



MEMORANDUM

Date: September 21, 2023

To: Luke Winchester, Chairman
and Planning Commission

From: Jennifer Hamblen, Planning Director
Jon Baughman, Deputy Planner

Re: Major Amendment for
Floodplain Ordinance No. 2023-17

Request: The Public Works and Engineering Department respectfully request the Planning Commission and the Board of Commissioners to pass these amendments to existing ordinance passed earlier this year.

Analysis: Earlier this calendar year in May, a major re-write and update to our existing floodplain ordinance was passed (Ordinance No. 2023-17) that coincided with the arrival of updated floodplain maps published by FEMA (May 9, 2023).

Once passed TEMA, NFIP Coordinator, Ms. Amy Miller and FEMA, Region 4 Director, Julius Lockhart requested another audit of our just passed floodplain ordinance. On several occasions in June and July, Rob Ealy and Charles “Shorty” Hunt Jr. met with Ms. Miller and Mr. Lockhart to further strengthen our floodplain ordinance.

Summary: Through discussions it was determined that 1) The definition of “Fill” as in the context of the Special Flood Hazard Area (SFHA) should be re-written to better match the official FEMA definition. Other definitions like Letter of Map Change (LOMC); Letter of Map Amendment (LOMA) and other revisions had been inadvertently left out of the definitions section of the ordinance. 2) It was also determined that in several sections the City’s ability to request a “hydrologic and hydraulic” (H&H) analysis to help strengthen certain sections of the floodplain ordinance.

Recommendation:

Planning and Zoning:

Public Works:

West Wilson Utility District: