



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

Council Meeting Date:

December 12, 2023

Agenda Title: Initiation of a Zoning Ordinance Text Amendment to Revise Section 3-5.1 FPD-Floodplain District and Adopt FEMA's Updated Floodplain Maps

Requested Action: Initiate the Zoning Ordinance Text Amendment

Department / Agency Lead: Community Development

Staff Lead: Rob Walton, Staff

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 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

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.

STAFF RECOMMENDATION

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

Service Level/Collaborative Impact

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

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

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

Legal Impact

None Identified at This Time.

ATTACHMENTS

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
4. Letter of Final Determination dated October 25, 2023