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Posted By: Evelyn Baker
Witnessed By: _____

**MINUTES OF A PUBLIC HEARING
OF THE JACKSON COUNTY
BOARD OF COMMISSIONERS
HELD ON
MARCH 15, 2010**

The Jackson County Board of Commissioners held a Public Hearing on March 15, 2010 at 6:00 p.m., Justice & Administration Building, Room A201, 401 Grindstaff Cove Road, Sylva, North Carolina.

Present:	Brian T. McMahan, Chairman	Ken Westmoreland, County Mgr.
	Tom Massie, Vice Chair	Evelyn B. Baker, Clerk to Board
	Joe Cowan, Commissioner	
	Mark Jones, Commissioner	
	William Shelton, Commissioner	

Chairman McMahan called the public hearing to order and stated the purpose was to receive public input on proposed amendments to the Flood Plain Ordinance. FEMA has provided new flood hazard data which requires amending the ordinance to reflect the new data.

Public Comments:

(1) William Murajda of Kitchens Branch Rd. stated the FEMA study is inaccurate. He paid \$400 for a flood certification survey and forwarded it to FEMA. FEMA responded that it would not recognize the certification.

(2) Marty Cauley of Monteith Branch Rd. stated he notified FEMA that his house is located at approximately a 2,700 ft. elevation, but the FEMA maps reflect his house is in the flood plain.

(3) Phillip Cauley of Kitchens Branch Rd. stated several property owners submitted documentation to FEMA. He inquired if any visual inspections were made other than just aerial photography.

Linda Cable, Planning Director, stated the proposed ordinance was taken from the State's model. There are no changes in the regulations for building within the flood hazard area. The ordinance requires construction to be 2' above the base flood elevation in the 100 year flood hazard area. Administrative procedures have been changed placing more responsibility on administration of the ordinance. Property owners have the option of requesting map changes. The request requires survey work, a completed application and submittal of an application fee. Maps can be viewed in the Planning Dept. The municipalities are adopting resolutions requesting the county to adopt this ordinance on their behalf and provide enforcement so there will be consistency throughout the county.

Randy Mundt, Acting NSIP State Coordinator with the NC Division of Emergency Management stated the maps in effect were developed in 1989 based on the best available data. Since 1989 there has been a lot of development. If a property owner is aggrieved and wants to petition for a change, additional data that meets FEMA's mapping standards must be provided. North Carolina is the only state that actually does the mapping for FEMA. Maps must be updated every 3-5 years. Monteith Branch and Kitchens Branch property owners were provided with revised preliminary maps based on additional data.

The county is obligated, by regulation, to have an ordinance adopted by April 19, 2010 or the county could be suspended from the National Flood Insurance program.

There being no further comments, Commissioner Shelton moved that the public hearing be adjourned. Commissioner Massie seconded the Motion. Motion carried by unanimous vote.

Attest:

Approved:

Evelyn B. Baker, Clerk

Brian Thomas McMahan, Chairman