



## Chatham County Planning Board Agenda Notes

**Date:** September 5, 2017

**Agenda Item:** VII-3     **Attachment #:** 2

- Subdivision**             **Conditional Use Permit**             **Rezoning Request**  
 **Other:**

<b>Subject:</b>	A Legislative public hearing to consider revisions to the Chatham County Flood Damage Prevention Ordinance.
<b>Action Requested:</b>	See Recommendation
<b>Attachments:</b>	<ol style="list-style-type: none"> <li>1. Flood Damage Prevention Ordinance showing proposed amendments.</li> <li>2. Flood Insurance Rate Map Index</li> </ol>

**Introduction & Background:** On May 17<sup>th</sup>, 2017, the Federal Emergency Management Agency (FEMA) notified the County Manager that final flood hazard determinations had been made by the agency. FEMA received no requests for changes in the flood hazard determinations made in the preliminary Flood Insurance Study (FIS) and proposed Flood Insurance Rate Maps (FIRM), which were published on August 30<sup>th</sup>, 2013. The effective date for the modified flood hazard information and revised FIRM panels is November 17<sup>th</sup>, 2017. As a condition of continued eligibility in the National Flood Insurance Program (NFIP), Chatham County is required to adopt floodplain management regulations that meet the standards of Section 60.3(d) of the NFIP regulations by November 17<sup>th</sup>, 2017. The North Carolina Division of Emergency Management has revised their Flood Damage Prevention Model Ordinance to reflect the floodplain management regulations that meet the standards of Section 60.3(d) of the NFIP regulations. The current Chatham County Flood Damage Prevention Ordinance is modeled after an earlier version of the NCDEM model ordinance, and therefore, must be revised to reflect the changes to the NCDEM model ordinance, in order to allow Chatham County to remain eligible in the NFIP. On July 17<sup>th</sup>, 2017, the Board of Commissioners scheduled a public hearing to consider these revisions to the Chatham County Flood Damage Prevention Ordinance, a hearing which was held on August 21<sup>st</sup>. No one from the public spoke and the Board of Commissioners approved a motion to send this item to the Planning Board for a recommendation.

**Discussion & Analysis:** None of the changes to the NCDEM model ordinance will significantly impact how Chatham County currently regulates flood hazard areas. The day-to-day floodplain administration of Chatham County should remain the same, with

one possible exception: Article 5, Section A under “General Standards”, #s 5-7 (Page 18). These general standards concern the placement of water supply systems, sanitary sewage systems, and on-site waste disposal systems on a parcel of land. A change was made to these standards to accommodate the rare situation when one of these systems must be located inside the Special Flood Hazard Area (i.e. if the entire parcel is within the Special Flood Hazard Area). Should this situation occur, any new system that must be located in the floodplain must also be reviewed and approved by the Floodplain Administrator. A copy of the Flood Insurance Rate Map Index has also been provided showing the flood panels where the special flood hazard areas have been revised.

**Recommendation:** Staff recommends approval of the revisions to the Chatham County Flood Damage Prevention Ordinance.