

A G E N D A
JAMES CITY COUNTY BOARD OF SUPERVISORS
READING FILE
County Government Center Board Room
101 Mounts Bay Road, Williamsburg, VA 23185
June 23, 2015
6:30 PM

A. FOR YOUR INFORMATION

1. Updated Federal Emergency Management Agency Flood Insurance Rate Maps and Zoning Ordinance Update
2. Modified Water Conservation Rebate Program and Promotion
3. Memorandum from Secretary John Harvey, Secretary of Veterans and Defense Affairs

ITEM SUMMARY

DATE: 6/23/2015

TO: The Board of Supervisors

FROM: Christy H. Parrish, Deputy Zoning Administrator

SUBJECT: Updated Federal Emergency Management Agency Flood Insurance Rate Maps and Zoning Ordinance Update

As a precursor to the zoning ordinance update that will be coming before the Board of Supervisors within the next few months, staff is providing information related to the upcoming ordinance changes, as well as information related to the entire Federal Emergency Management Agency (FEMA) update process.

This information is an update to the previous reading file memorandums provided on March 25, 2014, and June 24, 2014, regarding the updated FEMA Flood Insurance Rate Maps.

ATTACHMENTS:

| | Description | Type |
|---|-------------|------------|
|  | Memorandum | Cover Memo |

REVIEWERS:

| Department | Reviewer | Action | Date |
|------------------------|-----------------|----------|---------------------|
| Planning | Holt, Paul | Approved | 6/5/2015 - 8:34 AM |
| Development Management | Murphy, Allen | Approved | 6/5/2015 - 9:04 AM |
| Publication Management | Burcham, Nan | Approved | 6/8/2015 - 8:36 AM |
| Board Secretary | Fellows, Teresa | Approved | 6/8/2015 - 8:46 AM |
| Board Secretary | Kinsman, Adam | Approved | 6/8/2015 - 11:21 AM |
| Board Secretary | Fellows, Teresa | Approved | 6/8/2015 - 12:11 PM |

MEMORANDUM

DATE: June 23, 2015

TO: The Board of Supervisors

FROM: Christy H. Parrish, Deputy Zoning Administrator

SUBJECT: Updated Federal Emergency Management Agency Flood Insurance Rate Maps and Zoning Ordinance Update

As a precursor to the zoning ordinance update that will be coming before the Board of Supervisors within the next few months, please find below information related to the upcoming ordinance changes, as well as information related to the entire Federal Emergency Management Agency (FEMA) update process. This information is an update to the previous reading file memorandums provided on March 25, 2014, and June 24, 2014, regarding the updated FEMA Flood Insurance Rate Maps.

FEMA Map Updates

FEMA conducted a coastal analysis and mapping study for communities along the mid-Atlantic coast. This study included the entire Chesapeake Bay and its tributary rivers and streams to better estimate coastal flood hazards and more accurately define the limits of tidal flooding based on improved technology available. Detailed information regarding this study can be found at www.R3Coastal.com.

FEMA released updates to the coastal flood maps, known as Flood Insurance Rate Maps (FIRMs), for James City County. These updates were preliminarily issued to James City County and incorporated areas on March 28, 2014. The FIRMs indicate flood-prone coastal areas in James City County and include changes to the Powhatan Creek Floodplain, which became effective on March 6, 2014. Insurance companies use FIRMs to determine flood insurance rates for buildings and contents.

Staff mailed over 2,500 letters regarding the proposed map changes and along with FEMA representatives, held a public Coastal Flood Risk Open House on August 13, 2014, at Legacy Hall. FEMA published a public notice of the proposed flood hazard determinations in the Federal Register in September 2014 and in the Virginia Gazette in October 2014. This notice advertised a 90-day appeal period allowing individuals to appeal the proposed flood hazard determinations if that person believed his or her property rights would be adversely affected. Information regarding this 90-day appeal period was also placed on the County's website. Staff is unaware of any appeals that may have been submitted.

