

WOODLANDS/WEDDINGTON
FEMA Flood Plain Changes
June 8, 2009 6:30 pm
Pool House Park Grove Place

Attending: Terry Maher, President; Tracy Raulerson, Secretary; 12 residents, City Official Dick Lewis and
MARGARET PEARSON
DIRECTOR OF DEVELOPMENT SERVICES
704-920-5151
pearson@ci.concord.nc.us

The discussion was centered on November 2008 Flood Plain changes by FEMA and impact to residents along Stoney Creek, Monticello and Park Grove Place

City of Concord's Development Services handles Development Permit approvals, Storm Water ordinances, Buffering streams ordinances and Flood Plain Ordinances.

FEMA issues new Flood plain maps to the various local governments, but they are not available to the Public. However, residents can go to the Development Services Office and request to see the map and where a residents property is currently aligned to the new Flood Plains area.

City of Concord participates in the National Flood Insurance program resulting in flood insurance savings for its residents that purchase Flood Insurance.

City of Concord does not allow ANY development or building in Flood Waterways. City of Concord may allow building in Flood plain areas IF the petitioners can prove that there will be no impact to the streams levels or adjacent lands and that the speed of water moving through the flood plain area is not impacted.

FEMA's map of November 2008 makes null and void any previous maps and so there can be no claim of adverse impact if the flood plain lines have been redrawn.

Steps that homeowner's can take if they believe their being impacted by Flood plain issues:

1. Civil Engineer or Grading contractor can be hired to walk the waterways to look for obstructions downstream that may be causing water to flood or recommend stream restoration or flood mitigation efforts.
2. Contact CORE of Engineers in Asheville and be placed on a waiting list to review the waterways for obstructions or possible stream restoration/flood mitigation.
3. Homeowners can take pictures of where the flooding occurs on their property, both the expanse of the water and the depth of the water. These pictures can be filed with the Department of Services for future reference on any potential impacts to flood plains in that area.

4. If plans to restore or mitigate a flood is deemed "maintenance" of a waterway, the City of Concord Department of Services can approve the work. If the plans are deemed "changing" the waterway, FEMA has to be involved in approving any changes.

5. Homeowners can apply for FEMA grant for stream restoration or flood mitigation. The forms/rules are www.fema.org, click on GRANTS under Quick Links section, then click on Flood mitigation.

6. The Department Services has a list of plants/bushes that can be planted that will slow the movement of water or help absorb water in waterways.

Additional Questions can be directed to Margaret Pearson (contact information above).

The meeting was adjourned at 7:25pm.