

APPENDIX 1 to ANNEX E

MOUNT PLEASANT MITIGATION PLANNING

I. Purpose

This appendix defines the actions and techniques developed to reduce the vulnerability of people and property of Mount Pleasant to natural and man-made hazards.

II. Situation and Assumptions

A. While natural hazards cannot be prevented; local communities can use various means to reduce the vulnerability of people and property to damage. Communities can reduce exposure to future natural hazards by managing the location and characteristics of both the existing and future built environment. By utilizing location and construction techniques, a community can mitigate negative impacts and reduce future damage to both human lives and property.

B. Hazard mitigation includes three types of strategies:

1. Structural mitigation – constructing dam and levee projects to protect against flooding, constructing disaster-resistant structures, and retrofitting existing structures to withstand future hazardous events.
2. Non-structural mitigation - development of land use plans, zoning ordinances, subdivision regulations, and tax incentives and disincentives to discourage development in high hazard risk areas.
3. Educational programs – educating the public about potential natural hazards, the importance of mitigation, and how to prepare to withstand a disaster.

C. Cabarrus County Government is creating a hazard mitigation plan to provide a more secure environment for the citizens of the county and will include the Town of Mount Pleasant in this plan.

III. Mission

Mount Pleasant will assist development and implementation of the Cabarrus County Hazard Mitigation Plan. This plan will help to reduce or eliminate the effects of natural or man-made hazards on the citizens of the Town and their property. The Town of Mount Pleasant is included in the Cabarrus County plan and will adopt the county plan by resolution when complete.

IV. Concept

A. Community Profile. Mount Pleasant is located in the eastern side of the county. It has a population of 1,548 (as estimated by the State Demographer as of July, 2008). The

Town has several local industries but is located near the center of the remaining agricultural land in the county. It has at mayor-council form of government and has the legal powers granted to municipalities within the state. The Town has a small administrative staff, a public works department and a combination part time paid/volunteer fire department. All law enforcement, emergency medical services, and emergency management functions are provided by Cabarrus County. An appointed municipal Planning and Zoning Board serves as an advisory body to the Town Council on planning matters. The Town contracts with a private firm to provide planning, zoning and general municipal code enforcement functions and to serve as staff to the Planning Board. Land use and development ordinances are adopted by resolution of the Town Council and enforced within the Town limits and extraterritorial jurisdiction.

B. Hazard Overview. Mount Pleasant is subject to the same natural hazards as the remainder of Cabarrus County. The principal natural hazards that affect the county are severe thunderstorms/ tornadoes, severe winter weather, and flooding. The occurrence of these events in the Town's jurisdiction mirrors the same rate of occurrence throughout the county. A detailed examination and analysis of the hazards that could threaten Cabarrus County is located at Annex A. The remaining hazards are of a localized nature, infrequent occurrence, or unlikely to occur this area.

C. Repetitive Loss Structures in Mount Pleasant. There are no repetitive loss structures in the Mount Pleasant jurisdiction.

D. Hazard Mitigation Goals.

- Increase or maintain internal capabilities to respond to hazards and improve the effectiveness of hazard mitigation efforts within the Town limits.
- Enhance existing Town policies that will reduce the potential damage from hazards without hindering managed growth and development within the Town limits.
- Protect public health, safety and welfare by increasing public awareness of existing hazards and encouraging both the public and private sectors to take actions to mitigate the risks from those hazards.

E. Hazard Mitigation Strategies

1. This section addresses specific ways the Town of Mount Pleasant can act to lessen and eventually eliminate prevent future loss from the most common hazards in Cabarrus County.
2. Prioritization. The priority for the strategy implementation is based on the overall importance of the strategy to the Town of Mount Pleasant and its fiscal and technical ability to execute the strategies. This evaluation included a review of municipal capabilities; the assessment of hazards and vulnerabilities; and a cost-benefit review.

3. High Wind Mitigation Strategies. There are a number of natural hazards that have the potential to include high wind damage - thunderstorms, tornadoes, severe winter storms, and hurricanes. Recommendations to help reduce the devastating effect of high winds are included in Table 1.

Table 1: High Wind Mitigation Strategies

Strategies	Responsible Parties	Support Parties	Priority	Schedule	Project Cost/Funding Sources
1. Develop Early Warning System/Dissemination of information alerting Town residents to seek shelter when high winds expected.	Town Council	County Emergency Management Department	Medium	2008	Maintenance costs for system estimated at \$5,000.00 and included in local government funding.
2. Ensure that manufactured homes are installed and secured properly.	Town Council	County Commerce /Building Inspections	High	Continuous	Local staff time.
3. Encourage insurance companies to offer lower premium rates to owners who install manufactured homes on permanent foundations or who anchor homes securely.	Town Council	County Commerce /Building Inspections	Medium	Continuous	Local staff time.

