinance, the Floodplain Administrator shall be responsible for the coordination and community’s overall compliance with the National Flood Insurance Program and the provisions of this ordinance.

SECTION B. FLOODPLAIN DEVELOPMENT APPLICATION, PERMIT AND CERTIFICATION REQUIREMENTS.

- (1) **Application Requirements.** Application for a Floodplain Development Permit shall be made to the Floodplain Administrator prior to any development activities located within Special Flood Hazard Areas. The following items shall be presented to the Floodplain Administrator to apply for a floodplain development permit:

- (a) A plot plan drawn to scale which shall include, but shall not be limited to, the following specific details of the proposed floodplain development:
 - (i) The nature, location, dimensions, and elevations of the area of development/disturbance; existing and proposed structures, utility systems, grading/pavement areas, fill materials, storage areas, drainage facilities, and other development;
 - (ii) The boundary of the Special Flood Hazard Area as delineated on the FIRM or other flood map as determined in Article 3, Section B, or a statement that the entire lot is within the Special Flood Hazard Area;
 - (iii) Flood zone(s) designation of the proposed development area as determined on the FIRM or other flood map as determined in Article 3, Section B;
 - (iv) The boundary of the floodway(s) or non-encroachment area(s) as determined in Article 3, Section B;
 - (v) The Base Flood Elevation (BFE) where provided as set forth in Article 3, Section B; Article 4, Section C; or Article 5, Section D;
 - (vi) The old and new location of any watercourse that will be altered or relocated as a result of proposed development; and
 - (vii) The certification of the plot plan by a registered land surveyor or professional engineer.
- (b) Proposed elevation, and method thereof, of all development within a Special Flood Hazard Area including but not limited to:
 - (i) Elevation in relation to [NAVD 1988](#) of the proposed reference level (including basement) of all structures;
 - (ii) Elevation in relation to [NAVD 1988](#) to which any non-residential structure in Zones A, AE, AH, AO, A99 will be floodproofed; and
 - (iii) Elevation in relation to [NAVD 1988](#) to which any proposed utility systems will be elevated or floodproofed.
- (c) If floodproofing, a Floodproofing Certificate (FEMA Form 086-0-34) with supporting data, an operational plan, and an inspection and maintenance plan that include, but are not limited to, installation, exercise, and maintenance of floodproofing measures.
- (d) A Foundation Plan, drawn to scale, which shall include details of the proposed foundation system to ensure all provisions of this ordinance are met. These details include but are not limited to:
 - (i) The proposed method of elevation, if applicable (i.e., fill, solid foundation perimeter wall, solid backfilled foundation, open foundation on columns/posts/piers/piles/shear walls); and
 - (ii) Openings to facilitate automatic equalization of hydrostatic flood forces on walls in accordance with Article 5, Section B(4)(d) when solid foundation perimeter walls are used in Zones A, AE, AH, AO, A99.
- (e) Usage details of any enclosed areas below the lowest floor.
- (f) Plans and/or details for the protection of public utilities and facilities such as sewer, gas, electrical, and water systems to be located and constructed to minimize flood damage.
- (g) Certification that all other Local, State and Federal permits required prior to floodplain development permit issuance have been received.

- (h) Documentation for placement of Recreational Vehicles and/or Temporary Structures, when applicable, to ensure that the provisions of Article 5, Section B, subsections (6) and (7) of this ordinance are met.
- (i) A description of proposed watercourse alteration or relocation, when applicable, including an engineering report on the effects of the proposed project on the flood-carrying capacity of the watercourse and the effects to properties located both upstream and downstream; and a map (if not shown on plot plan) showing the location of the proposed watercourse alteration or relocation.

(2) **Permit Requirements.** The Floodplain Development Permit shall include, but not be limited to:

- (a) A complete description of all the development to be permitted under the floodplain development permit (e.g. house, garage, pool, septic, bulkhead, cabana, pier, bridge, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials, etc.).
- (b) The Special Flood Hazard Area determination for the proposed development in accordance with available data specified in Article 3, Section B.
- (c) The Regulatory Flood Protection Elevation required for the reference level and all attendant utilities.
- (d) The Regulatory Flood Protection Elevation required for the protection of all public utilities.
- (e) All certification submittal requirements with timelines.
- (f) A statement that no fill material or other development shall encroach into the floodway or non-encroachment area of any watercourse unless the requirements of Article 5, Section F have been met.
- (g) The flood openings requirements, if in Zones A, AE, AH, AO, A99.
- (h) *Limitations of below BFE enclosure uses (if applicable). (i.e., parking, building access and limited storage only).*
- (i) *A statement, that all materials below BFE/RFPE must be flood resistant materials.*

(3) **Certification Requirements.**

(a) Elevation Certificates

- (i) An Elevation Certificate (FEMA Form 086-0-33) is required prior to the actual start of any new construction. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of the elevation of the reference level, in relation to NAVD 1988. The Floodplain Administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder prior to the beginning of construction. Failure to submit the certification or failure to make required corrections shall be cause to deny a floodplain development permit.
- (ii) *An Elevation Certificate (FEMA Form 086-0-33) is required after the reference level is established. Within seven (7) calendar days of establishment of the reference level elevation, it shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of the elevation of the reference level, in relation to NAVD 1988. Any work done within the seven (7) day calendar period and prior to submission of the certification shall be at the permit holder's risk. The Floodplain Administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further work being permitted to proceed. Failure to submit the certification or failure to make required corrections shall be cause to issue a stop-work order for the project.*
- (iii) A final Finished Construction Elevation Certificate (FEMA Form 086-0-33) is required after construction is completed and prior to Certificate of Compliance/Occupancy issuance. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of final as-built construction of the elevation of the reference level and all attendant utilities. The Floodplain

Administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to Certificate of Compliance/Occupancy issuance. In some instances, another certification may be required to certify corrected as-built construction. Failure to submit the certification or failure to make required corrections shall be cause to withhold the issuance of a Certificate of Compliance/Occupancy. *The Finished Construction Elevation Certificate certifier shall provide at least 2 photographs showing the front and rear of the building taken within 90 days from the date of certification. The photographs must be taken with views confirming the building description and diagram number provided in Section A. To the extent possible, these photographs should show the entire building including foundation. If the building has split-level or multi-level areas, provide at least 2 additional photographs showing side views of the building. In addition, when applicable, provide a photograph of the foundation showing a representative example of the flood openings or vents. All photographs must be in color and measure at least 3" × 3". Digital photographs are acceptable.*

(b) Floodproofing Certificate

- (i) If non-residential floodproofing is used to meet the Regulatory Flood Protection Elevation requirements, a Floodproofing Certificate (FEMA Form 086-0-34), with supporting data, an operational plan, and an inspection and maintenance plan are required prior to the actual start of any new construction. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of the floodproofed design elevation of the reference level and all attendant utilities, in relation to NAVD 1988. Floodproofing certification shall be prepared by or under the direct supervision of a professional engineer or architect and certified by same. The Floodplain Administrator shall review the certificate data, the operational plan, and the inspection and maintenance plan. Deficiencies detected by such review shall be corrected by the applicant prior to permit approval. Failure to submit the certification or failure to make required corrections shall be cause to deny a Floodplain Development Permit. Failure to construct in accordance with the certified design shall be cause to withhold the issuance of a Certificate of Compliance/Occupancy.
 - (ii) A final Finished Construction Floodproofing Certificate (FEMA Form 086-0-34), with supporting data, an operational plan, and an inspection and maintenance plan are required prior to the issuance of a Certificate of Compliance/Occupancy. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of the floodproofed design elevation of the reference level and all attendant utilities, in relation to NAVD 1988. Floodproofing certificate shall be prepared by or under the direct supervision of a professional engineer or architect and certified by same. The Floodplain Administrator shall review the certificate data, the operational plan, and the inspection and maintenance plan. Deficiencies detected by such review shall be corrected by the applicant prior to Certificate of Occupancy. Failure to submit the certification or failure to make required corrections shall be cause to deny a Floodplain Development Permit. Failure to construct in accordance with the certified design shall be cause to deny a Certificate of Compliance/Occupancy.
- (c) If a manufactured home is placed within Zones A, AE, AH, AO, A99 and the elevation of the chassis is more than 36 inches in height above grade, an engineered foundation certification is required in accordance with the provisions of Article 5, Section B(3)(b).
- (d) If a watercourse is to be altered or relocated, a description of the extent of watercourse alteration or relocation; a professional engineer's certified report on the effects of the proposed project on the flood-carrying capacity of the watercourse and the effects to properties located both upstream and downstream; and a map showing the location of the proposed watercourse alteration or relocation shall all be submitted by the permit applicant prior to issuance of a floodplain development permit.
- (e) Certification Exemptions. The following structures, if located within Zones A, AE, AH, AO, A99, are exempt from the elevation/floodproofing certification requirements specified in items (a) and (b) of this subsection:
- (i) Recreational Vehicles meeting requirements of Article 5, Section B(6)(a);
 - (ii) Temporary Structures meeting requirements of Article 5, Section B(7); and
 - (iii) Accessory Structures that are 150 square feet or less or \$3,000 or less and meeting requirements of

(4) **Determinations for existing buildings and structures.**

For applications for building permits to improve buildings and structures, including alterations, movement, enlargement, replacement, repair, change of occupancy, additions, rehabilitations, renovations, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the Floodplain Administrator, in coordination with the Building Official, shall:

- (a) Estimate the market value, or require the applicant to obtain an appraisal of the market value prepared by a qualified independent appraiser, of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made;
- (b) Compare the cost to perform the improvement, the cost to repair a damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, if applicable, to the market value of the building or structure;
- (c) Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage; and
- (d) Notify the applicant if it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood resistant construction requirements of the NC Building Code and this ordinance is required.

SECTION C. DUTIES AND RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR.

The Floodplain Administrator shall perform, but not be limited to, the following duties:

- (1) Review all floodplain development applications and issue permits for all proposed development within Special Flood Hazard Areas to assure that the requirements of this ordinance have been satisfied.
- (2) Review all proposed development within Special Flood Hazard Areas to assure that all necessary local, state and federal permits have been received, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.
- (3) Notify adjacent communities and the North Carolina Department of Public Safety, Division of Emergency Management, State Coordinator for the National Flood Insurance Program prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency (FEMA).
- (4) Assure that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is maintained.
- (5) Prevent encroachments into floodways and non-encroachment areas unless the certification and flood hazard reduction provisions of Article 5, Section F are met.
- (6) Obtain actual elevation (in relation to NAVD 1988) of the reference level (including basement) and all attendant utilities of all new and substantially improved structures, in accordance with the provisions of Article 4, Section B(3).
- (7) Obtain actual elevation (in relation to NAVD 1988) to which all new and substantially improved structures and utilities have been floodproofed, in accordance with the provisions of Article 4, Section B(3).
- (8) Obtain actual elevation (in relation to NAVD 1988) of all public utilities in accordance with the provisions of Article 4, Section B(3).

- (9) When floodproofing is utilized for a particular structure, obtain certifications from a registered professional engineer or architect in accordance with the provisions of Article 4, Section B(3) and Article 5, Section B(2).
- (10) Where interpretation is needed as to the exact location of boundaries of the Special Flood Hazard Areas, floodways, or non-encroachment areas (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this article.
- (11) When BFE data has not been provided in accordance with the provisions of Article 3, Section B, obtain, review, and reasonably utilize any BFE data, along with floodway data or non-encroachment area data available from a federal, state, or other source, including data developed pursuant to Article 5, Section D(2)(c), in order to administer the provisions of this ordinance.
- (12) When BFE data is provided but no floodway or non-encroachment area data has been provided in accordance with the provisions of Article 3, Section B, obtain, review, and reasonably utilize any floodway data or non-encroachment area data available from a federal, state, or other source in order to administer the provisions of this ordinance.
- (13) When the lowest floor and the lowest adjacent grade of a structure or the lowest ground elevation of a parcel in a Special Flood Hazard Area is above the BFE, advise the property owner of the option to apply for a Letter of Map Amendment (LOMA) from FEMA. Maintain a copy of the LOMA issued by FEMA in the floodplain development permit file.
- (14) Permanently maintain all records that pertain to the administration of this ordinance and make these records available for public inspection, recognizing that such information may be subject to the Privacy Act of 1974, as amended.
- (15) Make on-site inspections of work in progress. As the work pursuant to a floodplain development permit progresses, the Floodplain Administrator shall make as many inspections of the work as may be necessary to ensure that the work is being done according to the provisions of the local ordinance and the terms of the permit. In exercising this power, the Floodplain Administrator has a right, upon presentation of proper credentials, to enter on any premises within the jurisdiction of the community at any reasonable hour for the purposes of inspection or other enforcement action.
- (16) Issue stop-work orders as required. Whenever a building or part thereof is being constructed, reconstructed, altered, or repaired in violation of this ordinance, the Floodplain Administrator may order the work to be immediately stopped. The stop-work order shall be in writing and directed to the person doing or in charge of the work. The stop-work order shall state the specific work to be stopped, the specific reason(s) for the stoppage, and the condition(s) under which the work may be resumed. Violation of a stop-work order constitutes a misdemeanor.
- (17) Revoke floodplain development permits as required. The Floodplain Administrator may revoke and require the return of the floodplain development permit by notifying the permit holder in writing stating the reason(s) for the revocation. Permits shall be revoked for any substantial departure from the approved application, plans, and specifications; for refusal or failure to comply with the requirements of State or local laws; or for false statements or misrepresentations made in securing the permit. Any floodplain development permit mistakenly issued in violation of an applicable State or local law may also be revoked.
- (18) Make periodic inspections throughout the Special Flood Hazard Areas within the jurisdiction of the community. The Floodplain Administrator and each member of his or her inspections department shall have a right, upon presentation of proper credentials, to enter on any premises within the territorial jurisdiction of the department at any reasonable hour for the purposes of inspection or other enforcement action.
- (19) Follow through with corrective procedures of Article 4, Section D.
- (20) Review, provide input, and make recommendations for variance requests.
- (21) Maintain a current map repository to include, but not limited to, historical and effective FIS Report, historical and effective FIRM and other official flood maps and studies adopted in accordance with the provisions of Article 3, Section B of this ordinance, including any revisions thereto including Letters of Map Change, issued by FEMA. Notify State and FEMA of mapping needs.

- (22) Coordinate revisions to FIS reports and FIRMs, including Letters of Map Revision Based on Fill (LOMR-Fs) and Letters of Map Revision (LOMRs).

SECTION D. CORRECTIVE PROCEDURES.

- (1) Violations to be corrected: When the Floodplain Administrator finds violations of applicable state and local laws; it shall be his or her duty to notify the owner or occupant of the building of the violation. The owner or occupant shall immediately remedy each of the violations of law cited in such notification.
- (2) Actions in Event of Failure to Take Corrective Action: If the owner of a building or property shall fail to take prompt corrective action, the Floodplain Administrator shall give the owner written notice, by certified or registered mail to the owner's last known address or by personal service, stating:
- (a) That the building or property is in violation of the floodplain management regulations;
 - (b) That a hearing will be held before the Floodplain Administrator at a designated place and time, not later than ten (10) days after the date of the notice, at which time the owner shall be entitled to be heard in person or by counsel and to present arguments and evidence pertaining to the matter; and
 - (c) That following the hearing, the Floodplain Administrator may issue an order to alter, vacate, or demolish the building; or to remove fill as applicable.
- (3) Order to Take Corrective Action: If, upon a hearing held pursuant to the notice prescribed above, the Floodplain Administrator shall find that the building or development is in violation of the Flood Damage Prevention Ordinance, he or she shall issue an order in writing to the owner, requiring the owner to remedy the violation within a specified time period, not less than sixty (60) calendar days, nor more than one-hundred-eighty (180) calendar days. Where the Floodplain Administrator finds that there is imminent danger to life or other property, he or she may order that corrective action be taken in such lesser period as may be feasible.
- (4) Appeal: Any owner who has received an order to take corrective action may appeal the order to the local elected governing body by giving notice of appeal in writing to the Floodplain Administrator and the clerk within ten (10) days following issuance of the final order. In the absence of an appeal, the order of the Floodplain Administrator shall be final. The local governing body shall hear an appeal within a reasonable time and may affirm, modify and affirm, or revoke the order.
- (5) Failure to Comply with Order: If the owner of a building or property fails to comply with an order to take corrective action for which no appeal has been made or fails to comply with an order of the governing body following an appeal, the owner shall be guilty of a Class 1 misdemeanor pursuant to NC G.S. § 143-215.58 and shall be punished at the discretion of the court.

SECTION E. VARIANCE PROCEDURES.

- (1) The Board of Adjustment as established by the Board of Commissioners of Stanly County, hereinafter referred to as the "appeal board", shall hear and decide requests for variances from the requirements of this ordinance.
- (2) Any person aggrieved by the decision of the appeal board may appeal such decision to the Court, as provided in Chapter 7A of the North Carolina General Statutes.
- (3) Variances may be issued for:
- (a) The repair or rehabilitation of historic structures upon the determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and that the variance is the minimum necessary to preserve the historic character and design of the structure;
 - (b) Functionally dependent facilities if determined to meet the definition as stated in Article 2 of this ordinance, provided provisions of Article 4, Section E(9)(b), (c), and (e) have been satisfied, and such facilities are

protected by methods that minimize flood damages during the base flood and create no additional threats to public safety; or

- (c) Any other type of development provided it meets the requirements of this Section.
- (4) In passing upon variances, the appeal board shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this ordinance, and:
- (a) The danger that materials may be swept onto other lands to the injury of others;
 - (b) The danger to life and property due to flooding or erosion damage;
 - (c) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - (d) The importance of the services provided by the proposed facility to the community;
 - (e) The necessity to the facility of a waterfront location as defined under Article 2 of this ordinance as a functionally dependent facility, where applicable;
 - (f) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
 - (g) The compatibility of the proposed use with existing and anticipated development;
 - (h) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
 - (i) The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - (j) The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
 - (k) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.
- (5) A written report addressing each of the above factors shall be submitted with the application for a variance.
- (6) Upon consideration of the factors listed above and the purposes of this ordinance, the appeal board may attach such conditions to the granting of variances as it deems necessary to further the purposes and objectives of this ordinance.
- (7) Any applicant to whom a variance is granted shall be given written notice specifying the difference between the BFE and the elevation to which the structure is to be built and that such construction below the BFE increases risks to life and property, and that the issuance of a variance to construct a structure below the BFE may result in increased premium rates for flood insurance up to \$25 per \$100 of insurance coverage. Such notification shall be maintained with a record of all variance actions, including justification for their issuance.
- (8) The Floodplain Administrator shall maintain the records of all appeal actions and report any variances to the FEMA and the State of North Carolina upon request.
- (9) Conditions for Variances:
- (a) Variances shall not be issued when the variance will make the structure in violation of other federal, state, or local laws, regulations, or ordinances.
 - (b) Variances shall not be issued within any designated floodway or non-encroachment area if the variance would result in any increase in flood levels during the base flood discharge.
 - (c) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering

the flood hazard, to afford relief.

