



Office of the Town Manager  
Frank Cassidy

**Warrenton Town Council**  
Carter Nevill, Mayor  
Heather Sutphin, Ward 1  
William Semple, Ward 2  
Brett Hamby, Ward 3  
James Hartman, Ward 4 Vice Mayor  
Eric Gagnon, Ward 5  
Paul Mooney, At Large  
David McGuire, At Large

# STAFF REPORT

<b>Council Meeting Date:</b>	December 12, 2023
<b>Agenda Title:</b>	Initiation of a Zoning Ordinance Text Amendment to Revise Section 3-5.1 FPD-Floodplain District, Section 11-3.11 Variances, Article 12 Definitions and Adopt FEMA's Updated Floodplain Maps
<b>Requested Action:</b>	Initiate the Zoning Ordinance Text Amendment
<b>Department / Agency Lead:</b>	Community Development
<b>Staff Lead:</b>	Rob Walton, Staff

## **EXECUTIVE SUMMARY**

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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 2022, 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 Council is now tasked with adopting FEMA's updated regulations and revised maps as part of the final determination. This initiation would allow staff to begin processing the draft text and finalized maps through the public hearing process with the Planning Commission and Town Council. FEMA's finalized Flood Insurance Rate Map (FIRM) for the Town of Warrenton will become effective on April 25, 2024.

## **BACKGROUND**

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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 2022, 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.

## **STAFF RECOMMENDATION**

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Staff recommends initiating the Zoning Ordinance Text Amendment to begin the public hearing process.

## **Service Level/Collaborative Impact**

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Adoption of the text amendment and associated map(s) will forward the vision of Plan Warrenton 2040 by helping to preserve and protect these environmentally sensitive areas. In addition, taking precautions against catastrophic events help protect the welfare of the Town's population.

### **Policy Direction/Warrenton Plan 2040**

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Plan Warrenton 2040 seeks to preserve, enhance, and protect the environmental, scenic, and natural quality of the Town. Floodplains are typically a protected environmentally sensitive area that is regulated as an overlay in the Zoning Ordinance to limit pollution and enhance water quality.

### **Fiscal Impact**

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Those impacted by the floodplain limit revisions may be required to obtain flood insurance.

### **Legal Impact**

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None Identified at This Time.

### **ATTACHMENTS**

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1. Spreadsheet Listing All Properties in the Town of Warrenton Containing Floodplain
2. Sample Letter Sent to Property Owners Dated, December 2022
3. Sample Showing Floodplain Limit Changes