F. Severe Winter Storms. Because of the infrequent occurrence of such storms, Mount Pleasant is not completely equipped to handle the demands on its public works caused by such events. Highway and state road clearance is done by the NC Department of Transportation. The priority is to clear the main highways and those areas needed for public safety. The Town of Mount Pleasant will clear Town system streets within its jurisdiction when it is determined that clearing operations are necessary to maintain safe conditions.

Table 2: Winter Storm Mitigation Strategies

Strategies	Responsible Parties	Support Parties	Priority	Schedule	Project Cost/Funding Sources
1. Develop Early Warning System/Dissemination of information alerting Town residents to seek shelter when high winds expected.	Town Council	County Emergency Management Department	Medium	2008	Maintenance costs for system estimated at \$5,000.00 and included in local government funding.
2. Increase public awareness of the effects of winter weather on structures, power lines, trees and how to prepare for this hazard	Town Council Mount Pleasant Volunteer Fire Department	County Emergency Management Department Local Red Cross chapter	High	Continuous	Local staff time. No cost to utilize county website, county cable channel.
3. Evaluate access problems caused by snow or ice for critical facilities; develop recommendations for clearing critical sites, e.g., law enforcement, EMS, and fire service facilities, and the Town Hall. Identify alternate sites to control response operations.	Mount Pleasant Volunteer Fire Department	Town Council County Emergency Management Department Town Public Works Department	High	Annually	Local staff time.
4. Review plan for debris removal and disposal	Town Council	County Solid Waste Dept Town Public Works Department	Medium	Annually	Local staff time.

G. Flood Mitigation Strategies

1. Flooding is a possible hazard resulting from heavy rain events and from the melting of accumulated precipitation from winter storms. This section addresses specific ways

Mount Pleasant can act to lessen and eventually eliminate repetitive flood losses and prevent future loss from inappropriate new development.

2. Communities that regulate development in floodplains are able to join the National Flood Insurance Program (NFIP). In return, the NFIP provides federally backed flood insurance for properties in the community. Mount Pleasant has applied with FEMA to participate in the NFIP.

Table 3: Flood Mitigation Strategies

Short Range (1 – 2 year) Strategies (CRS Activity Code)	Responsible Parties	Support Parties	Priority	Schedule	Project Cost/Funding Sources
1. Consider prohibiting construction or substantial improvement of buildings within the 100-year floodplain.	Town Council	Town Planner Town Planning Board	Medium Adopted June 2009	2011	Local staff time.
2. Review any rebuilding strategies in wake of local emergencies and consider policies/procedures for minimizing repetitive losses.	Town Council	Town Planner	High	As Needed	Local staff time.
3. Advise/assist property owners in retrofitting their businesses and homes and. Retrofitting means modifying an existing building or yard to protect the property from flood damage.	Town Planning Board Town Council	Town Planner	Medium	Continuous	Local staff time.
4. Continue participation in the Community Rating System	Town Council	Town Planner	Medium	Continuous	Local staff time.
5. Prepare a land use plan that incorporates flood damage prevention goals into future land use recommendations.	Town Council Town Planning Board	Town Planner	High	2011	Unknown cost at this time. Local funds and grants.

Short Range (1 – 2 year) Strategies (CRS Activity Code)	Responsible Parties	Support Parties	Priority	Schedule	Project Cost/Funding Sources
6. Develop an open space plan; target properties for acquisition and /fund acquisition program.	Town Council Town Planning Board	Town Planner	Low	2012	Unknown cost at this time. Local funds and grants.
7. Adopt policies that discourage growth in flood hazard areas, including policy on not extending public services and utilities into flood hazard zones.	Town Council Town Planning Board	Town Planner	High	2010-2011	Local staff time.
8. Early Warning. Determine if there are any areas with limited evacuation capacity and develop methods for improving early warning and evacuation routes and methods.	Mount Pleasant Volunteer Fire Department Town Council	County Emergency Management Department NCDOT Town Planner	Medium	Continuous	Local staff time.

Mid Range (3 – 5 year) Strategies (CRS Activity Code)	Responsible Parties	Support Parties	Priority	Schedule	Project Cost/Funding Sources
1. Establish list of priority properties for acquisition in the event of a natural disaster.	Town Council Town Planning Board	Town Planner	Medium	2013	Local staff time.
2. Participate in the review of the County Hazard Mitigation Plan. Ensure all hazards and mitigation efforts for Mount Pleasant are addressed within plan	Town Council Town Planning Board	Commerce Dept County Emergency Mgmt Dept Town Planner	Medium	2014	Local staff time.