(d) Variances shall only be issued prior to development permit approval.

(e) Variances shall only be issued upon:

(i) A showing of good and sufficient cause;

(ii) A determination that failure to grant the variance would result in exceptional hardship; and

(iii) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

(10) A variance may be issued for solid waste disposal facilities or sites, hazardous waste management facilities, salvage yards, and chemical storage facilities that are located in Special Flood Hazard Areas provided that all of the following conditions are met.

(a) The use serves a critical need in the community.

(b) No feasible location exists for the use outside the Special Flood Hazard Area.

(c) The reference level of any structure is elevated or floodproofed to at least the Regulatory Flood Protection Elevation.

(d) The use complies with all other applicable federal, state and local laws.

(e) The County of Stanly has notified the Secretary of the North Carolina Department of Public Safety of its intention to grant a variance at least thirty (30) calendar days prior to granting the variance.

ARTICLE 5. PROVISIONS FOR FLOOD HAZARD REDUCTION.

SECTION A. GENERAL STANDARDS.

In all Special Flood Hazard Areas the following provisions are required:

(1) All new construction and substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse, and lateral movement of the structure.

(2) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage in accordance with the FEMA Technical Bulletin 2, *Flood Damage-Resistant Materials Requirements*.

(3) All new construction and substantial improvements shall be constructed by methods and practices that minimize flood damages.

(4) All new electrical, heating, ventilation, plumbing, air conditioning equipment, and other service equipment shall be located at or above the RFPE or designed and installed to prevent water from entering or accumulating within the components during the occurrence of the base flood. These include, but are not limited to, HVAC equipment, water softener units, bath/kitchen fixtures, ductwork, electric/gas meter panels/boxes, utility/cable boxes, hot water heaters, and electric outlets/switches.

(a) Replacements part of a substantial improvement, electrical, heating, ventilation, plumbing, air conditioning equipment, and other service equipment shall also meet the above provisions.

(b) Replacements that are for maintenance and not part of a substantial improvement, may be installed at the original location provided the addition and/or improvements only comply with the standards for new

construction consistent with the code and requirements for the original structure.

- (5) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.
- (6) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into flood waters.
- (7) On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.
- ~~(8) Any alteration, repair, reconstruction, or improvements to a structure, which is in compliance with the provisions of this ordinance, shall meet the requirements of "new construction" as contained in this ordinance.~~
- (8) Nothing in this ordinance shall prevent the repair, reconstruction, or replacement of a building or structure existing on the effective date of this ordinance and located totally or partially within the floodway, non-encroachment area, or stream setback, provided there is no additional encroachment below the Regulatory Flood Protection Elevation in the floodway, non-encroachment area, or stream setback, and provided that such repair, reconstruction, or replacement meets all of the other requirements of this ordinance.
- (9) New solid waste disposal facilities and sites, hazardous waste management facilities, salvage yards, and chemical storage facilities shall not be permitted, except by variance as specified in Article 4, Section E(10). A structure or tank for chemical or fuel storage incidental to an allowed use or to the operation of a water treatment plant or wastewater treatment facility may be located in a Special Flood Hazard Area only if the structure or tank is either elevated or floodproofed to at least the Regulatory Flood Protection Elevation and certified in accordance with the provisions of Article 4, Section B(3).
- (10) All subdivision proposals and other development proposals shall be consistent with the need to minimize flood damage.
- (11) All subdivision proposals and other development proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
- (12) All subdivision proposals and other development proposals shall have adequate drainage provided to reduce exposure to flood hazards.
- (13) All subdivision proposals and other development proposals shall have received all necessary permits from those governmental agencies for which approval is required by federal or state law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.
- (14) When a structure is partially located in a Special Flood Hazard Area, the entire structure shall meet the requirements for new construction and substantial improvements.
- (15) When a structure is located in multiple flood hazard zones or in a flood hazard risk zone with multiple base flood elevations, the provisions for the more restrictive flood hazard risk zone and the highest BFE shall apply.
- (16) Fill is prohibited in the SFHA, including construction of buildings on fill. This includes not approving Conditional Letters or Letters of Map Revision - Based on Fill (CLOMR-F or LOMR-F). **(maximum 280 CRS points possible)**

SECTION B. SPECIFIC STANDARDS.

In all Special Flood Hazard Areas where BFE data has been provided, as set forth in Article 3, Section B, or Article 5, Section D, the following provisions, in addition to the provisions of Article 5, Section A, are required:

- (1) Residential Construction. New construction and substantial improvement of any residential structure (including manufactured homes) shall have the reference level, including basement, elevated no lower than the Regulatory Flood Protection Elevation, as defined in Article 2 of this ordinance.
- (2) Non-Residential Construction. New construction and substantial improvement of any commercial, industrial, or other non-residential 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 Zones A, AE, AH, AO, A99 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 I (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.
- (3) Manufactured Homes.
 - (a) New and replacement manufactured 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.
 - (b) Manufactured homes shall be securely anchored to an adequately anchored foundation to resist flotation, collapse, and lateral movement, either by certified engineered foundation system, or in accordance with the most current edition of the State of North Carolina Regulations for Manufactured Homes adopted by the Commissioner of Insurance pursuant to NCGS 143-143.15. Additionally, when the elevation would be met by an elevation of the chassis thirty-six (36) inches or less above the grade at the site, the chassis shall be supported by reinforced piers or engineered foundation. When the elevation of the chassis is above thirty-six (36) inches in height, an engineering certification is required.
 - (c) All enclosures or skirting below the lowest floor shall meet the requirements of Article 5, Section B(4).
 - (d) An evacuation plan must be developed for evacuation of all residents of all new, substantially improved or substantially damaged manufactured home parks or subdivisions located within flood prone areas. This plan shall be filed with and approved by the Floodplain Administrator and the local Emergency Management Coordinator.
- (4) Elevated Buildings. Fully enclosed area, of new construction and substantially improved structures, which is below the lowest floor:
 - (a) Shall not be designed or used for human habitation, but shall only be used for parking of vehicles, building access, or limited storage of maintenance equipment used in connection with the premises. Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment (standard exterior door), or entry to the living area (stairway or elevator). The interior portion of such enclosed area shall not be finished or partitioned into separate rooms, except to enclose storage areas;
 - (b) Shall not be temperature-controlled or conditioned;
 - (c) Shall be constructed entirely of flood resistant materials at least to the Regulatory Flood Protection Elevation; and
 - (d) Shall include, in Zones A, AE, AH, AO, A99 flood openings to automatically equalize hydrostatic flood forces on walls by allowing for the entry and exit of floodwaters. To meet this requirement, the openings must either be certified by a professional engineer or architect or meet or exceed the following minimum design criteria:
 - (i) A minimum of two flood openings on different sides of each enclosed area subject to flooding;
 - (ii) The total net area of all flood openings must be at least one (1) square inch for each square foot of

enclosed area subject to flooding;

- (iii) If a building has more than one enclosed area, each enclosed area must have flood openings to allow floodwaters to automatically enter and exit;
- (iv) The bottom of all required flood openings shall be no higher than one (1) foot above the higher of the interior or exterior adjacent grade;
- (v) Flood openings may be equipped with screens, louvers, or other coverings or devices, provided they permit the automatic flow of floodwaters in both directions; and
- (vi) Enclosures made of flexible skirting are not considered enclosures for regulatory purposes, and, therefore, do not require flood openings. Masonry or wood underpinning, regardless of structural status, is considered an enclosure and requires flood openings as outlined above.

(5) Additions/Improvements.

- (a) Additions and/or improvements to pre-FIRM structures when the addition and/or improvements in combination with any interior modifications to the existing structure are:
 - (i) Not a substantial improvement, the addition and/or improvements must be designed to minimize flood damages and must not be any more non-conforming than the existing structure.
 - (ii) A substantial improvement, with modifications/rehabilitations/improvements to the existing structure or the common wall is structurally modified more than installing a doorway, both the existing structure and the addition must comply with the standards for new construction.
- (b) Additions to pre-FIRM or post-FIRM structures that are a substantial improvement with no modifications/rehabilitations/improvements to the existing structure other than a standard door in the common wall, shall require only the addition to comply with the standards for new construction.
- (c) Additions and/or improvements to post-FIRM structures when the addition and/or improvements in combination with any interior modifications to the existing structure are:
 - (i) Not a substantial improvement, the addition and/or improvements only must comply with the standards for new construction consistent with the code and requirements for the original structure.
 - (ii) A substantial improvement, both the existing structure and the addition and/or improvements must comply with the standards for new construction.
- (d) Any combination of repair, reconstruction, rehabilitation, addition or improvement of a building or structure taking place during a one (1) year period, the cumulative cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started must comply with the standards for new construction. For each building or structure, the one (1) year period begins on the date of the first improvement or repair of that building or structure subsequent to the effective date of this ordinance. Substantial damage also means flood-related damage sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred. *(The repetitive loss portion is OPTIONAL, but will be required for flood insurance policy holders to be eligible for Increased Cost of Compliance (ICC) benefits for repetitive losses.)* If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The requirement does not, however, include either:
 - (i) Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assume safe living conditions.
 - (ii) Any alteration of a historic structure provided that the alteration will not preclude the structure's

continued designation as a historic structure.

- (6) Recreational Vehicles. Recreational vehicles shall either:
- (a) Temporary Placement
 - (i) Be on site for fewer than 180 consecutive days; or
 - (ii) Be fully licensed and ready for highway use. (A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities, and has no permanently attached additions.)
 - (b) Permanent Placement. Recreational vehicles that do not meet the limitations of Temporary Placement shall meet all the requirements for new construction.
- (7) Temporary Non-Residential Structures. Prior to the issuance of a floodplain development permit for a temporary structure, the applicant must submit to the Floodplain Administrator a plan for the removal of such structure(s) in the event of a hurricane, flash flood or other type of flood warning notification. The following information shall be submitted in writing to the Floodplain Administrator for review and written approval:
- (a) A specified time period for which the temporary use will be permitted. Time specified may not exceed three (3) months, renewable up to one (1) year;
 - (b) The name, address, and phone number of the individual responsible for the removal of the temporary structure;
 - (c) The time frame prior to the event at which a structure will be removed (i.e., minimum of 72 hours before landfall of a hurricane or immediately upon flood warning notification);
 - (d) A copy of the contract or other suitable instrument with the entity responsible for physical removal of the structure; and
 - (e) Designation, accompanied by documentation, of a location outside the Special Flood Hazard Area, to which the temporary structure will be moved.
- (8) Accessory Structures. When accessory structures (sheds, detached garages, etc.) are to be placed within a Special Flood Hazard Area, the following criteria shall be met:
- (a) Accessory structures shall not be used for human habitation (including working, sleeping, living, cooking or restroom areas);
 - (b) Accessory structures shall not be temperature-controlled;
 - (c) Accessory structures shall be designed to have low flood damage potential;
 - (d) Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters;
 - (e) Accessory structures shall be firmly anchored in accordance with the provisions of Article 5, Section A(1);
 - (f) All service facilities such as electrical shall be installed in accordance with the provisions of Article 5, Section A(4); and
 - (g) Flood openings to facilitate automatic equalization of hydrostatic flood forces shall be provided below Regulatory Flood Protection Elevation in conformance with the provisions of Article 5, Section B(4)(d).

An accessory structure with a footprint less than one-hundred-fifty (150) square feet or that is a minimal investment of \$3,000 or less and satisfies the criteria outlined above is not required to meet the elevation or floodproofing standards of Article 5, Section B (2). Elevation or floodproofing certifications are required for all other accessory structures in

accordance with Article 4, Section B(3).

- (9) Tanks. When gas and liquid storage tanks are to be placed within a Special Flood Hazard Area, the following criteria shall be met:
- (a) Underground tanks. Underground tanks in flood hazard areas shall be anchored to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty;
 - (b) Above-ground tanks, elevated. Above-ground tanks in flood hazard areas shall be elevated to or above the Regulatory Flood Protection Elevation on a supporting structure that is designed to prevent flotation, collapse or lateral movement during conditions of the design flood. Tank-supporting structures shall meet the foundation requirements of the applicable flood hazard area;
 - (c) Above-ground tanks, not elevated. Above-ground tanks that do not meet the elevation requirements of Section B (2) of this ordinance shall be permitted in flood hazard areas provided the tanks are designed, constructed, installed, and anchored to resist all flood-related and other loads, including the effects of buoyancy, during conditions of the design flood and without release of contents in the floodwaters or infiltration by floodwaters into the tanks. Tanks shall be designed, constructed, installed, and anchored to resist the potential buoyant and other flood forces acting on an empty tank during design flood conditions.
 - (d) Tank inlets and vents. Tank inlets, fill openings, outlets and vents shall be:
 - (i) At or above the Regulatory Flood Protection Elevation or fitted with covers designed to prevent the inflow of floodwater or outflow of the contents of the tanks during conditions of the design flood; and
 - (ii) Anchored to prevent lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the design flood.
- (10) Other Development.
- (a) Fences in regulated floodways and NEAs that have the potential to block the passage of floodwaters, such as stockade fences and wire mesh fences, shall meet the limitations of Article 5, Section F of this ordinance.
 - (b) Retaining walls, sidewalks and driveways in regulated floodways and NEAs. Retaining walls and sidewalks and driveways that involve the placement of fill in regulated floodways shall meet the limitations of Article 5, Section F of this ordinance.
 - (c) Roads and watercourse crossings in regulated floodways and NEAs. Roads and watercourse crossings, including roads, bridges, culverts, low-water crossings and similar means for vehicles or pedestrians to travel from one side of a watercourse to the other side, that encroach into regulated floodways shall meet the limitations of Article 5, Section F of this ordinance.

SECTION C. RESERVED.

SECTION D. STANDARDS FOR FLOODPLAINS WITHOUT ESTABLISHED BASE FLOOD ELEVATIONS.

Within the Special Flood Hazard Areas designated as Approximate Zone A and established in Article 3, Section B, where no BFE data has been provided by FEMA, the following provisions, in addition to the provisions of Article 5, Section A, shall apply:

- (1) No encroachments, including fill, new construction, substantial improvements or new development shall be permitted within a distance of twenty (20) feet each side from top of bank or five times the width of the stream, whichever is greater, unless certification with supporting technical data by a registered professional engineer is provided demonstrating that such encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.
- (2) The BFE used in determining the Regulatory Flood Protection Elevation shall be determined based on the following criteria:
 - (a) When BFE data is available from other sources, all new construction and substantial improvements within such areas shall also comply with all applicable provisions of this ordinance and shall be elevated or floodproofed in accordance with standards in Article 5, Sections A and B.
 - (b) When floodway or non-encroachment data is available from a Federal, State, or other source, all new construction and substantial improvements within floodway and non-encroachment areas shall also comply with the requirements of Article 5, Sections B and F.
 - (c) All subdivision, manufactured home park and other development proposals shall provide BFE data if development is greater than five (5) acres or has more than fifty (50) lots/manufactured home sites. Such BFE data shall be adopted by reference in accordance with Article 3, Section B and utilized in implementing this ordinance.
 - (d) When BFE data is not available from a Federal, State, or other source as outlined above, the reference level shall be elevated or floodproofed (nonresidential) to or above the Regulatory Flood Protection Elevation, as defined in Article 2. All other applicable provisions of Article 5, Section B shall also apply.

SECTION E. STANDARDS FOR RIVERINE FLOODPLAINS WITH BASE FLOOD ELEVATIONS BUT WITHOUT ESTABLISHED FLOODWAYS OR NON-ENCROACHMENT AREAS.

Along rivers and streams where BFE data is provided by FEMA or is available from another source but neither floodway nor non-encroachment areas are identified for a Special Flood Hazard Area on the FIRM or in the FIS report, the following requirements shall apply to all development within such areas:

- (1) Standards of Article 5, Sections A and B; and
- (2) Until a regulatory floodway or non-encroachment area is designated, no encroachments, including fill, new construction, substantial improvements, or other development, shall be permitted unless certification with supporting technical data by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the community.

SECTION F. FLOODWAYS AND NON-ENCROACHMENT AREAS.

