



Davidson Planning Ordinance Section 18: Floodplain Ordinance Update

To: Davidson Board of Commissioners
From: Planning Director Jason Burdette, AICP
Date: August 7, 2018
Re: Proposed Updates to Davidson's Floodplain Ordinance

1. OVERVIEW

The Federal Emergency Management Agency (FEMA) updated Flood Insurance Rate Maps (FIRMs) for Mecklenburg County with an effective date of November 16, 2018. The Town of Davidson must adopt an updated floodplain ordinance to include the new map date by the November 16, 2018 deadline or risk being suspended from the National Flood Insurance Program (NFIP).

Additionally, the North Carolina Department of Public Safety (NCDPS) made changes to their Model Floodplain Ordinance in 2017, which included both mandatory and suggested changes. Charlotte-Mecklenburg Stormwater Services (CMSS) staff formed a stakeholder group to review this updated model ordinance and provided a draft Floodplain Ordinance for the Town of Davidson on July 24, 2018. This updated ordinance has been endorsed by the Storm Water Advisory Committee (SWAC) and stakeholder group. The NCDPS also reviewed the updated floodplain ordinance and deemed it compliant with NFIP requirements.

2. RELATED TOWN GOALS

Core Value: Davidson must be a safe place to live, work, and raise a family, so the town will work in partnership with the community to prevent crime and protect lives, property, and the public realm.

Core Value: Citizens must live in a healthy environment, so town government will protect watersheds, trees, air quality, and other elements of the town's ecology.

3. OPTIONS/PROS & CONS

Pros: The floodplain ordinance helps to promote public health, safety, and general welfare and to minimize public and private losses due to flood conditions in specific areas. Additionally, adoption of the updated ordinance by the November 16 deadline will allow for Davidson's continued participation in the National Flood Insurance Program.

Cons: N/A

4. FYI or RECOMMENDED ACTION

This is an FYI. However, the draft ordinance appears to be consistent with (a) the Davidson Comprehensive Plan, as adopted by the Board of Commissioners and amended from time to time; and, (b) all other officially adopted plans and the Planning Ordinance.

5. NEXT STEPS

The proposed text amendments will follow Section 14.19 of the Davidson Planning Ordinance for changes and amendments to the planning ordinance. The proposed text amendments will be presented to the Planning Board for an FYI on August 27, 2018 (tentative) and will come back before the Board of Commissioners for a public hearing on August 28, 2018 (tentative).