Mid Range (3 – 5 year) Strategies (CRS Activity Code)	Responsible Parties	Support Parties	Priority	Schedule	Project Cost/Funding Sources
3. As necessary, develop plan for relocating public infrastructure out of flood hazard areas.	Town Council	Public Works Department WSACC	Low	2013	Local staff time.
4. Establish reserve fund for relocating damaged infrastructure after a natural disaster	Town Board of Commissioners		Low	Continuous	Costs not determined. Local staff time.
5. Establish program for evaluation and improvement of critical services (public and private) – water, sewer, electricity, etc. – and critical facilities – fire, rescue, medical, etc.	Town Council Mount Pleasant Volunteer Fire Department	County Emergency Management Department Electricity & Natural Gas Utilities NCDOT Public Works Department	Low	2013-2014	Local staff time.
6. Evaluate flood or access problems for critical facilities; develop recommendations for protecting critical sites, e.g., law enforcement, EMS, and fire service facilities, and the Town Hall. Identify alternate locations to direct response operations.	Town Council Mount Pleasant Volunteer Fire Department	County Emergency Management Department Power & Gas Companies NCDOT	High	Continuous	Local staff time.

Mid Range (3 – 5 year) Strategies (CRS Activity Code)	Responsible Parties	Support Parties	Priority	Schedule	Project Cost/Funding Sources
7. Develop and implement hazard awareness program (elevation certificates, FIRM data, bulletin on property protection measures and flood insurance, etc.) (CRS 310 / 320 / 330 / 340 / 440).	Town Council Town Planning Board	Town Planner Banks Real estate Agents Insurance Agents	Medium	Continuous	Local staff time.
8. Establish a Flood Awareness Week to publicize hazard and protection measures (CRS 610).	Town Council	Local Media Outlets	Low	Annually	Local staff time. No cost for use of county website and county cable channel.
9. Request that the real estate Multiple Listing Service (MLS) be amended to include notice of flood hazard and the requirement to purchase flood insurance	Town Council	Real estate agents	High		Local staff time.
10. Establish locations for flood awareness signs. Show elevations of high water in areas that flood; the base flood and the base flood plus two feet. Signs should be surveyed to serve as elevation reference marks.	Town Council	County Emergency Management Department Town Planner FEMA NCDENR NCDOT	Medium	2013	\$3,000.00; local funds.

Mid Range (3 – 5 year) Strategies (CRS Activity Code)	Responsible Parties	Support Parties	Priority	Schedule	Project Cost/Funding Sources
11. Evaluate early warning and response actions. In the event of flooding, how will critical facilities be evacuated; how will the Town government react to get persons out of flood-prone or isolated areas; how will vehicles on evacuation routes be controlled; and how will hazardous materials be protected or evacuated. (CRS 610).	Town Council Mount Pleasant Volunteer Fire Department	County Emergency Management Department Sheriff's Department	High	Continuous	Local staff time.
12. Monitor plan implementation to ensure schedules met.	Town Council	Town Planning Board Town Planner	Medium	Continuous	Local staff time.
13. Assist County Commerce Department in tracking benefits in flood loss reduction.	Town Council	County Commerce Department Town Planner	Medium	Continuous	Local staff time.
Note: Abbreviations used in all tables: Federal Emergency Management Agency (FEMA); North Carolina Department of Environment and Natural Resources (NCDENR); North Carolina Division of Emergency Management (NCDEM); NC Department of Transportation (NCDOT), Community Rating System (CRS)					

H. Review, Evaluation and Monitoring of the Hazard Mitigation Plan

1. The Town of Mount Pleasant will participate with Cabarrus County in the review and revision the Hazard Mitigation Plan. This will occur every five years. The revised plan will be submitted to the NCEM Hazard Mitigation Officer for review. Periodic revisions may also be necessary to keep the Cabarrus County plan in compliance with federal and state statutes and regulations. Mount Pleasant may request that its part of the hazard mitigation plan be revised at any time. This

may be necessary as additional development, implementation of mitigation efforts; development of new mitigation processes, or changes in federal and state statutes and regulations necessitates a change to the existing plan.

2. Criteria for Review of the Hazard Mitigation Plan. A form to assist in the evaluation and monitoring of the hazard mitigation plan is located at Annex F. Considerations for the review includes:

- Do the goals and objectives still address current and expected conditions?
- Has the nature or magnitude of the risks changed?
- Are the current resources appropriate for implementing the plan?
- Are there any problems in implementing the plan? (technical, legal, political, coordination with other agencies)
- Have the results occurred as expected?
- Did all agencies and municipalities participate as proposed?

3. The Town of Mount Pleasant will participate in the monitoring the plan and in development of the yearly monitoring report. The Town will participate in the review and evaluation of the plan conducted every five years. The Town Council will receive a copy of the final review and evaluation report and recommended actions.

I. Continued Public Involvement. Public participation in the hazard mitigation plan will continue during all reviews of the plan. The Town of Mount Pleasant will ask for public input on the review and revisions of the plan.

1. The public will be invited to participate in the review of the plan.
2. Copies of the plan will be kept on hand at the Town Hall and at the Mount Pleasant Public Library. The address and telephone number for the county and Town points of contact will be included with the plan.
3. The County plan, which includes the Mount Pleasant plan, will be available on the county website for public use.