Areas designated as floodways or non-encroachment areas are located within the Special Flood Hazard Areas established in Article 3, Section B. The floodways and non-encroachment areas are extremely hazardous areas due to the velocity of floodwaters that have erosion potential and carry debris and potential projectiles. The following provisions, in addition to standards outlined in Article 5, Sections A and B, shall apply to all development within such areas:

- (1) No encroachments, including fill, new construction, substantial improvements and other developments shall be permitted unless:
 - (a) It is demonstrated that the proposed encroachment would not result in any increase in the flood levels during the occurrence of the base flood discharge, based on hydrologic and hydraulic analyses performed in accordance with standard engineering practice and presented to the Floodplain Administrator prior to issuance of floodplain development permit; or

- (b) A Conditional Letter of Map Revision (CLOMR) has been approved by FEMA. A Letter of Map Revision (LOMR) must also be obtained within six months of completion of the proposed encroachment.
- (2) If Article 5, Section F(1) is satisfied, all development shall comply with all applicable flood hazard reduction provisions of this ordinance.
- (3) Manufactured homes may be permitted provided the following provisions are met:
 - (a) The anchoring and the elevation standards of Article 5, Section B(3); and
 - (b) The encroachment standards of Article 5, Section F(1).

SECTION G. STANDARDS FOR AREAS OF SHALLOW FLOODING (ZONE AO).

Located within the Special Flood Hazard Areas established in Article 3, Section B, are areas designated as shallow flooding areas. These areas have special flood hazards associated with base flood depths of one (1) to three (3) feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate. In addition to Article 5, Sections A and B, all new construction and substantial improvements shall meet the following requirements:

- (1) The reference level shall be elevated at least as high as the depth number specified on the Flood Insurance Rate Map (FIRM), in feet, plus a freeboard of two (2) feet, above the highest adjacent grade; or at least two (2) feet above the highest adjacent grade if no depth number is specified.
- (2) Non-residential structures may, in lieu of elevation, be floodproofed to the same level as required in Article 5, Section I(1) so that the structure, together with attendant utility and sanitary facilities, below that level shall be watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Certification is required in accordance with Article 4, Section B(3) and Article 5, Section B(2).
- (3) Adequate drainage paths shall be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

SECTION H. STANDARDS FOR AREAS OF SHALLOW FLOODING (ZONE AH).

Located within the Special Flood Hazard Areas established in Article 3, Section B, are areas designated as shallow flooding areas. These areas are subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are one (1) to three (3) feet. Base Flood Elevations are derived from detailed hydraulic analyses are shown in this zone. In addition to Article 5, Sections A and B, all new construction and substantial improvements shall meet the following requirements:

- (1) Adequate drainage paths shall be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

ARTICLE 6. LEGAL STATUS PROVISIONS.

SECTION A. EFFECT ON RIGHTS AND LIABILITIES UNDER THE EXISTING FLOOD DAMAGE PREVENTION ORDINANCE.

This ordinance in part comes forward by re-enactment of some of the provisions of the Flood Damage Prevention Ordinance enacted February 2, 1987 as amended, and it is not the intention to repeal but rather to re-enact and continue to enforce without interruption of such existing provisions, so that all rights and liabilities that have accrued thereunder are reserved and may be enforced. The enactment of this ordinance shall not affect any action, suit or proceeding instituted or pending. All provisions of the Flood Damage Prevention Ordinance of Stanly County enacted on February 2, 1987, as amended, which are not reenacted herein are repealed.

The date of the initial Flood Damage Prevention Ordinance for each municipal jurisdiction within Stanly County is as follows:

City of Albemarle, dated November 23, 1981
Town of Badin, dated May 13, 1997
City of Locust, dated September 5, 2002
Village of Misenheimer, dated September 3, 2008
Town of New London, dated September 21, 2000
Town of Norwood, dated September 13, 1999
Town of Oakboro, dated October 2, 2000
Town of Red Cross, dated September 3, 2008
Town of Richfield, dated September 21, 2000
Town of Stanfield, dated September 21, 2000

SECTION B. EFFECT UPON OUTSTANDING FLOODPLAIN DEVELOPMENT PERMITS.

Nothing herein contained shall require any change in the plans, construction, size, or designated use of any development or any part thereof for which a floodplain development permit has been granted by the Floodplain Administrator or his or her authorized agents before the time of passage of this ordinance; provided, however, that when construction is not begun under such outstanding permit within a period of six (6) months subsequent to the date of issuance of the outstanding permit, construction or use shall be in conformity with the provisions of this ordinance.

SECTION C. SEVERABILITY.

If any section, clause, sentence, or phrase of the Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this Ordinance.

SECTION D. EFFECTIVE DATE.

This ordinance shall become effective this the 1st day of October 2018.

SECTION E. ADOPTION CERTIFICATION.

I hereby certify that this is a true and correct copy of the Flood Damage Prevention Ordinance as adopted by the Board of County Commissioners of Stanly County, North Carolina, on the 1st day of October, 2018.

WITNESS my hand and the official seal of Tyler Brummit, County Clerk of Stanly County, this the 1st day of October, 2018.

Tyler Brummit, County Clerk



Stanly County Planning Board September 10, 2018 - Meeting Minutes

Call to Order

Chairman Robert Loflin called the meeting to order on September 10, 2018, at 7:00 p.m. in the Commons Meeting Room at 1000 N First Street, Albemarle, North Carolina. Bob Remsburg served as Clerk of the meeting.

Chair Loflin asked Mr. Remsburg to call the roll.

Stanly County Planning Board Members Attending

Terry Smith, Vice-Chair

Robert Davis

Robert Loflin, Jr., Chair

John Eckman, III

Frank Sparger

Ned Stallings

Planning Board Members Absent:

Kevin Brickman

Stanly County Planning Staff Attending

Bob Remsburg, Planner I

Michael Sandy, Planning Director

Others Present: Lee Allen, Shaun Huneycutt and Wayne Pigg registered to speak. Several property owners and others were present.

The Chair invited the board to review the minutes of the previous meeting which was held on August 14, 2018.

Motion: Terry Smith made a motion to approve the August 14, 2018 minutes as written.

Second: Bob Davis seconded the motion.

Action: The Board unanimously approved the motion.

Chair Loflin announced the purpose of this meeting was to consider two requests to rezone, one request to apply a Solar Electric Power Generating System Overlay District to parcels in the county and a revision to the Flood Damage Prevention Ordinance.

The chair introduced the first case:

ZA 18-08 Peter Horwath requests rezoning a 1.7 acre tract owned by Joseph A. Hatley and located at 24897 S. Business 52 Hwy, Albemarle from NB(Neighborhood Business) to M1(Light Industrial). Tax Record #24353; PIN 654702578969

Mr. Loflin invited Mr. Remsburg to report on Case ZA 18-08.

Mr. Remsburg shared the following using maps in a power point presentation:

Peter Horwath requests that 1.7 acres owned by Joseph A. Hatley and located at 24897 S. Business 52 Hwy, Albemarle, be rezoned to M1(Light Industrial). The property is currently

The board had a brief discussion about the merits of the rezoning.

There being no further comments, Chair Loflin invited the Board members to offer a motion.

Motion: Frank Sparger made a motion to recommend that the Board of County Commissioners approve the rezoning of the 1.7 acres tract located at 24897 S. Business 52 highway from NB(Neighborhood Business) to M1(Light Industrial) because it is located in a growth area and would add to the economic health of the county.

Second: John Eckman seconded the motion.

Action: The Board unanimously approved this motion.

The chair advised that the request to change the zoning on the lots will now go before the Board of Commissioners at their October 1, 2018 meeting at 6:00 PM.

The chair introduced the second case:

ZA 18-09 Stony Gap Properties requests rezoning a 5.24 acre tract located at the corner of Stony Gap Road, Bailey Road and NC 24/27/73 Highway, Albemarle from RA(Residential Agricultural) to GB(General Business) Tax Record #16599, PIN 656701079409.

The chair requested that Mr. Remsburg present the second case, ZA18-09.

Mr. Remsburg shared the following using maps in a power point presentation:

Stony Gap Properties requests that 5.24 acres located on the southeast corner of Stony Gap Road and NC 24/27/73(Troy Road), Albemarle, be rezoned to GB(General Business). The property is currently zoned RA(Residential Agricultural). The lots surrounding this property are mostly zoned Residential Agricultural. Other GB areas are located along this section of NC 24/27/73, including a parcel rezoned to GB in December 2017.

The GB districts are “generally located on the fringe of highways leading out of urban commercial areas. They dispense retail goods and services to the community and provide space for wholesaling and warehousing activities.” See Section 610 of the Stanly County Zoning Ordinance for a list of all potential uses.

This parcel is currently wooded with pine and hardwood trees. It has access to NC 24/27/73, Stony Gap Road and a small section of Bailey Road. The property is located in a growth area per the 2010 Stanly County Land-Use Plan. Traffic on NC 24/27/73 in this area averages 12,000 vehicles per day according to the 2016 NCDOT traffic count. The traffic count along Stony Gap Road is 730 vehicles per day according to 2016 data. There is no data available for Bailey Road, but it is primarily minor local traffic.

Planning staff recommends approval of this request since this property is located in a growth area and has the potential to be economically beneficial to the county.

Chair Loflin invited Mr. Joel Mauldin, II, owner of the property to speak concerning this request.

Mr. Mauldin came forward and shared that he had decided that with the upcoming highway change something should be done with some of the property which has been in his family for 100 years. He does not want to be intrusive because of the sensitive nature of the highway

zoned Residential Agricultural. Other GB areas are located along this section of NC 24/27/73, including a parcel rezoned to GB in December 2017.

The GB districts are “generally located on the fringe of highways leading out of urban commercial areas. They dispense retail goods and services to the community and provide space for wholesaling and warehousing activities.” See Section 610 of the Stanly County Zoning Ordinance for a list of all potential uses.

This parcel is currently mostly wooded with pine and hardwood trees. A couple of acres of cleared property are located near the intersection. It has approximately 850 feet of road frontage on NC 24/27/73 and 500 feet of frontage on Dunlap Road. Approximately 10.5 acres of the property along NC 24/27/73 is located in a growth area per the 2010 Stanly County Land-Use Plan. The growth area follows NC 24/27/73 for a depth from the old right of way of 500 feet. Traffic on NC 24/27/73 in this area averages 12,000 vehicles per day according to the 2016 NCDOT traffic count. The traffic count along Dunlap Road is 120 vehicles per day according to 2015 data.

Planning staff recommends approval of this request since the major road frontage portion of this property is located in a growth area and has the potential to be economically beneficial to the county.

Chair Loflin invited Mr. Joel Mauldin, II, owner of the property to speak concerning this request.

Mr. Mauldin came forward and shared that he wanted to do something with this property that had been in the family for many years. The highway widening project will be taking 70-80 feet in front of the property preserving a ditch drainage area that will remain. He presented pictures showing a boat and camper storage facility similar to what he plans. This included a nicely developed entrance with brick columns and a wrought iron style fence. This would have one entrance on Dunlap Road and he would keep trees as a buffer. The boat and camper storage would be fenced in and include low-level LED lighting. Future plans may include a mini-storage facility added behind and covered single-story boat storage. The land begins to slope downward as you go north from NC 24/27/73. He would not use asphalt to begin to keep the land as pervious as possible. The area would be screened from the highway.

The Chair invited any others to come speak in favor of the request. No one came forward.

The Chair invited any to speak against the request. No one spoke against..

There being no further comments or discussion, Chair Loflin invited the Board members to offer a motion.

Motion: John Eckman made a motion to recommend that the Board of County Commissioners approve the rezoning request by Stony Gap Properties for 34.17 acres to GB(General Business) because it will provide services needed in the area and is located in a growth area.

Second: Frank Sparger seconded the motion.

Action: The Board voted unanimously to approve the motion.

The chair advised that the request to change the zoning on the lots will now go before the Board of Commissioners at their October 1, 2018 meeting at 6:00 PM.

Mr. Richter came forward and shared that Stanly Solar needed to add several parcels to the project. This would not increase the scope of the solar production, but would allow for the panels to be placed with fewer issues with topography and less removal of existing vegetation. Mr. Richter explained that the additional area for solar production amounted to approximately 50-60 acres of the McSwain property and 30 acres of the Efird property. He used a power point presentation to update the Board on how the layout would work and where the affected homes within 300 feet were located. He explained that those areas would receive a wider buffer as now required by the ordinance. Mr. Richter showed how the additional land would increase the anticipated tax revenue for the county based on over \$70 million in value. He reviewed the construction techniques and presented some information from the NC Clean Energy Technology Center from NC State. Estimated time for construction once the project is approved is 8-9 months.

The Chair invited any others to come speak in favor of the request.

Stephen Efird, property owner, came forward. He indicated that he and his wife had looked at other solar farms in Monroe and in Richmond County. The one in Richmond County had sheep grazing for vegetation control. They also saw one at the Rockingham Drag strip. The panels do not cause harm and there are no chemicals that cause problems. Mr. Efird will be living next door to the project and likes the idea of providing clean energy. The folks living nearby have expressed no problems to him with the development.

The Chair invited any to speak against the request.

Mr. Shaun Huneycutt, St. Martin Road, came forward. He first shared a letter from Nalan Efird who lives across St. Martin Road from the McSwains. Mr. Efird shared that he spends weekends in Stanly while maintaining a home during the week in Hickory. He was concerned about erosion control and the quality of water in Long Creek. He was concerned about damaged panels causing harm to the environment and concerned that the LLC might not be viable in the long term. He doesn't think the farms look good on the countryside and doesn't want them in the area. Mr. Efird was concerned about the legal rights requirement in the contract which is one reason he decided not to participate.

After reading Mr. Efird's letter, Mr. Huneycutt shared his concerns. He compared requirements for setbacks in Edgecombe County and emphasized that his biggest concern was that taxpayers would end up having to pay for removal and clean-up if the LLC walks away from the project. He was concerned about safety since his home is very close to the project and he has driven by a solar farm in another county with an unlocked gate. Some counties limit the height to 15' and Stanly allows up to 25'. He recommends that Stanly change their ordinance to be more like the Edgecombe and Northhampton ordinance and to follow the recommended model ordinance from NC State. He wonders why no environmental impact study is required. He is also concerned about electromagnetic radiation.

Mr. Remsburg asked to read a letter that had been sent from Dr. Sandra Efird Carter in opposition to the overlay district. Dr. Carter is an adjoining landowner to the Stephen Efird property and could not be present at the meeting. The chair authorized reading of the letter. Dr. Carter's letter expressed that she was concerned with the heritage of the rich farmlands, streams and wildlife of the area. Here is an excerpt from her letter:

"As an educator, I understand the benefits of green energy to our society. However, there is less benefit to our

ordinance include minimizing public expenditure for flood control projects, minimize the “need for rescue and relief efforts associated with flooding”, “minimize damage to private and public property due to flooding”, and to “maintain the natural and beneficial functions of floodplains”. Stanly County has participated in the NFIP and adopted its first Flood Damage Prevention Ordinance in 1983. This adoption will update the ordinance and continue participation in the NFIP. Due to the positive economic impact of regulating potential flood risks and the necessity of having this ordinance up-to-date, the Planning staff recommends approval.

The chair invited anyone present interested to speak for or against recommendation of the ordinance update. No one came forward.

Motion: Frank Sparger made a motion to recommend that the Board of County Commissioners update the Flood Damage Prevention Ordinance with the new language as proposed.

Second: John Eckman seconded the motion.

Action: The Board approved this motion by a unanimous vote.

The chair shared that the Flood Damage Prevention Ordinance will be considered for approval by the Stanly County Board of Commissioners at their October 1, 2018 meeting.

Adjournment

Chair Loflin asked if there was any additional business for the meeting. Hearing none, he asked for a motion to adjourn. Frank Sparger made the motion to adjourn with a second from Ned Stallings. The motion was approved.

The meeting was adjourned at 8:45 p.m.

Robert Loflin, Chairman

Robert Remsburg, Clerk



Stanly County Board of Commissioners

Meeting Date:
Presenter:

4

Consent Agenda | Regular Agenda

Presentation Equipment: Lectern PC* Lectern VCR Lectern DVD Document Camera** Laptop***

Please Provide a Brief Description of your Presentations format: _____

* PC is equipped with Windows XP and Microsoft Office XP (including Word, Excel, and PowerPoint), Internet connectivity and Network connectivity for County Employees.

** If you have need to use the Document Camera and zoom into a particular area, if possible please attach a copy of the document with the area indicated that you need to zoom into. A laser light is available to pinpoint your area of projection.

*** You can bring in a laptop that will allow video out to be connected at the lectern – set display to 60Mhz.

ITEM TO BE CONSIDERED

CONSENT AGENDA

- A. Minutes – Regular meeting of September 4, 2018 and special meeting of September 17, 2018.
- B. Utilities – Request approval of budget amendment # 2019-14.
- C. Library – Declare donated and withdrawn books as surplus and given to the Friends of the Library to be sold at the annual fall book sale in October.
- D. Finance – Request acceptance of the Monthly Financial Report for Two Months Ended August 31, 2018.
- E. Health Dept. – Request approval of budget amendment # 2019-15.

Request approval of the above items as presented.

Signature: _____

Date: _____

Dept. _____

Attachments: Yes _____ No x

Review Process

Certification of Action

	Approved		Initials
	Yes	No	
Finance Director	___	___	
Budget Amendment Necessary	___	___	
County Attorney	___	___	
County Manager	___	___	
Other:	___	___	

Certified to be a true copy of the action taken by the Stanly County Board of Commissioners on

Tyler Brummitt, Clerk to the Board Date

**STANLY COUNTY
BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
SEPTEMBER 4, 2018**

COMMISSIONERS PRESENT: Joseph Burleson, Chairman
Gene McIntyre, Vice Chairman
Scott Efird
Bill Lawhon (Arrived at 6:03 p.m.)
Janet K. Lowder
Ashley Morgan
Matthew Swain

COMMISSIONERS ABSENT: None

STAFF PRESENT: Andy Lucas, County Manager
Tyler Brummitt, Clerk
Jenny Furr, County Attorney

CALL TO ORDER

Chairman Burleson called the informal work session to order at 5:30 p.m.

The Board convened at 5:30 p.m. for an informal work session and returned to open session at 5:52 p.m. The Board then proceeded to the Commissioners Meeting Room for the remainder of the meeting.

