

COUNTY OF ALBEMARLE

EXECUTIVE SUMMARY

AGENDA TITLE: Zoning Ordinance; Flood Hazard Overlay District	AGENDA DATE: April 26, 2016
SUBJECT/PROPOSAL/REQUEST: Public hearing on ordinance to amend County Code § 18-30.3.2 to update the reference date of the flood rate insurance map and flood insurance study	ACTION: X INFORMATION:
STAFF CONTACT(S): Kamptner, McCulley	CONSENT AGENDA: ACTION: INFORMATION:
	ATTACHMENTS: Yes

BACKGROUND:

In order to prevent loss of life and property, and to prevent creating health and safety hazards, the County's Flood Hazard Overlay District (FHOD) regulations (County Code § 18-30.3 *et seq.*) regulate the uses and structures that may be established in stream channels and the surrounding areas prone to inundation during a 100-year flood event. The boundaries of the FHOD, including special flood hazard areas and risk premium zones, are depicted on the flood insurance rate maps created by the Federal Emergency Management Agency (FEMA), which are based on FEMA's flood insurance study. The FHOD was established as an overlay zoning district in 1980, and the County's FHOD regulations have allowed the County to participate in the federal flood insurance program.

DISCUSSION:

County Code § 18-30.3.2 currently refers to the flood insurance rate maps and the flood insurance study in effect on April 2, 2014 and incorporates all subsequent amendments by reference. FEMA is amending a map panel that depicts the levee along the James River in Scottsville. The amended panel will include a note stating that the levee may protect certain identified areas in the Town of Scottsville from flooding during a 100-year flood event; it will not change the boundaries of the FHOD or any special flood hazard areas or risk premium zones. The amended map panel will be effective on and after May 16, 2016.

The Virginia Department of Conservation and Resources has informed the County that it must amend the County's FHOD regulations to expressly refer to the May 16, 2016 date when the amended map panel becomes effective. The proposed ordinance (Attachment A) would amend County Code § 18-30.3.2 to refer to and incorporate the flood insurance rate maps and flood insurance study effective on and after May 16, 2016.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend approval of the proposed ordinance.

ATTACHMENT:

A-Ordinance