

Proposed Text Amendments to the Flood Management Regulations and Erosion and Sediment Control Ordinance!

Flood Management Regulations:

DeKalb County proposes an ordinance to amend Chapter 14 Article IV Floodplain Management. The principal objective of the revision to the Floodplain Management ordinance is to update definitions to be consistent with the National Flood Insurance Program, and to establish new bounds for the applicability of the regulations based on the higher standards of the Metropolitan North Georgia Water Planning District. This revision is required by FEMA at this time in coordination with our adoption of updated Flood Insurance Studies (F.I.S.) and the associated Flood Insurance Rate Maps approved by FEMA and to become effective August 15, 2019. Please note these updated studies and maps are only a limited portion of the County. All other areas had been studied and became effective between 2013 and 2016.

DeKalb County is a voluntary participant in the Community Rating System, CRS, of the National Flood Insurance Program (NFIP). Communities choosing to participate can qualify for flood insurance policyholders' rate reduction up to 45% depending on the level of participation. For a community to be eligible to apply to CRS they must be in full compliance with the minimum NFIP floodplain management requirements. Rating for the levels of participation is based on the community's adoption of higher regulatory standards exceeding those of the NFIP. The accrual of points count towards rating class. Ratings range from Class 10 providing no discount to Class 1 with the most points needed and affording policyholders in that area 45% discount on flood insurance premium.

We entered the CRS program October 1, 1992. Currently DeKalb County holds a Class 7 rating providing a 15% discount to policy holders in special flood hazard areas (SFHA's), and 5% reduction for others outside the SFHA. Best available data from the State reports there are 2,486 flood insurance policies (some are likely to now be in the cities of Tucker, Stonecrest, and annexed areas of Brookhaven, and Chamblee). There were 1,250 policies in SFHA's. Premiums totaled \$1,674,346.

Due to map revisions there are:

151 parcels with decrease in the area in floodplain boundary

238 parcels with increase in the area in floodplain boundary

172 parcels newly removed from floodplain boundary

95 parcels newly added to floodplain boundary.

Notices have been sent to the owners of all 656 properties affected by the flood boundary changes.

There have been \$21,070,856 in claims paid through the flood insurance program over the years.

There are 13,962.3 acres of land and 6,893 buildings in the SFHA's, not including structures less than 400 square feet.

Erosion and Sediment Control Ordinance:

The proposed text amendment to the County's Erosion and Sediment Control Ordinance is to ensure that the County's ordinance meets or exceeds the standards, requirements, and provisions of the Georgia Erosion and Sedimentation Act (GESA) and the State General Permit.

It is found that soil erosion and sediment deposition onto lands and into waters within the watersheds of this state are occurring as a result of widespread failure to apply proper soil erosion and sedimentation control practices in land clearing, soil movement, and construction activities and that such erosion and sediment deposition result in pollution of state waters and damage to domestic, agricultural, recreational, fish and wildlife, and other resource uses. It is therefore declared to be the policy of this state and the intent of this chapter to strengthen and extend the present erosion and sediment control activities and programs of this state and to provide for the establishment and implementation of a state-wide comprehensive soil erosion and sediment control program to conserve and protect the land, water, air, and other resources of this state [GA Code § 12-7-2 \(2018\)](#).

The DeKalb County Government is certified by the GA EPD (Georgia Environmental Protection Division) as a Local Issuing Authority (LIA) pursuant to GA Code § 12-7-8; and as such, the DeKalb County must adopt and maintain an ordinance which meets or exceeds the standards, requirements, and provisions of the Georgia Erosion and Sedimentation Act (GESA) and the State General Permit. As a certified LIA, the County is allowed to issue Land Disturbance Permits, to conduct inspections and to enforce its ordinance in lieu of the GA EPD. In addition, as a certified LIA, the County has entered into an agreement with the Georgia Soil Water Conservation District in order to conduct plan reviews "in-house" which allows for a quicker turnaround time.