CALL TO ORDER

Chairman Burleson called the regular meeting to order at 6:00 p.m. and welcomed everyone in attendance. He then gave the opening invocation and led the pledge of allegiance.

APPROVAL/ADJUSTMENTS TO THE AGENDA

By motion, Commissioner Swain requested that consent agenda item # 9 (E) – Approval of the vehicle tax refunds for August 2018 be pulled and added as item # 10 on the agenda. Commissioner Lowder seconded the motion which then passed by unanimous vote.

ITEM # 1 – RETIREMENT AWARD PRESENTATION

The Board recognized Mr. Glenn T. Misenheimer for his 30 years of service to the county and pending retirement on September 30, 2018.

ITEM # 2 – COOPERATIVE EXTENSION – PRESENTATION ON THE STATE OF AGRICULTURE IN STANLY COUNTY

Presenter: Samantha Foster, Extension Agent, Agriculture-Livestock

Ms. Foster gave a presentation on the state of agriculture in the Stanly County. She noted that although farming in the county has decreased over time, it still represents more than one-third of the total land use. In 2012, the total value of product sold was just over \$96.5 million with 34% being crop sales and 66% livestock sales. County farms also represent a wide array of farming enterprises with most being diversified to include livestock, poultry and commodity crops as well as farms that are engaged with niche markets such as grapes, Christmas trees, agri-tourism and aquaponics. Additionally, agricultural impacts also go beyond the farm to include employment of a diverse work force and creation of revenue through farm-related businesses and operations such as Rolling Hills Cotton Gin, Stanly County Livestock Market and multiple tractor, trailer, farm equipment and supply stores. Ms. Foster provided handouts which included an agricultural profile of the county including the number of farms, the market value of agricultural products produced and the type of crops as well.

The presentation was for information only and required no action.

ITEM # 3 – POLICY CHANGES REGARDING PROCUREMENT PROCEDURES FOR CONTRACTS USING FEDERAL FUNDS

Presenter: Toby Hinson, Finance Director

Mr. Hinson stated that recently the U. S. Office of Management & Budget made changes in the procurement process pertaining to county contracts which use federal funds to pay for services performed. He noted that for contracts and purchases which are not paid by federal funds the county's current policy will remain in effect. After a brief review of the policy changes, Mr. Hinson entertained questions from the Board. It was then requested the Board approve the amended policy.

By motion, Commissioner Efird moved to approve the new policy and was seconded by Vice Chairman McIntyre. The motion passed by a 7 – 0 vote.

ITEM # 4 – PLANNING & ZONING

Presenter: Michael Sandy, Planning Director

A. ZA 18-05 – Rezoning request for Oakmont Acquisitions

Oakmont Requisitions submitted a request to have 31 acres of a 57 acre tract located on Buster Road southwest of Lighthouse Road near Oakboro, and a 2.93 acre tract located at 16869 Buster Road (tax records # 862 and 10988) rezoned from RA (Residential Agricultural) to M2 (Heavy Industrial). The remaining acreage in the first tract is located within the Town of

Oakboro's zoning jurisdiction. An application for rezoning will also be submitted to Oakboro for approval of their section to M2. Planning staff recommends approval of this request since the property is located in a growth area and would be economically beneficial to the county. It was requested the Board hold the public hearing and then approve or deny the rezoning request.

With no questions from the Board, Chairman Burleson declared the public hearing open. During this time, Charles Brown, attorney for Oakmont Acquisitions came forward to speak in favor of the request. He also noted that Attorney Max Justice was in attendance on behalf of Oakmont Acquisitions as well.

With no one else coming forward to speak, the public hearing was closed.

Commissioner Lawhon moved to approve rezoning request ZA 18-05 adding that the rezoning will connect other parcels already zoned for industrial development. The motion was seconded by Commissioner Lowder and carried by unanimous vote.

B. ZA 18-06 – Rezoning request for Jason T. Gallagher

Presenter: Michael Sandy, Planning Director

Mr. Gallagher submitted an application to have 1.52 acres of a 4.25 acre tract located at 40136 Old Salisbury Road, New London, NC (tax record # 137663) rezoned from RA (Residential Agricultural) to HB (Highway Business). The purpose of the rezoning is for the construction and operation of a mini-storage facility. The Planning Board considered the request at their August 14, 2018 meeting and voted 4 – 2 to deny the request. It was requested the Board conduct the public hearing and then approve or deny the rezoning request.

Chairman Burleson declared the public hearing open. During this time the following individuals addressed the Board in favor of the request.

- Mr. Gallagher of New London, addressed the Board in favor of the rezoning request stating that he plans to build a 16 unit storage facility on the property.
- Chad Watson of Albemarle spoke in favor of the request adding that he doesn't feel that having the storage units in the area will result in an increase in crime as noted previously at the Planning Board meeting.

The following spoke in opposition to the rezoning request:

- Ronnie Burleson of New London noted concerns with spot zoning since there is no other commercial zoning of any kind found along Old Salisbury Road between Albemarle and Richfield. He also noted concerns with people breaking into the units which will result in an increase in crime for the area.

- Linda Gilbert of New London and nearby property owner expressed concerns with the storage facility being located in an area which is mostly residential and agricultural in nature.
- Jeff Gilbert of New London stated that if the rezoning is approved, he is concerned that additional commercial development will locate in the area.

With no one else coming forward to speak, the public hearing was closed.

Commissioner Morgan moved to deny rezoning request ZA 18-06 at this time. The motion was seconded by Vice Chairman McIntyre and passed by unanimous vote.

C. ZA 18-07 – Revised Language for the Solar Energy Power Generating System Overlay District, Section 618

Presenter: Bob Remsburg, Planner I

To address concerns raised by Board members related to the decommissioning process and to establish clear expectations on the information required from developers for submission to the Planning Department, Planning Board and County Commissioners, Mr. Remsburg introduced the draft language to revise Section 618 of the County’s zoning ordinance for Solar Electric Power Generating Systems. It was requested the Board conduct a public hearing on the proposed text amendment and then approve or deny it.

Chairman Burleson declared the public hearing open. With no one coming forward to speak for or against, the hearing was closed.

By motion Commissioner Efirm moved to approve the text amendment as presented. The motion was seconded by Vice Chairman McIntyre and carried by a 7 – 0 vote.

ITEM # 5 – ECONOMIC DEVELOPMENT

Presenter: Andy Lucas, County Manager

A. Public Hearing – Economic Development Incentive Grant

For Board consideration, the County Manager stated that an existing manufacturing company in Albemarle has plans to expand operations through an investment of \$4.26 million and create 44 new jobs over an eight (8) year period. It was requested the Board hold a public hearing and either approve or deny a 75% property tax incentive grant for the eight (8) year period.

Chairman Burleson declared the public hearing open. With no one coming forward, the hearing was closed.

Vice Chairman McIntyre moved to approve the property tax incentive as requested. Commissioner Swain seconded the motion which passed by unanimous vote.

B. Public Hearing – Economic Development Incentive Grant

The County proposed a five (5) year property tax incentive grant for the expansion of an existing manufacturing company in Albemarle which has plans to expand operations by investing \$1.3 million and create five (5) new jobs. It was requested the Board hold a public hearing and either approve or deny a 35% property tax incentive grant for a five (5) year period.

Chairman Burleson declared the public hearing open. With no one coming forward, the hearing was closed.

Commissioner Lawhon moved to approve the property tax incentive grant as requested and was seconded by Commissioner Morgan. The motion passed by unanimous vote. .

C. EDC Project Management – Budget Amendment & Contract

The EDC is currently coordinating with the EDPNC on a potential project named Project Blue Sky. Given the size, complexity and competitive nature of this project, it was recommended the County appropriate additional funds to contract with a qualified and experienced firm or professional to provide the necessary project management. An RFP was issued mid-August for these services and it is anticipated that at least 3 firms will respond. Based on existing market rates, staff stipulated a not to exceed budget amount of \$125,000 for the remainder of FY 2018-19. Additionally, staff plans to seek additional Board support and the necessary funding for a registered lobbyist to assist with securing discretionary grant funding for the project after the 2018 general election. It was requested the Board consider and approve budget amendment # 2018-12 and authorize staff to contract with the selected economic development firm (or professional) for a not to exceed budget amount of \$125,000.

Commissioner Swain moved to authorize staff to contract with an economic development firm (or professional) as requested for a not to exceed budget amount of \$125,000. The motion was seconded by Commissioner Lowder.

Prior to the vote, Commissioner Swain amended his motion to include approval of the budget amendment # 2018-12 as well. The amended motion was seconded by Commissioner Lowder and passed by a 7 – 0 vote.

D. EDC Board Appointments

Five of the existing EDC Board member's terms expired in early August. The members are Larry Baucom (District 1), Michael P. Laton, Sr. (District 2), Clayton Wayne Sasser (District 3), Charles Brown (District 4) and Cynthia Beane (District 5). It was requested the Board appoint/reappoint one (1) individual to represent business or industry from each of the five (5) election districts for two (2) year terms.

Commissioner Efirm moved to reappoint all five (5) existing members for 2 year terms. The motion was seconded by Commissioner Lowder and carried by a unanimous vote.

ITEM # 6 – PUBLIC HEARING & NO WAKE ZONE DESIGNATION IN THE AREA OF RANDALLS FERRY ROAD & TALON COURT

Presenter: Andy Lucas, County Manager

County Manager Lucas stated that Lake Tillery resident William Morris had requested the Board's support in submitting an application to the NC Wildlife Resources Commission to request the cove area adjacent to Talon Court and Randall's Ferry Road (known as Mountain View Cove) be designated as a No- Wake Zone.

After a brief discussion of the request, Chairman Burleson declared the public hearing open. During this time the following individuals came forward:

- William Morris, a resident of Randalls Ferry Road, spoke in support of the no-wake zone designation.
- Joe Vaughn, also a resident of Randalls Ferry Road, spoke in favor of the request.

With no others coming forward to speak, Chairman Burleson declared the public hearing closed.

Commissioner Lowder moved to approve the resolution of support for submission of an application to the NC Wildlife Resources Commission for a no-wake designation in Mountain View Cove on Lake Tillery. The motion was seconded by Commissioner Swain and passed with a 7 – 0 vote.

See Exhibit A

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF STANLY COUNTY

ITEM # 7 – CRITERIA TO USE DESIGN-BUILD CONSTRUCTION DELIVERY METHOD FOR EMS BASE & VEHICLE FUELING SITE

Presenter: Andy Lucas, County Manager

As one of the projects prioritized by the Board earlier this year, the County Manager presented the proposed criteria for utilization of a design-build construction delivery method for the new EMS base and vehicle fueling station. With funding for the architectural design approved as part of the 2018-19 FY budget, staff requested Board approval to proceed with having a selected General Contractor work with a design firm to create a project concept and a not to exceed project budget for the Board's further consideration. If the cost is too high, the Board would then either authorize staff to work with the General Contractor to reduce the cost or table the project until a later time with the only funds expended being the design fee. It was requested the Board take action to approve the proposed criteria for a design-build construction delivery method.

With no questions from the Board, Commissioner Lawhon moved to approve the proposed criteria as presented and was seconded by Vice Chairman McIntyre. The motion carried by unanimous vote.

ITEM # 8 – CENTRALINA COUNCIL OF GOVERNMENTS NURSING HOME ADVISORY COMMITTEE APPOINTMENT

Presenter: Andy Lucas, County Manager

It was requested the Board take action to appoint Ms. Joyce Ross as a member of the Nursing Home Advisory Committee for a one (1) year term ending September 4, 2019.

Vice Chairman McIntyre moved to approve the appointment as requested. The motion was seconded by Commissioner Morgan and passed with a 7 – 0 vote.

ITEM # 9 – CONSENT AGENDA

Presenter: Chairman Burleson

- A. Minutes – Regular meeting August 6, 2018.
- B. City of Locust - Approval of fireworks display on September 15, 2018.
- C. EMS – Approval of budget amendment # 2019-10.
- D. Sheriff's Office – Approval of budget amendment # 2019-11.
- E. Facilities – Approval to surplus the listed items and sell through GovDeals.

Commissioner Lawhon moved to approve the consent agenda as amended and was seconded by Vice Chairman McIntyre. The motion carried unanimously.

RECUSAL OF COMMISSIONER SWAIN

Prior to the presentation of agenda item # 10, Commissioner Swain asked to be excused from the vote due to a conflict of interest with one of the refund recipients. Vice Chairman McIntyre moved to do so, was seconded by Commissioner Efird . The motion passed by a 6 – 0 vote.

ITEM # 10 – APPROVAL OF THE VEHICLE TAX REFUNDS FOR AUGUST 2018

Presenter: Chairman Burleson

Vice Chairman McIntyre moved to approve the vehicle tax refunds as presented for August 2018 and was seconded by Commissioner Efird. The motion carried unanimously.

PUBLIC COMMENT

Stanly County residents Walter Bunn, Judy Lucas, Tommy Curlee, Mike Swaringen, Jimmy Hudson and John Reid were in attendance to request the County's support in encouraging NCDOT to repair or replace the existing one lane bridge on Bethlehem Church Road rather than close it. Chairman Burleson, Vice Chairman McIntyre, Commissioner Lawhon and Commissioner Morgan noted their concerns with closing the bridge as well.

After a period of discussion, Vice Chairman McIntyre moved to authorize staff to draft a resolution of support to encourage NCDOT to repair or replace the bridge. Commissioner Morgan seconded the motion which passed by a 7 – 0 vote.

BOARD COMMENTS, ANNOUNCEMENTS & COMMITTEE REPORTS

Commissioner Efird invited everyone to attend the last of the summer concert series at the Locust Town Center on September 15th.

Commissioner Swain thanked Cooperative Extension Agenda Samantha Foster for her presentation on agriculture in Stanly County. He then encouraged the residents who addressed the Board concerning the bridge on Bethlehem Church Road to attend the Rocky River RPO meeting on September 20th in Polkton to air their concerns to local NCDOT board members who would be in attendance.

Commissioner Morgan invited everyone to an upcoming benefit sponsored by the Uwharrie Flying Club on October 10th.

Commissioner Lawhon noted the economic development items presented during the meeting and recognized several of the EDC board members in attendance. He thanked them for their continued work on the board and in the community.

Chairman Burleson noted the great job the EDC board members do as well. He also noted that the Stanly County Fair is taking place this week and encouraged everyone to attend.

ADJOURN

With no further discussion, Vice Chairman McIntyre moved to adjourn the meeting and was seconded by Commissioner Morgan. The motion carried unanimously at 7:38 p.m.

Joseph L. Burleson, Chairman

Tyler Brummitt, Clerk

**STANLY COUNTY
BOARD OF COMMISSIONERS
SPECIAL MEETING MINUTES
SEPTEMBER 17, 2018**

COMMISSIONERS PRESENT: Joseph Burleson, Chairman
Scott Efird
Bill Lawhon
Janet K. Lowder
Ashley Morgan
Matthew Swain

COMMISSIONERS ABSENT: Gene McIntyre, Vice Chairman

STAFF PRESENT: Andy Lucas, County Manager
Tyler Brummitt, Clerk
Jenny Furr, County Attorney

CALL TO ORDER

Chairman Burleson called the special meeting of the Board to order at 6:00 p.m. and gave the invocation.

APPROVAL/ADJUSTMENTS TO THE AGENDA

By motion, Commissioner Efird moved to approve the agenda as presented and was seconded by Commissioner Swain. The motion passed by unanimous vote.

ITEM # 1 – PUBLIC HEARING & APPROVAL OF THE 2018 CDBG NEIGHBORHOOD REVITALIZATION PROGRAM RESOLUTION

Presenter: Andy Lucas, County Manager

The County Manager stated that as part of the County's application for the 2018 CDBG Neighborhood Revitalization Program grant, the Board would need to hold a second public hearing. If received, the grant in the maximum amount of \$750,000 would provide assistance for low to moderate income homeowners in need of home repairs and/or water hook-ups. Additionally, it was requested the Board take action to adopt a resolution of support for the application and approve the residential anti-displacement and relocation assistance plan for the grant.

With no questions from the Board, Chairman Burleson declared the public hearing open. With no one coming forward, the hearing was closed.

Commissioner Swain moved to approve the resolution of support and was seconded by Commissioner Morgan. The motion carried by a 6 – 0 vote.

On a separate motion, Commissioner Lawhon moved to approve the anti-displacement and relocation assistance plan. His motion was seconded by Commissioner Swain and passed by unanimous vote.

See Exhibit A
Stanly County
2018 Community Development Block Grant
Neighborhood Revitalization Program
Resolution

ITEM # 2 – SENIOR SERVICES – APPROVAL OF BUDGET AMENDMENT # 2019-13

Presenter: Andy Lucas, County Manager

Board approval for budget amendment # 2018-13 was requested in order to accept the additional funding received for Aging Services in the amount of \$36,101 and allocate it for the FY 2018-19 Home Care and Community Block Grant programs.

Commissioner Efird moved to approve the budget amendment as requested and was seconded by Commissioner Lowder. The motion passed with a 6 – 0 vote.

CLOSED SESSION

Commissioner Morgan moved to recess the meeting into closed session to discuss a real estate transaction in accordance with G. S. 143-318.11(a)(5). The motion was seconded by Commissioner Swain and carried unanimously at 6:09 p.m.

ADJOURN

With no further discussion, Commissioner Swain moved to adjourn the meeting and was seconded by Commissioner Efird. The motion passed with a 6 – 0 vote at 6:32 p.m.

Joseph L. Burleson, Chairman

Tyler Brummitt, Clerk



Stanly County Board of Commissioners

Meeting Date: October 1, 2018
 Presenter: Consent Agenda

_____ | _____
 Consent Agenda | Regular Agenda

Presentation Equipment: Lectern PC* Lectern VCR Lectern DVD Document Camera** Laptop***

Please Provide a Brief Description of your Presentations format: _____

* PC is equipped with Windows XP and Microsoft Office XP (including Word, Excel, and PowerPoint), Internet connectivity and Network connectivity for County Employees.