Now that the 90-day appeal period is over, staff anticipates receiving a Letter of Final Determination from FEMA within the next 30 days. This letter will state that the new updated FIRM will become effective in six months and that James City County must adopt a compliant floodplain ordinance by the map's effective date to remain in good standing in the National Flood Insurance Program (NFIP).

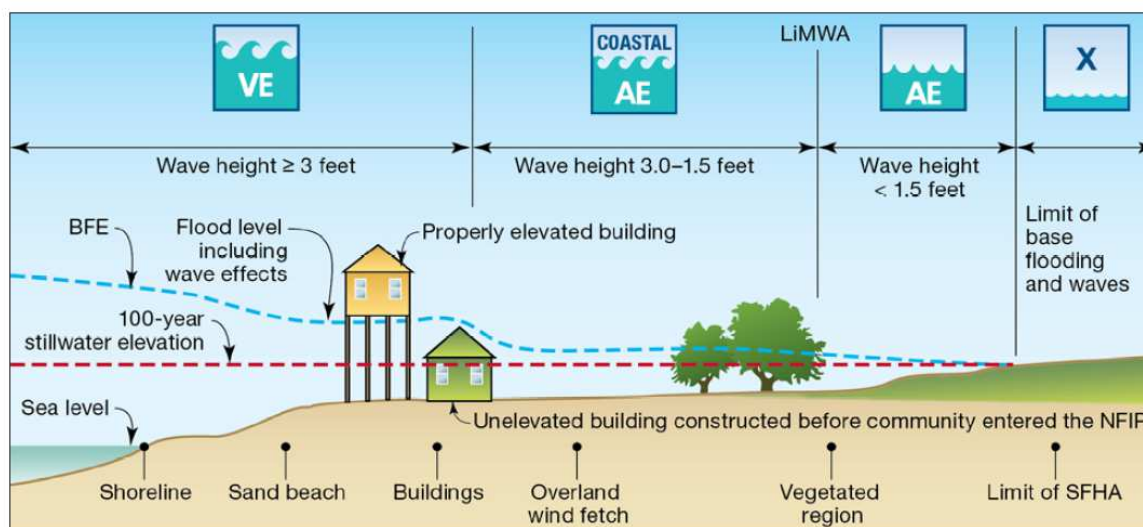
Zoning Ordinance Update

FEMA and the Virginia Department of Conservation and Recreation (DCR) provide localities with a "Guidance for Local Floodplain Ordinances in VA" document and checklist to ensure compliance with the NFIP. As the James City County Floodplain ordinance was last reviewed and updated in 2011, staff does not anticipate large wholesale changes. However, James City County will be required to include two new floodplain designations that will be reflected on the new maps:

1. “AO” zones are areas subject to inundation by one percent (1%) annual chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. There is only one area shown on the new maps with this designation. This area is near the Jamestown Ferry on property owned by the Commonwealth of Virginia. New construction and substantial improvements in this zone would be the same as the one percent (1%) annual chance.
2. “VE” zones are areas subject to inundation by the one percent (1%) annual chance flood event with additional hazards due to storm-induced velocity wave action three feet or greater. Base flood elevations derived from detailed hydraulic analyses are shown. These areas are along the shorelines of the York River and James River. New construction and substantial improvements in these zones will be required to be elevated two feet above the base flood elevation on pilings or columns.

In addition to the above required changes, FEMA is also adding a Limit of Moderate Wave Action (LiMWA) line to the FIRMs that primarily follow the shoreline. The LiMWA line is for informational purposes and indicates the potential of moderate waves that may cause damage to structures.

Please reference the below illustration for details:



The area in front of the LiMWA line designated as zone “AE” is also referred to as the “Coastal AE” zone. The “Coastal AE” zone is defined as areas that have been delineated as subject to wave heights between 1.5 feet and 3 feet and identified on the FIRM as AE areas that are seaward of the LiMWA line.

While this line will not impact flood insurance rates, FEMA along with DCR recommends localities adopt the “Coastal AE” zone as a higher standard in its ordinance to help reduce risk of structural damage from moderate wave action. If adopted, construction standards in the “Coastal AE” zones would be the same as the “VE” zones (elevated two feet above the base flood elevation on pilings or columns).

