



Office of the Town Manager
Frank Cassidy

Warrenton Town Council

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Paul Mooney, At Large
David McGuire, At Large

STAFF REPORT

Council Meeting Date:	February 13, 2024
Agenda Title:	ZOTA-23-3 Zoning Ordinance Text Amendment to Update Section 3-5.1 of the Zoning Ordinance and the Associated Floodplain Maps Pertaining to FEMA Floodplain.
Requested Action:	Hold a Public Hearing and Adopt the Ordinance
Department / Agency Lead:	Community Development
Staff Lead:	Rob Walton, Director of Community Development

EXECUTIVE SUMMARY

The Federal Emergency Management Agency (FEMA) recently issued a Letter of Final Determination to the Town of Warrenton on October 25, 2023 (attached). There are approximately 110 properties in the Town of Warrenton that contain floodplain. In December 2020, Town Staff contacted property owners letting them know of the proposed changes to the floodplain limits. After notice was sent, staff was approached by approximately five (5) individuals who were interested in seeing the proposed mapping changes. Since that time, FEMA has heard appeals by property owners who disagree with the proposed floodplain limit changes and issued a Letter of Final Determination to jurisdictions accordingly. The Town is now tasked with adopting FEMA’s updated regulations and revised maps as part of the final determination.

BACKGROUND

In September 2020, FEMA issued proposed changes to the Special Flood Hazard Areas (SFHA). SFHA replaces the previously used term “100-Year Floodplain”. There are approximately 110 properties in the Town of Warrenton that contain floodplain. In December 2020, Town Staff contacted property owners letting them know of the proposed changes to the floodplain limits. After notice was sent, staff was approached by approximately five (5) individuals who were interested in seeing the proposed mapping changes. Since that time, FEMA gave property owners the chance to appeal who disagree with the proposed floodplain limit changes and subsequently issued a Letter of Final Determination to jurisdictions once the appeal period was over.

After the appeal period ended, FEMA recently issued a Letter of Final Determination to the Town of Warrenton on October 25, 2023. The revised SFHA become effective on April 25, 2024. Town staff has been working closely with FEMA to ensure the changes to the Zoning Ordinance text meets the agency’s model ordinance language that is proposed with this text amendment.

The Planning Commission held a work session on the text amendment on December 19, 2023 followed by a Public Hearing on January 16, 2024 where no one spoke and the Commission unanimously recommended approval to Town Council.

STAFF RECOMMENDATION

Staff recommends that the Town Council hold the public hearing and approve the text amendment. The Planning Commission held a work session on December 19, 2023 and held a public hearing on January 16, 2024. No one spoke during the public hearing and unanimously recommended approval to Town Council. An Ordinance is attached to this agenda item for your consideration.

Service Level/Collaborative Impact

Adoption of the Zoning Ordinance Text Amendment and associated maps allows Town properties to maintain eligibility in the National Flood Insurance Program.

Fiscal Impact

Explains what monetary impact the staff recommendation would have on various parties involved in the resolution. This includes from where funding is sourced, the total costs incurred, revenue generated, and/or other fiscal impacts not mentioned.

Legal Impact

The proposed changes apply to all parcels within the Town of Warrenton that contain floodplain.

ATTACHMENTS

1. Draft Text Amendment
2. Letter of Final Determination dated October 25, 2023
3. Sample Letter Sent to Property Owners dated, December 2020
4. Spreadsheet Listing All Properties in the Town of Warrenton Containing Floodplain
5. FEMA Adopted FIRM
6. Ordinance