** If you have need to use the Document Camera and zoom into a particular area, if possible please attach a copy of the document with the area indicated that you need to zoom into. A laser light is available to pinpoint your area of projection.

*** You can bring in a laptop that will allow video out to be connected at the lectern – set display to 60Mhz.

ITEM TO BE CONSIDERED

Stanly County Utilities

The Stanly County Utilities is requesting approval of budget amendment # 2019-14 to transfer funds in the existing FY 2019 budget to a different cost center (from department supplies to capital outlay) to fund the purchase of a new handheld meter reading devise and charging cradle.

Approval of budget amendment # 2019-14 to transfer \$8,000 to cover the cost of a handheld meter reading devise.

Signature: _____

Date: September 26, 2018

Dept.: Utilities

Attachments: Yes X No _____

Review Process

	Approved		Initials
	Yes	No	
Finance Director	—	—	
Budget Amendment Necessary	X		
County Attorney	—	—	
County Manager	—	—	
Other:	—	—	

Certification of Action

Certified to be a true copy of the action taken by the Stanly County Board of Commissioners on

Tyler Brummitt, Clerk to the Board Date

LB



AMENDMENT NO: 2019-14

STANLY COUNTY-BUDGET AMENDMENT

BE IT ORDAINED by the Stanly County Board of Commissioners that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2019:

To amend the Utility Operating Fund 641, the expenditures are to be changed as follows:

<u>FUND/DEPART NUMBER</u>	<u>ACCOUNT NUMBER</u>	<u>ACCOUNT DESCRIPTION</u>	<u>CURRENT BUDGETED AMOUNT</u>	<u>INCREASE (DECREASE)</u>	<u>AS AMENDED</u>
641.7120	261.000	Departmental Supplies	\$ 30,000	\$ (8,000)	\$ 22,000
641.7120	550.000	Other Equipment	-	8,000	8,000
TOTALS			<u>\$ 30,000</u>	<u>\$ -</u>	<u>\$ 30,000</u>

This budget amendment is justified as follows:

To transfer funds in the Utility operating Fund to replace a hand held meter reader that has broken down and is unrepairable.

This will result in a net increase \$ - in expenditures and other financial use to the County's annual budget. To provide the additional revenue for the above, the following revenues will be increased. These revenues have already been received or are verified they will be received in this fiscal year.

<u>FUND/DEPART NUMBER</u>	<u>ACCOUNT NUMBER</u>	<u>ACCOUNT DESCRIPTION</u>	<u>CURRENT BUDGETED AMOUNT</u>	<u>INCREASE (DECREASE)</u>	<u>AS AMENDED</u>
					\$ -
TOTALS			<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

SECTION 2. Copies of this amendment shall be furnished to the Clerk of the Board of Commissioners, Budget Officer, and to the Finance Director.

Adopted this _____ day of _____, 20____

Verified by the Clerk of the Board _____

Donna L Davis
Reviewed by Department Head 9-21-18
Date

John R Kincaid
Reviewed by Finance Director 9-21-18
Date

Reviewed by County Manager Date

Posted by
Journal No.
Date



Stanly County Board of Commissioners

Meeting Date: October 1, 2018
 Presenter:

X LC

Consent Agenda | Regular Agenda

Presentation Equipment: Lectern PC* Lectern VCR Lectern DVD Document Camera** Laptop***

Please Provide a Brief Description of your Presentations format: _____

* PC is equipped with Windows XP and Microsoft Office XP (including Word, Excel, and PowerPoint), Internet connectivity and Network connectivity for County Employees.

** If you have need to use the Document Camera and zoom into a particular area, if possible please attach a copy of the document with the area indicated that you need to zoom into. A laser light is available to pinpoint your area of projection.

*** You can bring in a laptop that will allow video out to be connected at the lectern – set display to 60Mhz.

ITEM TO BE CONSIDERED

Withdrawn and donated materials for Friends of the Library Book Sale

(A list of these books will be available for review during Monday's meeting.)

Subject

Requested Action

Declare the lists of donated and withdrawn items to be surplus and given to the Friends of the Stanly County Public Library to be sold at the annual Fall Book Sale October 10-13, 2018.

Signature: _____

Dept. _____

Date: _____

Attachments: Yes X No _____

Review Process

Certification of Action

Approved		Initials
Yes	No	

Finance Director	___	___
------------------	-----	-----

Budget Amendment Necessary	___	___
----------------------------	-----	-----

County Attorney	___	___
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County Manager	___	___
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Other:	___	___
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Certified to be a true copy of the action taken by the Stanly County Board of Commissioners on

Tyler Brummitt, Clerk to the Board Date

***STANLY COUNTY
NORTH CAROLINA
MONTHLY
FINANCIAL REPORT
For Two Months Ended
August 31, 2018***



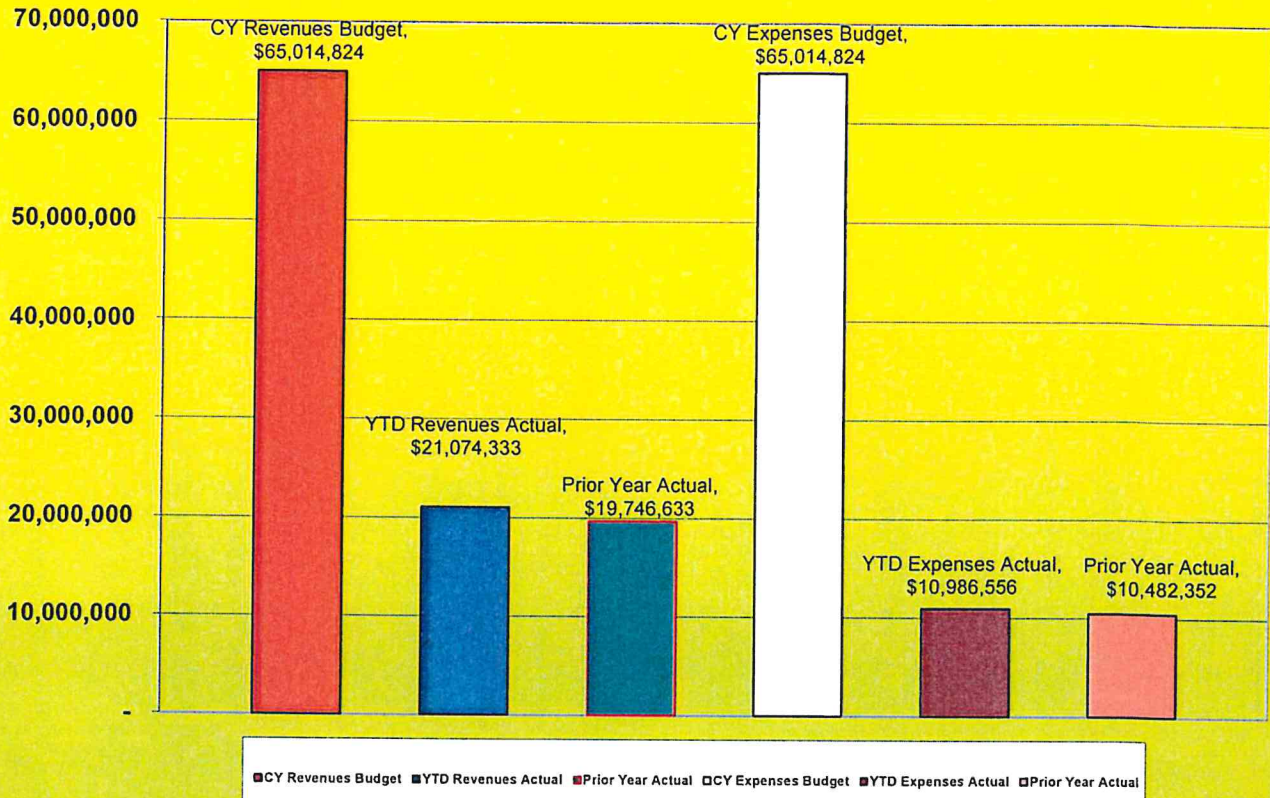
Water. Air. Land. Success.

***Prepared and Issued by:
Stanly County Finance Department***

**STANLY COUNTY, NORTH CAROLINA
FISCAL YEAR 2018-2019**

	Page
MONTHLY FINANCIAL REPORTS	
General Fund:	
Revenue and Expense Graphic - Comparative FY 2019 with FY 2019	1
Revenue Graphic by Source - Comparative FY 2018 with FY 2019	2
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Financial information - All Operating Funds	6-9
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Comparative Cash Position - Five years	14
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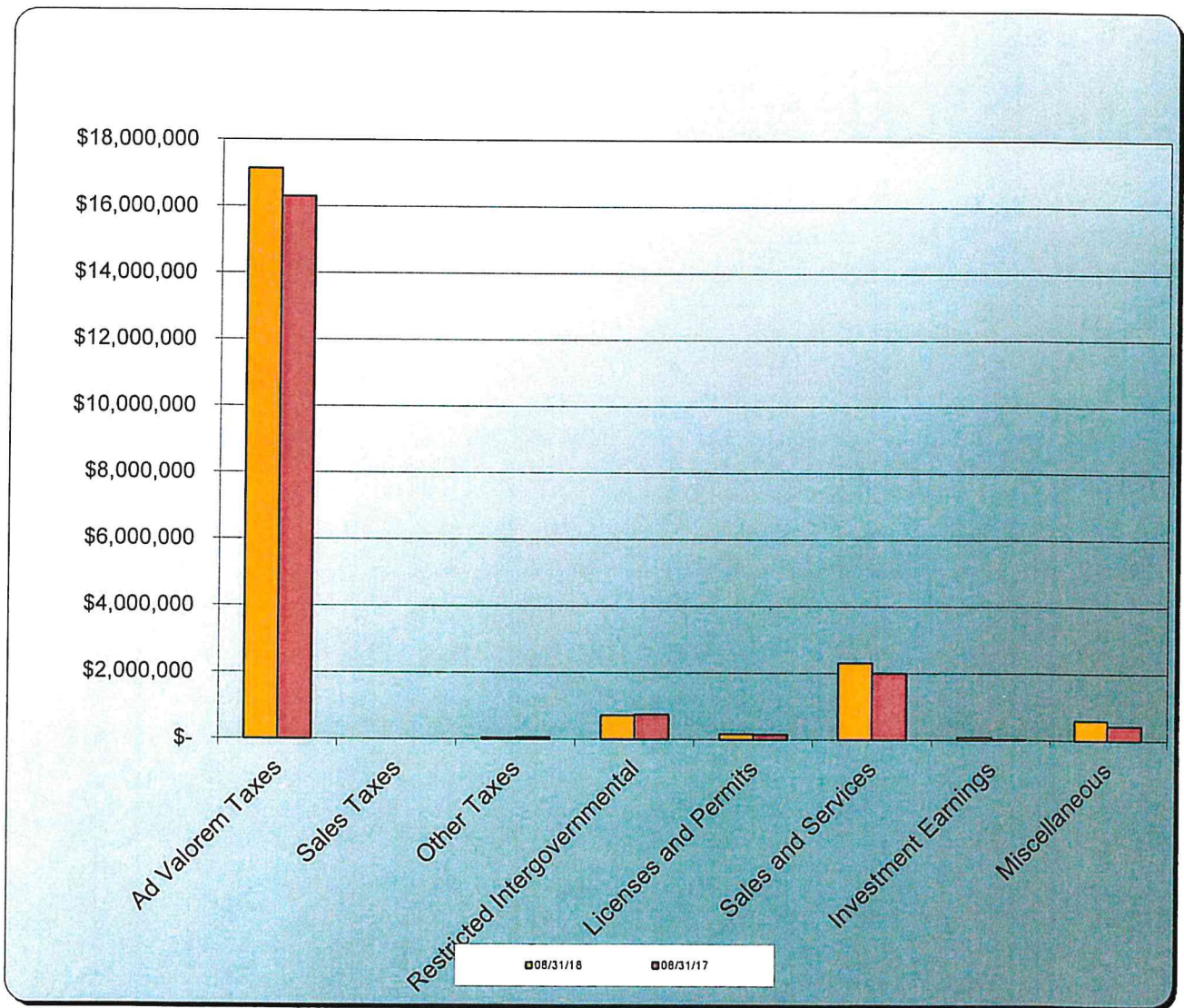
General Fund Revenues and Expenses Actual vs Budget Fiscal Year 2019



Stanly County
General Fund Revenues by Source
For the Two Months Ended August 31, 2018
with Comparative August 31, 2017

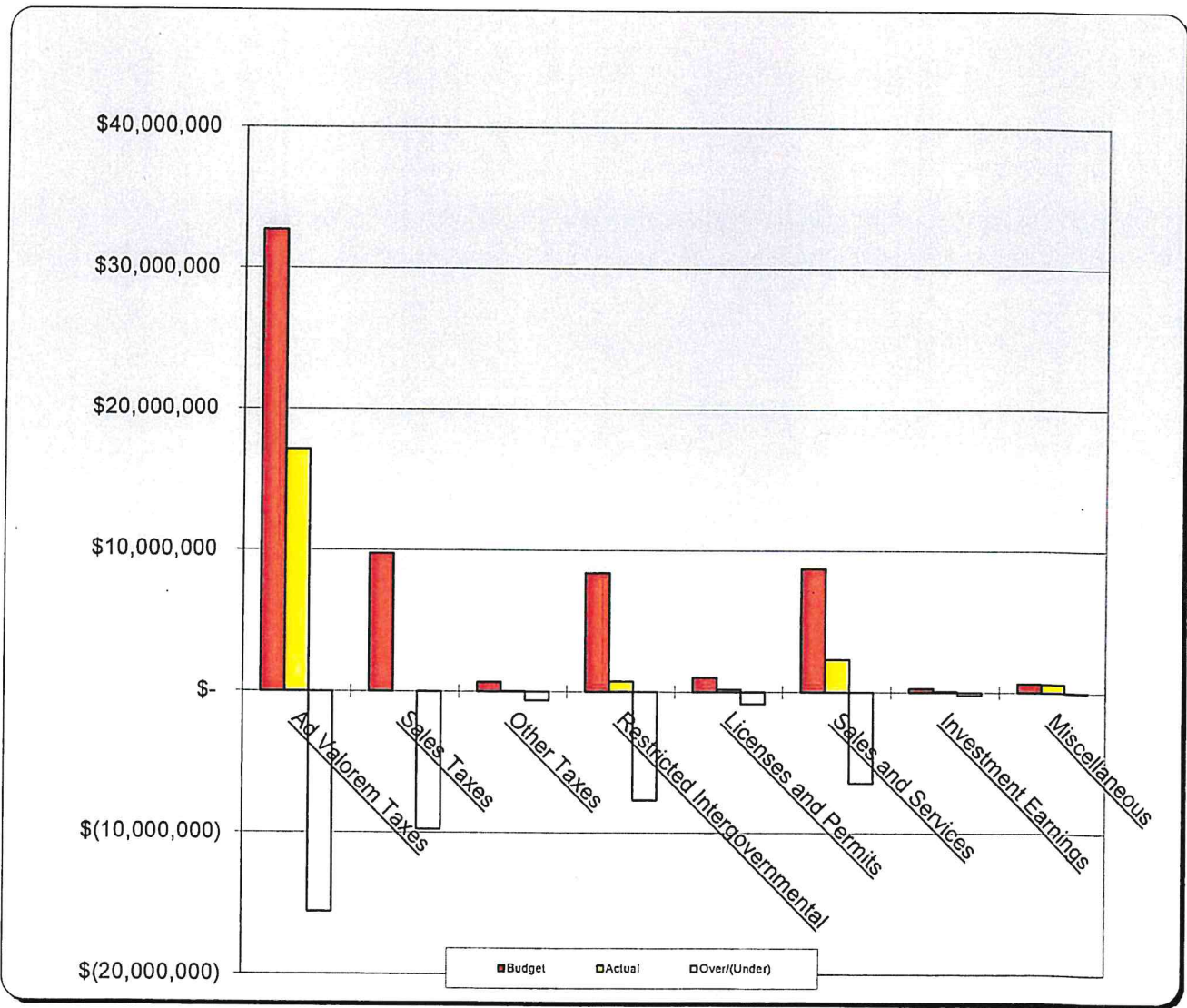
REVENUES:

	<u>08/31/18</u>	<u>08/31/17</u>	<u>Variance</u>	<u>Percent</u>
Ad Valorem Taxes	\$ 17,139,689.07	\$ 16,300,856.99	\$ 838,832.08	105.15%
Sales Taxes	-	-	-	0.00%
Other Taxes	48,677.17	62,414.21	(13,737.04)	77.99%
Restricted Intergovernmental	729,771.27	754,407.90	(24,636.63)	96.73%
Licenses and Permits	173,483.28	164,373.85	9,109.43	105.54%
Sales and Services	2,308,682.34	2,005,214.38	303,467.96	115.13%
Investment Earnings	82,275.58	21,172.14	61,103.44	388.60%
Miscellaneous	<u>591,754.04</u>	<u>438,193.18</u>	<u>153,560.86</u>	<u>135.04%</u>
Totals	<u>\$ 21,074,332.75</u>	<u>\$ 19,746,632.65</u>	<u>\$ 1,327,700.10</u>	<u>106.72%</u>



Stanly County
General Fund Budget by Source Compared to Actual Revenues
For the Two Months Ended August 31, 2018