The current James City County floodplain ordinance requires the structure’s finished floor be elevated two feet above the base flood elevation indicated on the FIRMs.

Staff is currently examining the potential impacts of both the new “VE” and “Coastal AE” zones on properties in James City County. Both York County and Gloucester County have adopted the “Coastal AE” zone as a higher standard in their floodplain ordinances.

James City County participates in the FEMA Community Rating System (“CRS”) which recognizes and rewards communities that carry out floodplain management activities beyond the minimum criteria of the NFIP by reducing flood insurance rates in the community. The County’s participation in the CRS has resulted in a 15 percent discount in flood insurance premiums for citizens. This discount is automatically applied to policy rates issued for properties in the County. Adopting the “Coastal AE” zone as part of the zoning ordinance will be beneficial to our rating.

Staff anticipates bringing this information to the Policy Committee later this summer once the Letter of Final Determination is received.

Additional information is available at www.jamescitycountyva.gov/floodplains and more information, including links to the interactive mapping website, can be found at: <http://maps.riskmap3.com/VA/JamesCityCo/>.

CHP/gb

FEMA-FloodUpdate-mem

ITEM SUMMARY

DATE: 6/23/2015

TO: Board of Directors

FROM: M. Douglas Powell, General Manager, James City Service Authority

SUBJECT: Modified Water Conservation Rebate Program and Promotion

The James City Service Authority (JCSA) currently offers rebates to water customers for the purchase of Water Smart Landscapes, Rain Sensors, Rain Barrels and Cisterns, WaterSense High-Efficiency Toilets, High-Efficiency Washing Machines, 'On Demand' Hot Water Recirculators, and High-Efficiency Dishwashers.

The following changes in rebate requirements will go into effect July 1, 2015:

1. Change "Applicant must be a JCSA residential water customer." to "Applicant and installation address must be a JCSA residential water customer."
2. Change "...must be purchased and installed on or after January 1, 2010, to be eligible for rebate." to "...rebate request must be submitted and received within 180 days of purchase and installation.

The Water Conservation Rebate Program emphasizes the message of water conservation and has been well received by customers. A comprehensive communications plan will be conducted starting June 23, 2015 to relay the above changes and promote the Water Conservation Rebate Program. The JCSA budgets \$25,000 each fiscal year for the Water Conservation Rebate Program.

ATTACHMENTS:

| | Description | Type |
|---|-------------|------------|
| □ | memorandum | Cover Memo |

REVIEWERS:

| Department | Reviewer | Action | Date |
|------------------------------|-----------------|----------|---------------------|
| James City Service Authority | Powell, Doug | Approved | 5/27/2015 - 1:54 PM |
| Publication Management | Burcham, Nan | Approved | 5/27/2015 - 2:13 PM |
| Board Secretary | Fellows, Teresa | Approved | 6/1/2015 - 9:06 AM |
| Board Secretary | Kinsman, Adam | Approved | 6/1/2015 - 2:59 PM |
| Board Secretary | Fellows, Teresa | Approved | 6/1/2015 - 3:15 PM |

MEMORANDUM

DATE: June 23, 2015

TO: The Board of Directors

FROM: M. Douglas Powell, General Manager, James City Service Authority

SUBJECT: Modified Water Conservation Rebate Program and Promotion

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MDP/gb
ModifWtrRebatePro-mem

ITEM SUMMARY

DATE: 6/23/2015

TO: The Board of Supervisors

FROM: Bryan J. Hill, County Administrator

SUBJECT: Memorandum from Secretary John Harvey, Secretary of Veterans and Defense Affairs

ATTACHMENTS:

| | Description | Type |
|---|-------------|------------|
|  | Memorandum | Cover Memo |

REVIEWERS:

| Department | Reviewer | Action | Date |
|-----------------|-----------------|----------|---------------------|
| Board Secretary | Fellows, Teresa | Approved | 6/22/2015 - 2:26 PM |



