



Legislation Text

File #: 2017-352, Version: 1

TITLE

HOLD PUBLIC HEARING TO CONSIDER TEXT AMENDMENT CASE #17-09-GCPL-04839 TO ADOPT REVISIONS TO THE GUILFORD COUNTY FLOOD DAMAGE PREVENTION ORDINANCE (INCLUDED AS PART OF THE GUILFORD COUNTY DEVELOPMENT ORDINANCE)

SPONSOR

J. Leslie Bell, AICP (Frank Park, Plans Engineer)

BACKGROUND

The proposed revisions to the Guilford County Flood Damage Prevention Ordinance, based on the 2017 North Carolina model Flood Damage Prevention Ordinance, reflect updated flood map panels and regulations from the Federal Emergency Management Agency (FEMA). As a result of changes to Alamance County Flood Map Panel #8847, FEMA indicates that this change necessitates this action (see attached FEMA letter) based on impact(s) to Guilford County (along eastern border of Guilford County). Although these change(s) to Guilford County are minimal (if any) as the changes appear to stop at the County border, in order for Guilford County to remain eligible in the National Flood Insurance Program (NFIP), revisions (see attached) are required to the Guilford County Flood Damage Prevention Ordinance (which is part of the Guilford County Development Ordinance) no later than November 11, 2017 to the following Sections: 2-1. DEFINITIONS; 3-3.5 FLOODPLAIN DEVELOPMENT PERMIT; 9-5.9 FLOOD HAZARD APPEALS; 8-3.3 ORDER OF CORRECTIVE ACTION; AND 7-5 FLOOD DAMAGE PREVENTION. These changes, if adopted, provide for Community Rating System (CRS) Activity Points which help lower flood insurance rates.

The National Flood Insurance Program's Community Rating System (CRS) is a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum NFIP requirements.

As a result, flood insurance premium rates are discounted to reflect the reduced flood risk resulting from the community actions meeting the three goals of the CRS:

- 1) Reduce flood damage to insurable property;

- 2) Strengthen and support the insurance aspects of the NFIP; and
- 3) Encourage a comprehensive approach to floodplain management.

The CRS uses a Class rating system that is similar to fire insurance rating to determine flood insurance premium reductions for residents. CRS Classes are rated from 9 to 1. Today, most communities enter the program at a CRS Class 9 or Class 8 rating, which entitles residents in Special Flood Hazard Areas (SFHAs) to a 5 percent discount on their flood insurance premiums for a Class 9 or a 10 percent discount for Class 8. Guilford County currently has a Class 8 CRS Program rating.

The Guilford County Planning Board held a public hearing on this proposed amendment at its October 12, 2017 Regular Meeting. The Guilford County Planning Board voted unanimously 6 -0 in favor of the proposed amendments to recommend these revisions for adoption to the Guilford County Board of Commissioners. (Yes: Apple, Geter, Mann, Alexander, Burnett, and Frankie Jones. Absent: Leonard, Collins, and Hayworth).

BUDGET IMPACT

NO ADDITIONAL COUNTY FUNDS REQUIRED

REQUESTED ACTION

Hold Pubic Hearing and request approval of Text Amendment Case#17-09-GCPL-04839 to adopt revisions to the Guilford County Flood Damage Prevention Ordinance based on the 2017 North Carolina model Flood Damage Prevention Ordinance.