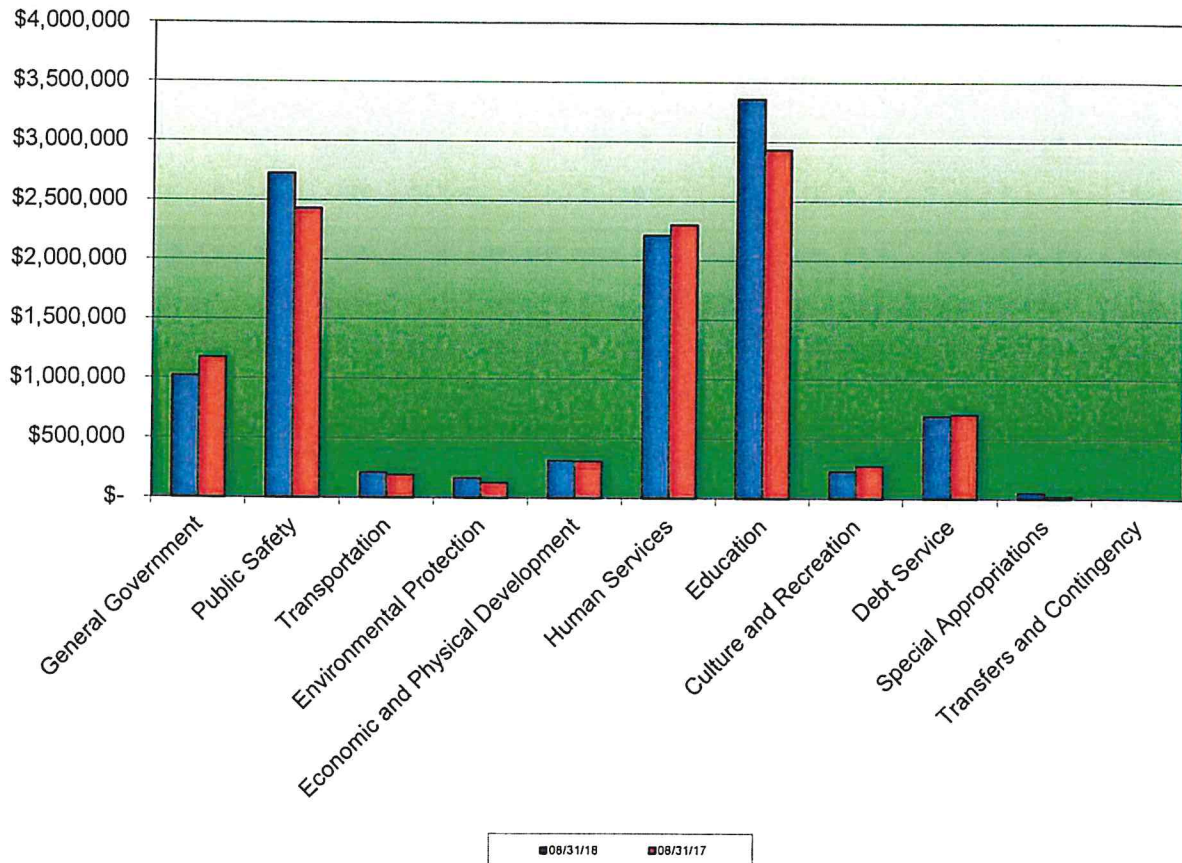
REVENUES:	Amended <u>Budget</u>	<u>Actual</u>	Actual <u>Over/(Under)</u>	Percent <u>Collected</u>
Ad Valorem Taxes	\$ 32,724,500.00	\$ 17,139,689.07	\$ (15,584,810.93)	52.38%
Sales Taxes	9,750,000.00	-	(9,750,000.00)	0.00%
Other Taxes	676,000.00	48,677.17	(627,322.83)	7.20%
Restricted Intergovernmental	8,402,355.00	729,771.27	(7,672,583.73)	8.69%
Licenses and Permits	1,013,666.00	173,483.28	(840,182.72)	17.11%
Sales and Services	8,741,377.00	2,308,682.34	(6,432,694.66)	26.41%
Investment Earnings	275,000.00	82,275.58	(192,724.42)	29.92%
Miscellaneous	627,299.00	591,754.04	(35,544.96)	94.33%
Fund Balance Appropriated	<u>2,804,627.00</u>	<u>-</u>	<u>(2,804,627.00)</u>	<u>0.00%</u>
Totals	<u>\$ 65,014,824.00</u>	<u>\$ 21,074,332.75</u>	<u>\$ (43,940,491.25)</u>	<u>32.41%</u>



Stanly County
General Fund Expenses
For the Two Months Ended August 31, 2018
with Comparative August 31, 2017

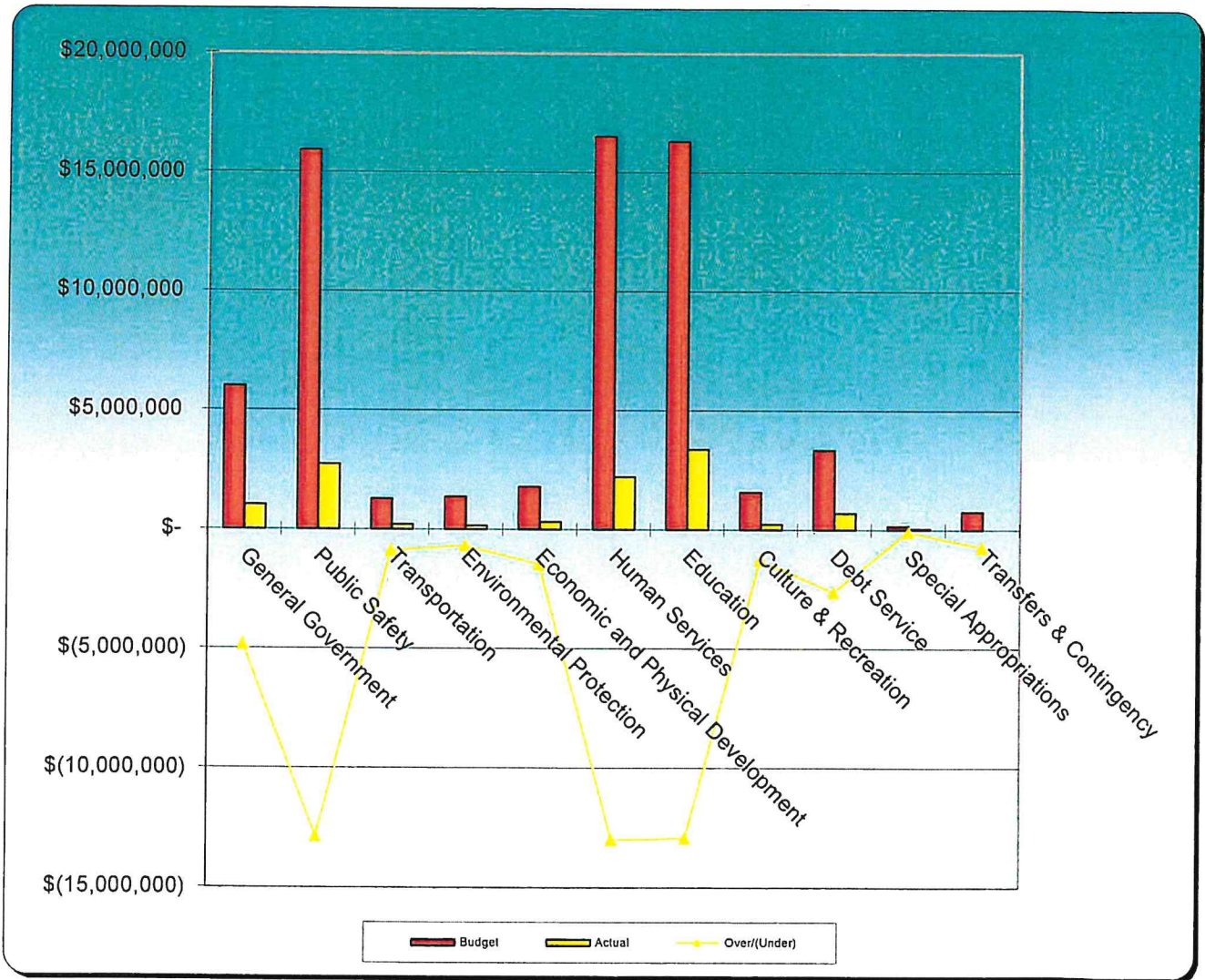
EXPENSES:

	<u>08/31/18</u>	<u>08/31/17</u>	<u>Variance</u>	<u>Percent</u>
General Government	\$ 1,020,986.53	\$ 1,175,694.85	\$ (154,708.32)	86.84%
Public Safety	2,724,430.52	2,430,752.96	293,677.56	112.08%
Transportation	212,395.90	192,075.57	20,320.33	110.58%
Environmental Protection	166,882.70	128,171.57	38,711.13	130.20%
Economic and Physical Development	316,104.32	309,664.75	6,439.57	102.08%
Human Services	2,210,263.41	2,299,889.08	(89,625.67)	96.10%
Education	3,362,479.68	2,934,307.41	428,172.27	114.59%
Culture and Recreation	229,299.29	277,085.26	(47,785.97)	82.75%
Debt Service	693,713.42	709,710.33	(15,996.91)	97.75%
Special Appropriations	50,000.00	25,000.00	25,000.00	200.00%
Transfers and Contingency	-	-	-	0.00%
Totals	\$ 10,986,555.77	\$ 10,482,351.78	\$ 504,203.99	104.81%



Stanly County
General Fund Budget by Function Compared to Actual Expenses
For the Two Months Ended August 31, 2018

EXPENSES:	Amended Budget	Actual	Over/(Under)	Percent Expended
General Government	\$ 6,004,573.00	\$ 1,020,986.53	\$ (4,829,550.17)	19.57%
Public Safety	15,924,120.00	2,724,430.52	(12,871,950.40)	19.17%
Transportation	1,282,770.00	212,395.90	(902,470.99)	29.65%
Environmental Protection	1,371,812.00	166,882.70	(707,086.01)	48.46%
Economic and Physical Development	1,789,346.00	316,104.32	(1,473,241.68)	17.67%
Human Services	16,507,148.00	2,210,263.41	(13,010,771.14)	21.18%
Education	16,301,672.00	3,362,479.68	(12,939,192.32)	20.63%
Culture & Recreation	1,571,832.00	229,299.29	(1,300,633.78)	17.25%
Debt Service	3,341,181.00	693,713.42	(2,647,467.58)	20.76%
Special Appropriations	160,000.00	50,000.00	(110,000.00)	31.25%
Transfers & Contingency	760,370.00	-	(760,370.00)	0.00%
Totals	\$ 65,014,824.00	\$ 10,986,555.77	\$ (51,552,734.07)	20.71%



Stanly County
Comparative Monthly Financial Report
For the Two Months Ended August 31, 2018

		AMENDED	*Y-T-D	UNCOLLECTED REVENUE OR APPROPRIATIONS	%	LAST
		BUDGET	TRANSACTIONS	REMAINING	COLLECTED OR EXPENDED	YEAR'S Y-T-D TRANSACTIONS
GENERAL FUND 110						
<i>REVENUES:</i>						
Depart 3100-	Ad Valorem Taxes	\$ 32,724,500.00	\$ 17,139,689.07	\$ 15,584,810.93	52.38%	\$ 16,300,856.99
Depart 3200-	Other Taxes	10,316,000.00	48,677.17	10,267,322.83	0.47%	62,414.21
Depart 3320-	State Shared Revenue	695,500.00	14,465.09	681,034.91	2.08%	13,480.31
Depart 3323-	Court	125,000.00	20,686.82	104,313.18	16.55%	18,731.60
Depart 3330-	Intergovt Chg for Services	175,000.00	104,182.06	70,817.94	59.53%	94,284.60
Depart 3340-	Building Permits	604,500.00	108,563.19	495,936.81	17.96%	102,709.11
Depart 3347-	Register of Deeds	334,666.00	51,207.48	283,458.52	15.30%	50,588.23
Depart 3414-	Tax And Revaluation	100.00	74.00	26.00	74.00%	25.00
Depart 3417-	Election Fees	6,100.00	742.48	5,357.52	12.17%	10.00
Depart 3431-	Sheriff	676,696.00	482,441.58	194,254.42	71.29%	472,593.18
Depart 3432-	Jail	331,152.00	57,185.11	273,966.89	17.27%	56,747.94
Depart 3433-	Emergency Services	48,283.00	10,783.15	37,499.85	22.33%	8,996.89
Depart 3434-	FIRE	10,050.00	2,300.00	7,750.00	N/A	950.00
Depart 3437-	EMS-Ambulance	2,660,000.00	481,870.33	2,178,129.67	18.12%	434,323.31
Depart 3439-	Emergency 911	1,000.00	517.20	482.80	N/A	-
Depart 3450-	Transportation	995,774.00	60,650.60	935,123.40	6.09%	60,129.55
Depart 3471-	Solid Waste	1,080,375.00	518,032.31	562,342.69	47.95%	471,002.63
Depart 3490-	Central Permitting	15,220.00	2,856.39	12,363.61	18.77%	2,692.50
Depart 3491-	Planning and Zoning	62,875.00	13,771.80	49,103.20	21.90%	6,272.31
Depart 3492-	Rocky River RPO	136,278.00	(7,546.00)	143,824.00	-5.54%	22,154.36
Depart 3494-	EDC	110,000.00	-	110,000.00	N/A	-
Depart 3495-	Cooperative Extension	25,785.00	2,567.13	23,217.87	9.96%	2,801.82
Depart 3500-	Health Department	4,349,424.00	721,973.97	3,627,450.03	16.60%	517,343.46
Depart 3523-	Juvenile Justice	101,570.00	16,030.00	85,540.00	15.78%	8,930.00
Depart 3530-	Social Services	5,185,226.00	523,208.57	4,662,017.43	10.09%	545,346.41
Depart 3538-	Senior Services	209,014.00	48,464.64	160,549.36	23.19%	34,697.78
Depart 3586-	Aging Services	638,744.00	15,655.44	623,088.56	2.45%	28,475.48
Depart 3587-	Veteran Service	-	-	-	N/A	-
Depart 3611-	Stanly County Library	146,050.00	25,053.90	120,996.10	17.15%	29,364.12
Depart 3613-	Recreation Plan	-	-	-	N/A	-
Depart 3614-	Historical Preservation	-	-	-	N/A	-
Depart 3616-	Civic Center	64,750.00	14,354.25	50,395.75	22.17%	35,070.00
Depart 3831-	Investments	275,000.00	82,275.58	192,724.42	29.92%	21,172.14
Depart 3834-	Rent Income	224,267.00	23,102.75	201,164.25	10.30%	23,102.75
Depart 3835-	Sale of Surplus Property	15,000.00	4,201.14	10,798.86	28.01%	1,887.98
Depart 3838-	Loan Proceeds	-	-	-	N/A	317,674.92
Depart 3839-	Miscellaneous	61,811.00	486,295.55	(424,484.55)	786.75%	1,803.07
Depart 3980-	Transfer From Other Funds	-	-	-	N/A	-
Depart 3991-	Fund Balance	2,609,114.00	-	2,609,114.00	N/A	-
TOTAL REVENUES		65,014,824.00	21,074,332.75	43,940,491.25	32.41%	19,746,632.65
GENERAL FUND 110						
<i>EXPENSES:</i>						
Depart 4110-	Governing Body	237,892.00	66,633.53	171,258.47	28.01%	72,854.93
Depart 4120-	Administration	470,677.00	75,716.02	386,392.98	17.91%	70,374.83
Depart 4130-	Finance	508,028.00	74,380.82	433,647.18	14.64%	63,379.46
Depart 4141-	Tax Assessor	828,658.00	144,295.07	675,862.93	18.44%	141,593.79
Depart 4143-	Tax Revaluation	421,359.00	73,953.83	347,405.17	17.55%	67,681.08
Depart 4155-	Attorney	424,254.00	106,965.61	317,288.39	25.21%	38,134.55
Depart 4160-	Clerk	11,516.00	102.32	11,413.68	0.89%	-
Depart 4163-	Judge's Office	6,544.00	141.48	6,402.52	2.16%	18.29
Depart 4164-	District Attorney	-	-	-	N/A	-
Depart 4170-	Elections	405,661.00	75,929.87	328,231.13	19.09%	59,327.28
Depart 4180-	Register of Deeds	402,870.00	47,402.56	355,467.44	11.77%	41,446.01
Depart 4210-	Info Technology	946,828.00	208,793.76	692,033.84	26.91%	486,962.22
Depart 4260-	Facilities Management	1,340,286.00	146,671.66	1,104,146.44	17.62%	133,922.41
Total General Government		6,004,573.00	1,020,986.53	4,829,550.17	19.57%	1,175,694.85

* Y-T-D Transactions column does not include encumbrances.