COMMONWEALTH of VIRGINIA

Office of the Governor

John C. Harvey, Jr.
Admiral, U.S. Navy (Ret.)
Secretary of Veterans
and Defense Affairs

MEMORANDUM

TO: Hon. Michael J. Hipple
Hon. Mary K. Jones
Hon. James G. Kennedy
Hon. John J. McGlennon
Hon. Kevin Onizuk
James City County Board of Supervisors

FROM: John C. Harvey, Jr.
Secretary of Veterans and Defense Affairs

DATE: June 22, 2015

SUBJECT: Memorandum for the James City County Board of Supervisors

**Re: Adoption of the James City County Comprehensive Plan, Section Referencing – 5961
Pocahontas Trail (BASF Property) – Re-designating lot adjacent to Fort Eustis as Mixed
Use**

I would like to express my serious concerns regarding the efforts to re-designate property immediately adjacent to Fort Eustis as **Mixed Use**.

As a result of the 2005 Base Realignment and Closure (BRAC), Fort Eustis and its surrounding communities benefitted greatly with the addition of the Training and Doctrine Command (TRADOC) and the Joint Task Force Civil Support Headquarters to the installation. Although there is no indication **at this time** of the potential future loss of the military assets, units and personnel currently based at Fort Eustis, there are ongoing budgetary actions that are forcing the Department of Defense (DoD) to realign and/or reduce service units and personnel. **Local community support resisting encroachment is a key factor in the DoD decision process regarding the future status of every base and installation around the country.**

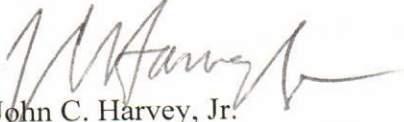
When encroachment around our federal installations is permitted, the DoD and Congress take notice. Re-designation of property adjacent to Fort Eustis as **Mixed Use** would potentially enable future development is not supportive with the military mission of Fort Eustis. Felker Army Airfield is an active airfield with over 120,000 military flights per year, averaging about 325 training flights per day. Army, Navy, Air Force, Marine and Coast Guard units all train at the Third Port which is adjacent to the BASF property on Skiffes Creek. This level of activity, essential to the military mission conducted at Fort Eustis, is not compatible with immediately adjacent property containing multifamily housing or a time-share units.

I strongly recommend James City County work with the Fort Eustis installation leadership and surrounding communities to develop a Joint Land Use Study (JLUS) prior to making any such decisions for further development of properties adjacent to Fort Eustis. There are funds available through the DoD Office of Economic Adjustment to support the JLUS study. These studies have been completed at the majority of military installations in the Commonwealth and have proven extremely beneficial to both the surrounding localities and the installations. JLUS studies provide the means for local communities and the affected installation to work together in a collaborative manner to guide desired economic development in a manner that does not threaten the viability of the military missions conducted at the installation proper.

When making decisions that could potentially have a negative impact on the military missions currently carried out at Fort Eustis, I urge you to consider the economic impact of those decisions on the Commonwealth and the surrounding communities - Joint Base Langley Eustis contributes about \$2.3 billion annually (with \$1.1 billion due to Fort Eustis alone) to Virginia's economy with almost 23,000 DoD civilians, service members and their families living and working in the communities surrounding Fort Eustis.

In sum, due to the negative impact the re-designation of the property in question would have on the Fort Eustis military mission and the corresponding negative signal it would send to DoD regarding local support for Fort Eustis as the defense budget continues to contract, I strongly recommend that no re-designation decision be made until a thorough JLUS is conducted.

The Commonwealth stands ready to work with you to support this important effort to ensure the current and future viability of the military missions conducted at Fort Eustis.


John C. Harvey, Jr.
Secretary of Veterans and Defense Affairs

cc:

The Honorable Paul Reagan, Chief of Staff for Governor McAuliffe
The Honorable John Miller, Senate of Virginia
The Honorable David Yancey, Virginia House of Delegates
Mr. Bryan J. Hill, James City County Administrator