

February 13, 2024
Town Council
Public Hearing

AN ORDINANCE TO APPROVE TEXT AMENDMENT ZOTA-23-3 PURSUANT TO SECTION 3-5.1 OF THE ZONING ORDINANCE OF THE TOWN OF WARRENTON FOR A ZONING ORDINANCE TEXT AMENDMENT TO ARTICLE 3 FPD – FLOODPLAIN DISTRICT TO ADOPT THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MODEL ORDINANCE CHANGES AND ASSOCIATED FLOOD MAPS IN ACCORDANCE WITH A LETTER OF FINAL DETERMINATION ISSUED ON OCTOBER 25, 2023

WHEREAS, Warrenton, VA (Hereinafter "the Town") is a municipal corporation located within the County of Fauquier; and

WHEREAS, the Warrenton Town Council may, by ordinance, amend, supplement, or change the regulations of the Zoning Ordinance of the Town whenever the public necessity, convenience, general welfare or good zoning practice may require such an amendment; and

WHEREAS, Zoning Ordinance Article 3, Section 3-5.1 FPD – Floodplain District regulates areas within the Town encumbered by Special Flood Hazard Areas (SFHA's); and

WHEREAS, the Federal Emergency Management Agency (FEMA) has issued a Letter of Final Determination to the Town placing the revised SFHA's into effect on April 25, 2024; and

WHEREAS, the proposed changes adopt revised text per FEMA's model Ordinance and revised SFHA maps; and

WHEREAS, adopting the changes allows the Town to maintain eligibility in the National Flood Insurance Program; and

WHEREAS, the Warrenton Planning Commission held a work session to discuss amending Zoning Ordinance Section 3-5.1 FPD – Floodplain District on December 19, 2023; and

WHEREAS, the Warrenton Planning Commission held a public hearing on this matter on January 16, 2024 where the Commission unanimously recommended approval; and

WHEREAS, the Warrenton Town Council held a public hearing on this matter on February 13, 2024; and

WHEREAS, the Warrenton Town Council finds that per the Code of Virginia Section 15.2-2286.A.7, the text amendment is for the good of public necessity, convenience, general welfare, and good zoning practice; and

NOW THEREFORE BE IT ORDAINED, that the Warrenton Town Council adopts ordinance language as set forth herein.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Community Development Director

Town Attorney

ATTEST: _____

Town Recorder