Stanly County
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For the Two Months Ended August 31, 2018

		AMENDED BUDGET	*Y-T-D TRANSACTIONS	UNCOLLECTED REVENUE OR APPROPRIATIONS REMAINING	% COLLECTED OR EXPENDED	LAST YEAR'S Y-T-D TRANSACTIONS
Depart 4310-	Sheriff	7,375,908.00	1,231,306.06	5,915,938.73	19.79%	1,212,703.71
Depart 4321-	Juvenile Justice	199,070.00	29,873.51	169,196.49	15.01%	20,992.94
Depart 4325	Criminal Justice Partnership	-	-	-	N/A	-
Depart 4326	JCPC	-	-	-	N/A	-
Depart 4330-	Emergency Services	5,288,907.00	1,092,399.98	4,136,133.86	21.80%	845,908.53
Depart 4350-	Inspections	453,357.00	80,978.47	372,378.53	17.86%	62,155.77
Depart 4360-	Medical Examiner	40,000.00	-	40,000.00	0.00%	1,750.00
Depart 4380-	Animal Control	415,817.00	67,884.63	325,090.41	21.82%	58,132.39
Depart 4395-	911 Emergency	2,151,061.00	221,987.87	1,913,212.38	11.06%	229,109.62
	Total Public Safety	15,924,120.00	2,724,430.52	12,871,950.40	19.17%	2,430,752.96
Depart 4540-	Total Transportation	1,282,770.00	212,395.90	902,470.99	29.65%	192,075.57
Depart 4710-	Solid Waste	1,165,240.00	139,432.60	527,964.11	54.69%	115,352.49
Depart 4750-	Fire Forester	94,860.00	8,504.75	86,355.25	8.97%	-
Depart 4960-	Soil & Water Conservation	111,712.00	18,945.35	92,766.65	16.96%	12,819.08
	Total Environmental Protection	1,371,812.00	166,882.70	707,086.01	48.46%	128,171.57
Depart 4902-	Economic Development	596,515.00	161,732.41	434,782.59	27.11%	157,385.40
Depart 4905-	Occupancy Tax	219,500.00	19,917.98	199,582.02	9.07%	16,214.10
Depart 4910-	Planning and Zoning	286,558.00	44,942.46	241,615.54	15.68%	40,683.46
Depart 4911-	Central Permitting	272,853.00	46,901.38	225,951.62	17.19%	53,660.30
Depart 4912-	Rocky River RPO	136,278.00	23,252.73	113,025.27	17.06%	23,187.34
Depart 4950-	Cooperative Extension	277,642.00	19,357.36	258,284.64	6.97%	18,534.15
	Total Economic Development	1,789,346.00	316,104.32	1,473,241.68	17.67%	309,664.75
Depart 5100-	Health Department	6,182,891.00	868,065.54	4,395,789.67	28.90%	814,958.20
Depart 5210-	Piedmont Mental Health	205,160.00	33,158.43	172,001.57	16.16%	33,083.65
Depart 5300-	Dept of Social Services	8,482,301.00	1,142,679.80	7,265,866.83	14.34%	1,270,904.43
Depart 5380-	Aging Services	1,003,692.00	102,044.31	618,194.60	38.41%	119,665.46
Depart 5381-	Senior Center	552,538.00	50,299.93	492,767.87	10.82%	48,345.61
Depart 5820-	Veterans	80,566.00	14,015.40	66,150.60	17.89%	12,931.73
	Total Human Services	16,507,148.00	2,210,263.41	13,010,771.14	21.18%	2,299,889.08
Depart 5910-	Stanly BOE	14,648,970.00	2,963,634.35	11,685,335.65	20.23%	2,546,983.42
Depart 5920-	Stanly Community College	1,652,702.00	398,845.33	1,253,856.67	24.13%	387,323.99
	Total Education	16,301,672.00	3,362,479.68	12,939,192.32	20.63%	2,934,307.41
Depart 6110-	Stanly Library	1,248,686.00	185,752.91	1,044,119.59	16.38%	188,641.55
Depart 6160-	Agri Center	323,146.00	43,546.38	256,514.19	20.62%	88,443.71
	Total Culture and Recreation	1,571,832.00	229,299.29	1,300,633.78	17.25%	277,085.26
Depart 9000-	Total Special Appropriations	160,000.00	50,000.00	110,000.00	31.25%	25,000.00
Depart 9100-	Total Debt Service	3,341,181.00	693,713.42	2,647,467.58	20.76%	709,710.33
Depart 9800-	Transfers	660,370.00	-	660,370.00	0.00%	-
Depart 9910-	Contingency	100,000.00	-	100,000.00	0.00%	-
	Total Transfers and Contingency	760,370.00	-	760,370.00	0.00%	-
	TOTAL EXPENSES	65,014,824.00	10,986,555.77	51,552,734.07	20.71%	10,482,351.78
	OVER (UNDER) REVENUES	\$ -	\$ 10,087,776.98	\$ (7,612,242.82)	N/A	\$ 9,264,280.87

Stanly County
Comparative Monthly Financial Report
For the Two Months Ended August 31, 2018

		AMENDED	*Y-T-D	UNCOLLECTED	%	LAST
		BUDGET	TRANSACTIONS	REVENUE OR	COLLECTED	YEAR'S Y-T-D
				APPROPRIATIONS	OR EXPENDED	TRANSACTIONS
				REMAINING		
EMERGENCY TELEPHONE E-911 260						
<i>REVENUES:</i>						
Depart 3439-	Surcharge	\$ 408,734.00	\$ 34,060.75	\$ 374,673.25	8.33%	\$ 34,234.16
Depart 3831-	Investment Earnings	-	-	-	N/A	0.69
Depart 3991-	Fund Balance	45,512.00	-	45,512.00	N/A	-
TOTAL REVENUES		454,246.00	34,060.75	420,185.25	7.50%	34,234.85
<i>EXPENSES:</i>						
Depart 4396-	E-911 Operations	454,246.00	47,208.47	406,825.03	10.44%	110,560.89
TOTAL EXPENSES		454,246.00	47,208.47	406,825.03	10.44%	110,560.89
OVER (UNDER) REVENUES		\$ -	\$ (13,147.72)	\$ 13,360.22	N/A	\$ (76,326.04)
FIRE DISTRICTS 295						
<i>REVENUES:</i>						
Depart 3100-	Ad Valorem Taxes	\$ 2,951,625.00	\$ 1,519,346.06	\$ 1,432,278.94	51.47%	\$ 1,403,866.79
TOTAL REVENUES		2,951,625.00	1,519,346.06	1,432,278.94	51.47%	1,403,866.79
<i>EXPENSES:</i>						
Depart 4100-	Comm 1.5 % Admin	52,000.00	13,084.29	38,915.71	25.16%	8,995.84
Depart 4340-	Fire Service	2,899,625.00	49,200.69	2,850,424.31	1.70%	44,725.21
TOTAL EXPENSES		2,951,625.00	62,284.98	2,889,340.02	2.11%	53,721.05
OVER (UNDER) REVENUES		\$ -	\$ 1,457,061.08	\$ (1,457,061.08)	N/A	\$ 1,350,145.74
GREATER BADIN OPERATING 611						
<i>REVENUES:</i>						
Depart 3710-	Operating Revenues	\$ 439,500.00	\$ 49,057.46	\$ 390,442.54	11.16%	\$ 43,762.12
Depart 3991-	Fund Balance Appropriated	-	-	-	N/A	-
TOTAL REVENUES		439,500.00	49,057.46	390,442.54	11.16%	43,762.12
<i>EXPENSES:</i>						
Depart 7110-	Administration	146,663.00	6,164.00	140,499.00	4.20%	-
Depart 7120-	Operations	292,837.00	41,731.98	237,403.02	18.93%	54,416.24
Depart 9800-	Transfer to Other Funds	-	-	-	N/A	-
TOTAL EXPENSES		439,500.00	47,895.98	377,902.02	14.02%	54,416.24
OVER (UNDER) REVENUES		\$ -	\$ 1,161.48	\$ 12,540.52	N/A	\$ (10,654.12)
PINEY POINT OPERATING 621						
<i>REVENUES:</i>						
Depart 3710-	Operating Revenues	\$ 158,100.00	\$ 18,236.07	\$ 139,863.93	11.53%	\$ 16,188.31
TOTAL REVENUES		158,100.00	18,236.07	139,863.93	11.53%	16,188.31
<i>EXPENSES:</i>						
Depart 7110-	Administration	96,000.00	16,000.00	80,000.00	16.67%	16,666.66
Depart 7120-	Operations	62,100.00	7,297.05	54,802.95	11.75%	6,057.44
TOTAL EXPENSES		158,100.00	23,297.05	134,802.95	14.74%	22,724.10
OVER (UNDER) REVENUES		\$ -	\$ (5,060.98)	\$ 5,060.98	N/A	\$ (6,535.79)

Stanly County
Comparative Monthly Financial Report
For the Two Months Ended August 31, 2018

		AMENDED BUDGET	*Y-T-D TRANSACTIONS	UNCOLLECTED REVENUE OR APPROPRIATIONS REMAINING	% COLLECTED OR EXPENDED	LAST YEAR'S Y-T-D TRANSACTIONS
WEST STANLY WWTP 631						
<i>REVENUES:</i>						
Depart 3710-	Grants	\$ -	\$ -	\$ -	N/A	\$ -
Depart 3712-	Operating Revenues	602,000.00	99,838.43	502,161.57	16.58%	98,786.16
Depart 3991-	Retained Earnings Approp.	16,983.00	-	16,983.00	N/A	-
TOTAL REVENUES		618,983.00	99,838.43	519,144.57	16.13%	98,786.16
<i>EXPENSES:</i>						
Depart 7110-	Administration	266,275.00	166,833.34	99,441.66	62.65%	160,288.16
Depart 7120-	Operations	352,708.00	69,083.20	226,416.94	35.81%	37,758.87
Depart 9800-	Transfers	-	-	-	N/A	-
TOTAL EXPENSES		618,983.00	235,916.54	325,858.60	47.36%	198,047.03
OVER (UNDER) REVENUES		\$ -	\$ (136,078.11)	\$ 193,285.97	N/A	\$ (99,260.87)
STANLY COUNTY UTILITY 641						
<i>REVENUES:</i>						
Depart 3710-	Operating Revenues	3,517,984.00	381,316.94	3,136,667.06	10.84%	358,493.45
Depart 3991-	Retained Earnings Approp.	25,000.00	-	25,000.00	N/A	-
TOTAL REVENUES		3,542,984.00	381,316.94	3,161,667.06	10.76%	358,493.45
<i>EXPENSES:</i>						
Depart 7110-	Administration	457,187.00	73,179.59	381,833.28	16.48%	68,708.15
Depart 7120-	Operations	3,085,797.00	399,507.69	2,610,683.61	15.40%	370,124.13
Depart 9800-	Transfers	-	-	-	N/A	-
TOTAL EXPENSES		3,542,984.00	472,687.28	2,992,516.89	15.54%	438,832.28
OVER (UNDER) REVENUES		\$ -	\$ (91,370.34)	\$ 169,150.17	N/A	\$ (80,338.83)
AIRPORT OPERATING FUND 671						
<i>REVENUES:</i>						
Depart 3453-	Airport Operating	\$ 622,350.00	\$ 72,074.00	\$ 550,276.00	11.58%	\$ 77,319.67
Depart 3980-	Transfer from General Fund	425,370.00	-	425,370.00	N/A	-
TOTAL REVENUES		1,047,720.00	72,074.00	975,646.00	6.88%	77,319.67
<i>EXPENSES:</i>						
Depart 4530-	Airport Operating	1,047,720.00	111,022.40	857,989.37	18.11%	137,631.64
TOTAL EXPENSES		1,047,720.00	111,022.40	857,989.37	18.11%	137,631.64
OVER (UNDER) REVENUES		\$ -	\$ (38,948.40)	\$ 117,656.63	N/A	\$ (60,311.97)
GROUP HEALTH & WORKERS' COMPENSATION 680						
<i>REVENUES:</i>						
Depart 3428-	Group Health Fees	\$ 6,857,048.00	\$ 1,240,530.71	\$ 5,616,517.29	18.09%	\$ 870,310.17
Depart 3430-	Workers Compensation	479,911.00	466,396.00	13,515.00	97.18%	425,791.04
TOTAL REVENUES		7,336,959.00	1,706,926.71	5,630,032.29	23.26%	1,296,101.21
<i>EXPENSES:</i>						
Depart 4200-	Group Health Costs	6,857,048.00	1,666,480.01	5,190,567.99	24.30%	1,299,698.03
Depart 4220-	Workers Compensation	479,911.00	432,697.21	47,213.79	90.16%	432,353.18
TOTAL EXPENSES		7,336,959.00	2,099,177.22	5,237,781.78	28.61%	1,732,051.21
OVER (UNDER) REVENUES		\$ -	\$ (392,250.51)	\$ 392,250.51	N/A	\$ (435,950.00)

Stanly County
Comparative Monthly Financial Report
Project Funds
For the Two Months Ended August 31, 2018

		PROJECT AUTHORIZATION	PROJECT TO DATE	PROJECT AMOUNT REMAINING
Tarheel Challenge Academy 212				
<i>REVENUES:</i>				
Depart 3590-	Education	\$ 3,092,000.00	\$ 3,092,000.00	\$ -
TOTAL REVENUES		<u>3,092,000.00</u>	<u>3,092,000.00</u>	<u>-</u>
<i>EXPENSES:</i>				
Depart 5910-	Public Schools	3,092,000.00	3,073,352.43	18,647.57
TOTAL EXPENSES		<u>3,092,000.00</u>	<u>3,073,352.43</u>	<u>18,647.57</u>
OVER (UNDER) REVENUES		<u>\$ -</u>	<u>\$ 18,647.57</u>	<u>\$ (18,647.57)</u>
Livestock Arena Construction Project 215				
<i>REVENUES:</i>				
Depart 3616-	Civic Center	175,000.00	175,000.00	\$ -
Depart 3980-	Transfer from Other Funds	75,000.00	51,674.40	23,325.60
TOTAL REVENUES		<u>250,000.00</u>	<u>226,674.40</u>	<u>23,325.60</u>
<i>EXPENSES:</i>				
Depart 6160-	Agri-Civic Center	250,000.00	82,159.16	167,840.84
TOTAL EXPENSES		<u>250,000.00</u>	<u>82,159.16</u>	<u>167,840.84</u>
OVER (UNDER) REVENUES		<u>\$ -</u>	<u>\$ 144,515.24</u>	<u>\$ (144,515.24)</u>
Badin Water Rehab Part B 613				
<i>REVENUES:</i>				
Depart 3710-	Water & Sewer	\$ 6,057,970.00	\$ 2,785,682.00	\$ 3,272,288.00
Depart 3980-	Transfer From Other Funds	121,159.00	-	121,159.00
TOTAL REVENUES		<u>6,179,129.00</u>	<u>2,785,682.00</u>	<u>3,393,447.00</u>
<i>EXPENSES:</i>				
Depart 7120-	Water System	6,179,129.00	3,294,663.73	2,751,490.27
TOTAL EXPENSES		<u>6,179,129.00</u>	<u>3,294,663.73</u>	<u>2,751,490.27</u>
OVER (UNDER) REVENUES		<u>\$ -</u>	<u>\$ (508,981.73)</u>	<u>\$ 641,956.73</u>
West Stanly WWTP Rehab Project 632				
<i>REVENUES:</i>				
Depart 3710-	Water & Sewer	\$ 3,058,300.00	\$ -	\$ 3,058,300.00
TOTAL REVENUES		<u>3,058,300.00</u>	<u>-</u>	<u>3,058,300.00</u>
<i>EXPENSES:</i>				
Depart 7120-	Water Systems	3,058,300.00	346,049.61	\$ 2,712,250.39
TOTAL EXPENSES		<u>3,058,300.00</u>	<u>346,049.61</u>	<u>2,712,250.39</u>
OVER (UNDER) REVENUES		<u>\$ -</u>	<u>\$ (346,049.61)</u>	<u>\$ 346,049.61</u>
Airport Rd Corridor Wastewater 642				
<i>REVENUES:</i>				
Depart 3710-	Water & Sewer	\$ 1,121,043.00	\$ 483,241.30	\$ 637,801.70
TOTAL REVENUES		<u>1,121,043.00</u>	<u>483,241.30</u>	<u>637,801.70</u>
<i>EXPENSES:</i>				
Depart 7120-	Water Systems	1,121,043.00	1,241,618.24	\$ (120,575.24)
TOTAL EXPENSES		<u>1,121,043.00</u>	<u>1,241,618.24</u>	<u>(120,575.24)</u>
OVER (UNDER) REVENUES		<u>\$ -</u>	<u>\$ (758,376.94)</u>	<u>\$ 758,376.94</u>

Stanly County
Comparative Monthly Financial Report
Project Funds
For the Two Months Ended August 31, 2018

