

MINUTES
JAMES CITY COUNTY POLICY COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
October 12, 2017
4:00 PM

A. CALL TO ORDER

Mr. Jack Haldeman called the meeting to order at approximately 4 p.m.

B. ROLL CALL

Present:

Jack Haldeman, Chair
Rich Krapf
Heath Richardson
Danny Schmidt

Staff:

Tammy Rosario, Principal Planner
Christy Parrish, Zoning Administrator
Tom Leininger, Community Development Assistant
Darryl Cook, Assistant Director of Stormwater and Resource Protection, Floodplain Manager

C. MINUTES

1. September 14, 2017 Meeting Minutes

Mr. Rich Krapf made a motion to Approve the September 14, 2017, meeting minutes.

The motion passed 4-0.

D. OLD BUSINESS

There was no old business.

E. NEW BUSINESS

1. Consideration of Amendments to the Zoning Ordinance, Division 3. Floodplain Area Regulations

Mr. Jack Haldeman opened the discussion.

Ms. Christy Parrish stated that staff identified the need to update the floodplain ordinance to allow accessory structures to be wet-proofed when located in a special flood hazard area, specifically structures such as sheds and garages on residentially zoned properties. She stated that all accessory structures are considered non-residential

according to the Federal Emergency Management Agency (FEMA). She stated that all non-residential structures currently would have to be watertight flood-proofed or elevated. She stated that staff has been working with the Department of Conservation and Recreation (DCR) and looked at their guidance to allow structures of 600 square feet or less to have wet-proof construction options. Ms. Parrish stated that are two options in DCR's model ordinance. She stated that the first option is to not permit the structures in a flood zone, and option two would be to permit them with adherence to specific standards. She stated that staff recommends option two to provide flexibility to homeowners. She stated that staff also is working with DCR to confirm that the current floodplain ordinance is in compliance with the National Flood Insurance Program (NFIP). Ms. Parrish stated that the County is scheduled to be audited in 2018 by FEMA. She stated that DCR has updated their model ordinance, but it is under review by the Attorney General's Office. Ms. Parrish asked if there were any questions.

Mr. Heath Richardson asked how far along other localities were with their own revisions to the floodplain ordinance.

Ms. Parrish stated that Norfolk has included the new revisions. She stated that she can review the floodplain ordinance of York County, Hampton and Newport News. She stated that the new ordinance would not affect the County Community Rating System (CRS) rating. She stated that the new ordinance would allow a garage to have flood openings below the base flood elevation (BFE).

Mr. Rich Krapf asked what the difference was between a floodplain and a floodway.

Ms. Parrish stated that the channel that goes through the floodplain is the floodway. She stated that structures are not allowed in the floodway. She stated that Powhatan Creek has a designated floodway.

Mr. Krapf asked if the current structures in the floodplain would be grandfathered in.

Ms. Parrish confirmed. She stated that if the structure were to be improved or modified, then it would be required to be elevated.

Mr. Krapf asked if there was a dollar threshold.

Ms. Parrish stated that the amount is 50% of the market value of the structure. She stated that if a citizen wanted to do an addition less than 50% of the value, only the new section would need to be compliant.

Mr. Danny Schmidt asked how uninsured small structures would be affected.

Ms. Parrish stated that the structures would still need to follow the same construction guidelines. She stated that the proposed ordinance would allow for some flexibility with the wet-proofing construction option. She stated that the structures would have the appropriate flood vents to allow water in and out of the structure. She stated that any structure over 600 square feet would need to be elevated or dry flood proofed. She stated that no variance could be given to wet-proof a structure over 600 square feet.

Mr. Jack Haldeman asked what would result if the County did not have a compliant ordinance. He asked if the insurance premiums would be affected as well.

Ms. Parrish confirmed and stated that the County could be suspended from the program, which would eliminate federally-backed insurance for the residents living in the floodplain.

Mr. Schmidt asked about the resident building a new garage in the floodplain.

Ms. Parrish stated that the structure is a 600-square-foot garage. She stated that staff spoke with DCR regarding the structure not having a first floor because it is not livable. She noted that DCR stated that all structures have a first floor.

Mr. Haldeman asked when the changes requested by DCR would be brought to the Policy Committee.

Ms. Parrish stated that staff will present the changes at the November Policy meeting.

Mr. Krapf asked how specific the ordinance is regarding the flood vents.

Ms. Parrish stated that the flood openings must be approved and certified.

Mr. Richardson stated that he is supportive of option two.

Ms. Parrish stated that staff will have all items for the November Policy meeting.

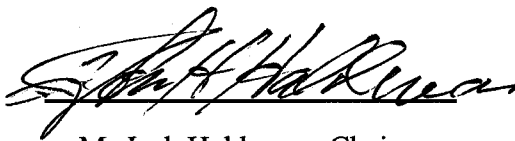
Mr. Haldeman asked if there were any other questions.

Mr. Haldeman closed the discussion.

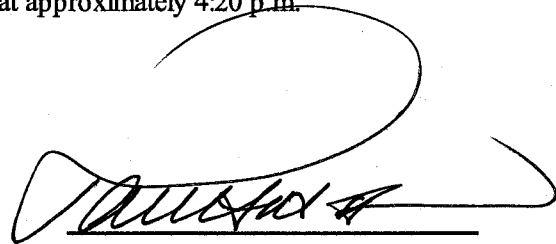
F. ADJOURNMENT

Mr. Krapf made a motion to Adjourn. The motion passed unanimously.

Mr. Haldeman adjourned the meeting at approximately 4:20 p.m.



Mr Jack Haldeman, Chair



Mr. Paul Holt, Secretary