



## TOWN OF WARRENTON

Department of Community Development

PO BOX 341  
WARRENTON, VIRGINIA 20188  
<http://www.warrentonva.gov>  
TELEPHONE (540) 347-1101  
FAX (540) 349-1101

January 3, 2024

Dear Property Owner:

The Planning Commission of the Town of Warrenton will hold a public hearing at the following time and location:

***Tuesday, January 16, 2024  
7:00 PM  
Warrenton Town Hall  
Council Chambers  
21 Main Street, Warrenton, VA***

### **Zoning Ordinance Text Amendment (ZOTA-23-3) to Article 3-5 to Reflect Recently Updated Federal Emergency Management Agency (FEMA) Floodplain Maps.**

Over the past several years, FEMA has been working through the process to update floodplain maps to use new, more accurate data to determine floodplain locations and boundaries. A flood map provides information about the local flood risk. It helps set minimum floodplain standards so that the community builds safely. The map also helps determine the cost of flood insurance which helps property owners to financially protect themselves against flooding. The lower the degree of risk, the lower your flood insurance premium will be.

Records indicate that your property contains flood hazard areas; a map showing the location of the updated floodplain areas can be viewed at:

<https://www.arcgis.com/apps/webappviewer/index.html?id=8796ff64d9f246ffa2b2296e8c44d8e1&extent=-8779083.9082%2C4629801.3504%2C-8544269.3573%2C4738953.4268%2C102100>

FEMA issued a Letter of Final Determination to the Town on October 25, 2023, to state that updated floodplain maps will be effective on April 25, 2024. As required by FEMA, the Town of Warrenton must adopt revised floodplain regulations as a part of the Town's Zoning Ordinance. Article 3-5.1 of the Zoning Ordinance regulates how properties may be used or developed within the floodplain area. The Planning Commission will hold a public hearing on January 16, 2024, to review and discuss the amended Zoning Ordinance as well as the updated FEMA floodplain maps.

Section 3-5.1 of the Zoning Ordinance pertaining to floodplain regulations and all related materials are available for review approximately one week before the scheduled meeting date on the Town **Website** at <https://www.warrentonva.gov/295/Agendas-Minutes-Recordings>. If you have any questions concerning the updated FEMA maps or floodplain regulations, please call (540) 347-1101 during normal business hours (8:30 AM and 4:30 PM) Monday through Friday.

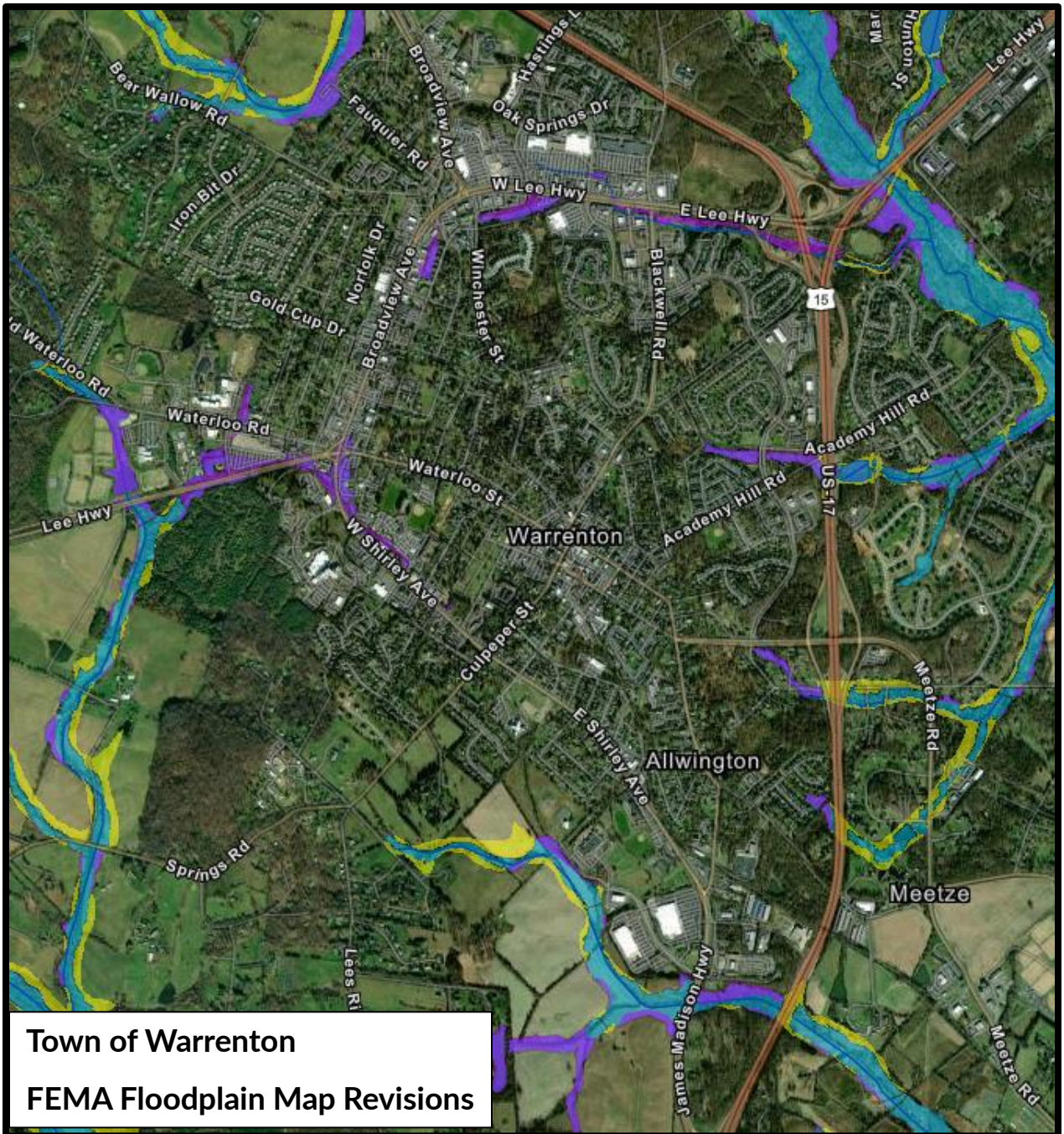
You are invited to appear and address the Planning Commission on this matter. You may also choose to submit written comments through the Town's website or by emailing [citizencomment@warrentonva.gov](mailto:citizencomment@warrentonva.gov) during the public comment period which will end at noon the day of the public hearing.

The Town of Warrenton does not discriminate on the basis of handicapped status in admission or access to its programs and activities. Warrenton Town Hall meeting facilities are fully accessible to the handicapped. Any special accommodations can be made upon request 48 hours prior to the meeting.









Respectfully,


A handwritten signature in black ink, appearing to read "Rob Walton". The signature is fluid and cursive, with the first name "Rob" being more prominent than the last name "Walton".

**Rob Walton**  
Community Development Director  
Town of Warrenton



**Town of Warrenton**  
**FEMA Floodplain Map Revisions**

Legend	
Expanded Flood Zones	Water Areas
	
Reduced Flood Zones	Special Flood Hazard Areas
	 Zone A, AE: With/Without Base Flood Elevation (BFE)
Hydrography Features	 Hydrography Features
	 Regulatory Floodway
	Jurisdictional Boundary
	



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