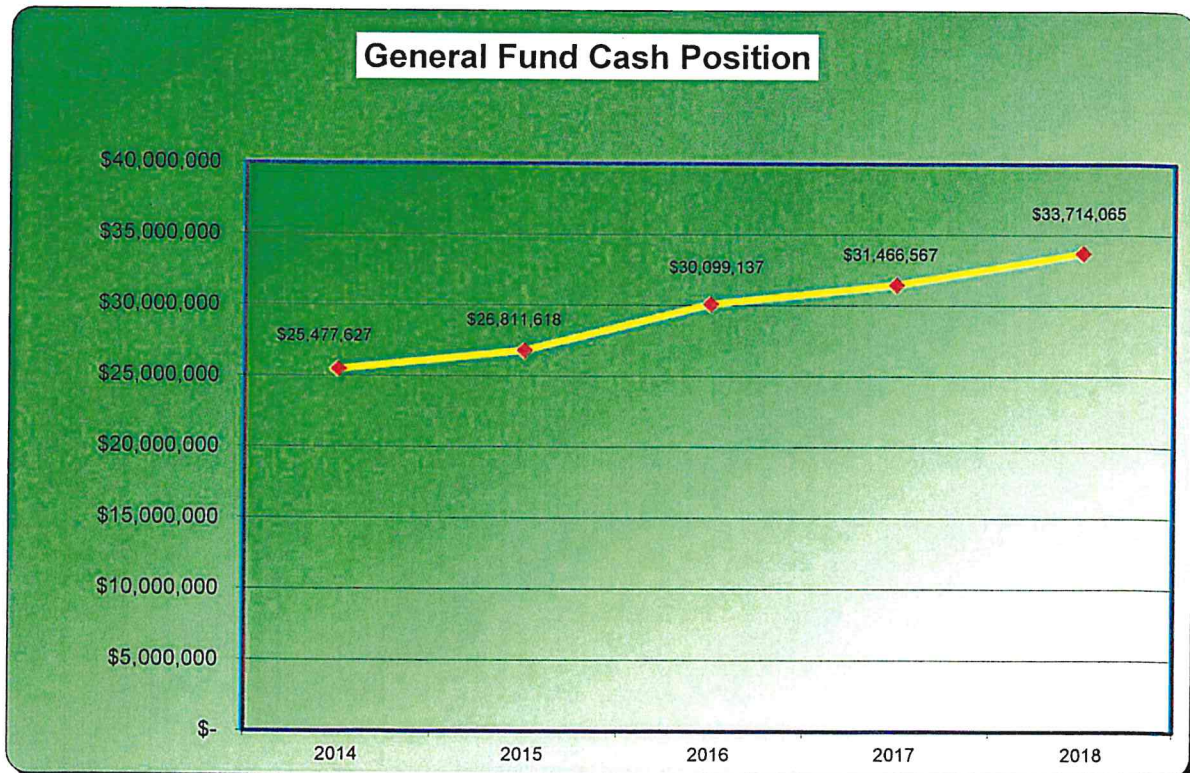
		PROJECT AUTHORIZATION	PROJECT TO DATE	PROJECT AMOUNT REMAINING
NC DOT Hwy 24/27/73 East Waterline 643				
<i>REVENUES:</i>				
Depart 3710-	Water & Sewer	\$ 246,000.00	\$ -	\$ 246,000.00
Depart 3980-	Transfer	-	-	-
	TOTAL REVENUES	246,000.00	-	246,000.00
<i>EXPENSES:</i>				
Depart 7120-	Water Systems	246,000.00	\$ -	\$ 246,000.00
	TOTAL EXPENSES	246,000.00	-	246,000.00
	OVER (UNDER) REVENUES	\$ -	\$ -	\$ -
Brown Hill Road Waterline 645				
<i>REVENUES:</i>				
Depart 3980-	Transfer From Other Funds	\$ 225,000.00	\$ 98,053.26	\$ 126,946.74
	TOTAL REVENUES	225,000.00	98,053.26	126,946.74
<i>EXPENSES:</i>				
Depart 7120-	Water Systems	225,000.00	124,513.86	\$ 100,486.14
	TOTAL EXPENSES	225,000.00	124,513.86	100,486.14
	OVER (UNDER) REVENUES	\$ -	\$ (26,460.60)	\$ 26,460.60
Utilities Communications System 647				
<i>REVENUES:</i>				
Depart 3980-	Transfer From Other Funds	\$ 345,897.00	\$ 291,863.37	\$ 54,033.63
	TOTAL REVENUES	345,897.00	291,863.37	54,033.63
<i>EXPENSES:</i>				
Depart 7120-	Water Systems	345,897.00	307,663.37	\$ 38,233.63
	TOTAL EXPENSES	345,897.00	307,663.37	38,233.63
	OVER (UNDER) REVENUES	\$ -	\$ (15,800.00)	\$ 15,800.00
Utilities Hookup Grant 649				
<i>REVENUES:</i>				
Depart 3980-	Transfers From Other Funds	84,000.00	61,085.00	22,915.00
	TOTAL REVENUES	84,000.00	61,085.00	22,915.00
<i>EXPENSES:</i>				
Depart 7120-	Water Systems	84,000.00	61,085.00	\$ 22,915.00
	TOTAL EXPENSES	84,000.00	61,085.00	22,915.00
	OVER (UNDER) REVENUES	\$ -	\$ -	\$ -
Palestine Water Pump Station Rep 654				
<i>REVENUES:</i>				
Depart 3720-	Utility Project Revenues	\$ 1,547,304.00	\$ -	\$ 1,547,304.00
Depart 3980-	Transfers From Other Funds	38,048.00	38,047.39	0.61
	TOTAL REVENUES	1,585,352.00	38,047.39	1,547,304.61
<i>EXPENSES:</i>				
Depart 7120-	Water Systems	1,585,352.00	30,075.00	\$ 1,555,277.00
	TOTAL EXPENSES	1,585,352.00	30,075.00	1,555,277.00
	OVER (UNDER) REVENUES	\$ -	\$ 7,972.39	\$ (7,972.39)

Stanly County
Comparative Monthly Financial Report
Project Funds
For the Two Months Ended August 31, 2018

		PROJECT AUTHORIZATION	PROJECT TO DATE	PROJECT AMOUNT REMAINING
Airport Layout Plan Project 672				
<i>REVENUES:</i>				
Depart 3453-	Vision 100 Entitlement	\$ 367,668.00	\$ 64,646.26	\$ 303,021.74
Depart 3980-	Transfers From Other Funds	40,853.00	7,182.92	33,670.08
	TOTAL REVENUES	<u>408,521.00</u>	<u>71,829.18</u>	<u>336,691.82</u>
<i>EXPENSES:</i>				
Depart 4530-	Airport Operating	408,521.00	93,414.82	\$ 315,106.18
	TOTAL EXPENSES	<u>408,521.00</u>	<u>93,414.82</u>	<u>315,106.18</u>
	OVER (UNDER) REVENUES	<u>\$ -</u>	<u>\$ (21,585.64)</u>	<u>\$ 21,585.64</u>
Airport Runway and Taxiway Light 674				
<i>REVENUES:</i>				
Depart 3453-	Vision 100 Entitlement	\$ 76,763.00	\$ 64,800.55	\$ 11,962.45
Depart 3980-	Transfer From Other Funds	8,529.00	7,200.14	1,328.86
	TOTAL REVENUES	<u>85,292.00</u>	<u>72,000.69</u>	<u>13,291.31</u>
<i>EXPENSES:</i>				
Depart 4530-	Airport Operating	85,292.00	72,000.69	\$ 13,291.31
	TOTAL EXPENSES	<u>85,292.00</u>	<u>72,000.69</u>	<u>13,291.31</u>
	OVER (UNDER) REVENUES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Airport Pipe Rehabilitation 677				
<i>REVENUES:</i>				
Depart 3453-	Vision 100 Entitlement	\$ 1,938,880.00	\$ 90,832.24	\$ 1,848,047.76
Depart 3980-	Transfer From Other Funds	215,432.00	10,092.56	205,339.44
	TOTAL REVENUES	<u>2,154,312.00</u>	<u>100,924.80</u>	<u>2,053,387.20</u>
<i>EXPENSES:</i>				
Depart 4530-	Airport Operating	2,154,312.00	564,805.29	\$ 1,589,506.71
	TOTAL EXPENSES	<u>2,154,312.00</u>	<u>564,805.29</u>	<u>1,589,506.71</u>
	OVER (UNDER) REVENUES	<u>\$ -</u>	<u>\$ (463,880.49)</u>	<u>\$ 463,880.49</u>

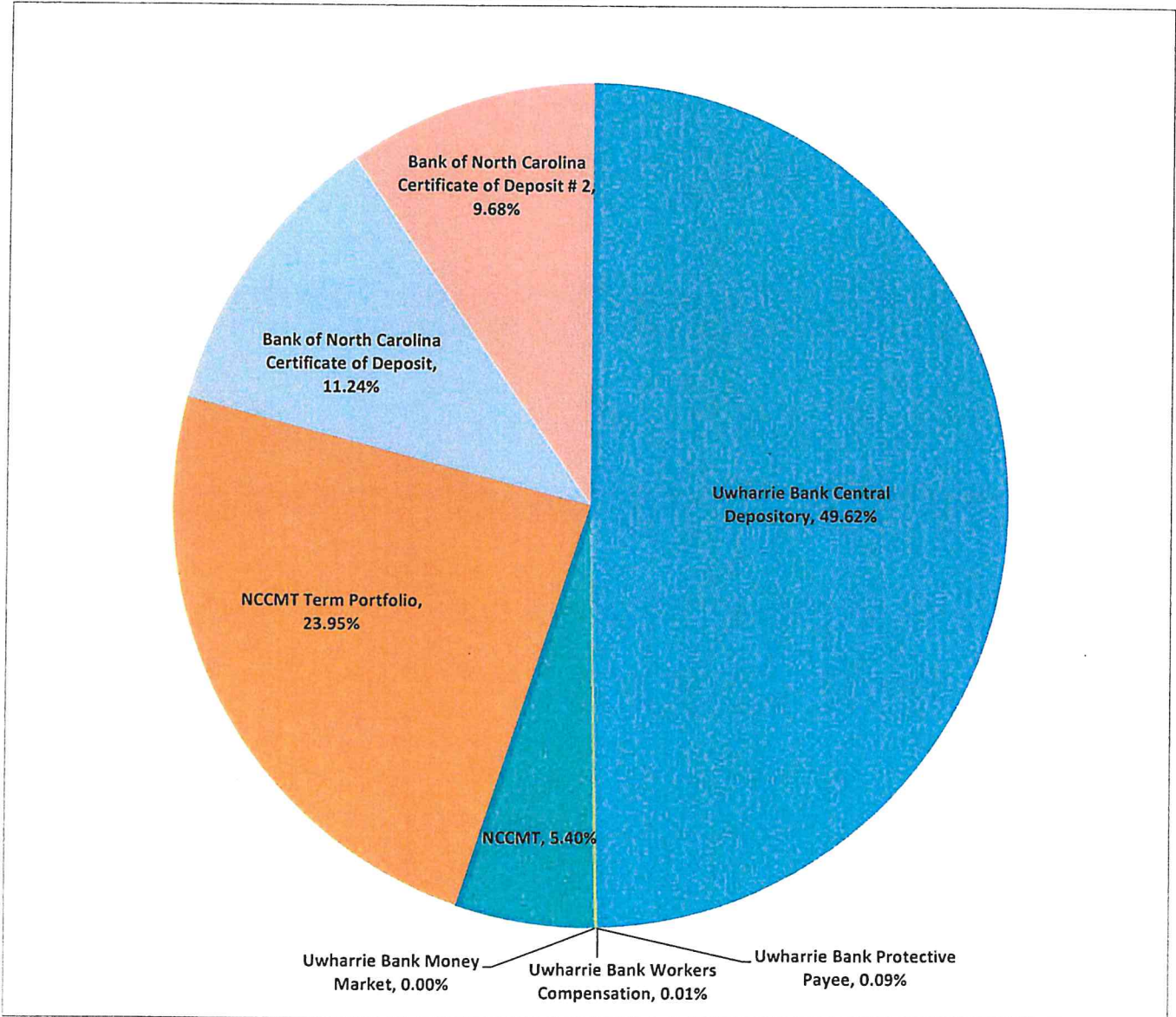
**Stanly County
Comparative Cash Position Report
August 31, 2018 Compared with August 31, 2017**

	Current 8/31/2018	Prior 8/31/2017	Increase (Decrease)
110 General Fund	\$ 33,714,064.78	\$31,466,566.58	\$ 2,247,498.20
212 Tarheel Challenge Academy	18,647.57	37,166.24	(18,518.67)
215 Livestock	144,515.24	(5,720.00)	150,235.24
216 Museum Renovation Project Fund	-	(66.20)	66.20
241 Community Grant (CDBG) Single Family Rehab 2017	(11,893.00)	-	(11,893.00)
260 Emergency Telephone E-911	71,780.83	(33,145.63)	104,926.46
295 Fire Districts	1,457,061.07	1,350,145.74	106,915.33
611 Greater Badin Operating	220,190.87	184,957.20	35,233.67
612 Badin Water Rehab Part A	-	12,877.39	(12,877.39)
613 Badin Water Rehab Part B	(387,440.73)	(253,535.35)	(133,905.38)
621 Piney Point Operating	327,128.45	307,671.26	19,457.19
631 West Stanly WWTP	8,800.39	(56,968.15)	65,768.54
632 West Stanly WWTP Rehab	(346,049.61)	(63,753.51)	(282,296.10)
641 Utility Operating	1,566,062.24	1,621,574.30	(55,512.06)
642 Utility- Airport Rd Corridor Wastewater	(768,297.54)	(83,143.03)	(685,154.51)
643 Utility- NCDOT Hwy24/27/73 East Waterline	(54,776.66)	-	(54,776.66)
645 Utility- Brown Hill Road Waterline	(26,460.60)	(6,617.50)	-
647 Utility- Utilities Communications System	(15,800.00)	-	-
654 Utility- Palestine Water Pump Station Rep	7,972.39	-	-
671 Airport Operating	(12,782.98)	(91,634.52)	78,851.54
672 Airport Layout Plan Project	(21,585.64)	-	(21,585.64)
674 Airport Runway & Taxilane Rehab	-	-	-
677 Airport Pipe Rehabilitation	(463,880.49)	(4,788.16)	-
679 AWOS & ILS Upgrade Project	-	-	-
680 Group Health Fund	2,166,517.65	2,578,112.50	(411,594.85)
710 Protective Payee	-	-	-
720 Fines & Forfeiture Agency	-	-	-
730 Deed of Trust Fund	4,377.20	4,278.00	99.20
740 Sheriff Court Executions	911.77	425.10	486.67
760 City and Towns Property Tax	6,141,916.54	5,585,113.14	556,803.40
	<u>\$ 43,740,979.74</u>	<u>\$ 42,549,515.40</u>	<u>1,191,464.34</u>



**Stanly County
Investment Report
For the Two Months Ended August 31, 2018**

BANK:	Balance per Bank <u>at 8/31/18</u>	% <u>of investment</u>	<u>Purchase</u> <u>Date</u>	<u>Maturity</u> <u>Date</u>	% <u>Yield</u>	<u>Time of Certificate</u> <u>of Deposit</u>
Uwharrie Bank Central Depository	\$ 21,725,315.22	49.62%			1.96%	
Uwharrie Bank Workers Compensation	5,000.00	0.01%			N/A	
Uwharrie Bank Protective Payee	39,089.81	0.09%			N/A	
Uwharrie Bank Money Market	1,571.88	0.00%			1.18%	
NCCMT	2,365,334.63	5.40%			1.83%	
NCCMT Term Portfolio	10,487,536.20	23.95%			2.08%	
Bank of North Carolina Certificate of Deposit	4,921,791.59	11.24%	3/15/2018	9/13/2018	1.11%	182 Days
Bank of North Carolina Certificate of Deposit # 2	<u>4,240,036.20</u>	<u>9.68%</u>	<u>4/9/2018</u>	<u>10/9/2018</u>	<u>1.11%</u>	<u>182 Days</u>
Totals	\$ 43,785,675.53					



Stanly County
Fund Balance Calculation
As of August 31, 2018

Available Fund Balance

Cash & Investments		\$33,718,294
Liabilities (w/out deferred revenue)		919,120
Deferred Revenue (from cash receipts)		4,530
Encumbrances		2,475,534
Due to Other Governments		41,705
		41,705

Total Available		\$ 30,277,404
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General Fund Expenditures

Total Expenditures		\$ 65,014,824
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Total Available for Appropriation

Total Available		\$ 30,277,404
Total Expenditures		65,014,824

Available for Appropriation		46.57%
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Stanly County Board of Commissioners

Meeting Date:
Presenter:

___ x 6E |
Consent Agenda Regular Agenda

Presentation Equipment: Lectern PC* Lectern VCR Lectern DVD Document Camera** Laptop***

Please Provide a Brief Description of your Presentations format: _____

* PC is equipped with Windows XP and Microsoft Office XP (including Word, Excel, and PowerPoint), Internet connectivity and Network connectivity for County Employees.

** If you have need to use the Document Camera and zoom into a particular area, if possible please attach a copy of the document with the area indicated that you need to zoom into. A laser light is available to pinpoint your area of projection.

*** You can bring in a laptop that will allow video out to be connected at the lectern – set display to 60Mhz.

ITEM TO BE CONSIDERED

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The Stanly County Health Department requests funding from the Home Health Fund Balance to be appropriated to the professional services line item in Home Health in the current FY18-19 budget to cover contracted services performed.

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Request approval to appropriate funding in the amount of \$103,000.00 from the Home Health Fund Balance to the Home Health's FY18-19 budget for professional services.

Signature: _____

Dept. _____

Date: _____

Attachments: Yes No ___x_

Review Process

Approved
Yes No Initials

Finance Director _____

Budget Amendment Necessary _____

County Attorney _____

County Manager _____

Other: _____

Certification of Action

Certified to be a true copy of the action taken by the Stanly County Board of Commissioners on

Tyler Brummitt, Clerk to the Board Date _____



AMENDMENT NO: 2019-15

STANLY COUNTY-BUDGET AMENDMENT

BE IT ORDAINED by the Stanly County Board of Commissioners that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2019:

To amend the General Fund 110, the expenditures are to be changed as follows:

<u>FUND/DEPART NUMBER</u>	<u>ACCOUNT NUMBER</u>	<u>ACCOUNT DESCRIPTION</u>	<u>CURRENT BUDGETED AMOUNT</u>	<u>INCREASE (DECREASE)</u>	<u>AS AMENDED</u>
110.5138	190.000	Professional Services	\$ 700,000	\$ 103,000	\$ 803,000
TOTALS			<u>\$ 700,000</u>	<u>\$ 103,000</u>	<u>\$ 803,000</u>

This budget amendment is justified as follows:

To appropriate additional funds from Home Health Fund Balance to meet the demands for services.

This will result in a net increase \$ 103,000 in expenditures and other financial use to the County's annual budget. To provide the additional revenue for the above, the following revenues will be increased. These revenues have already been received or are verified they will be received in this fiscal year.

<u>FUND/DEPART NUMBER</u>	<u>ACCOUNT NUMBER</u>	<u>ACCOUNT DESCRIPTION</u>	<u>CURRENT BUDGETED AMOUNT</u>	<u>INCREASE (DECREASE)</u>	<u>AS AMENDED</u>
110.3500	990.5138	Fund Balance Home Health	\$ 130,513	\$ 103,000	\$ 233,513
TOTALS			<u>\$ 130,513</u>	<u>\$ 103,000</u>	<u>\$ 233,513</u>

SECTION 2. Copies of this amendment shall be furnished to the Clerk of the Board of Commissioners, Budget Officer, and to the Finance Director.

Adopted this _____ day of _____, 20____

Verified by the Clerk of the Board _____

<u>David Jenkins</u> Reviewed by Department Head	<u>09-26-18</u> Date	Posted by
<u>[Signature]</u> Reviewed by Finance Director	<u>9-26-18</u> Date	
Reviewed by County Manager	Date	Journal No.
		Date