

**ST. MARY'S COUNTY GOVERNMENT
DEPARTMENT OF LAND USE
AND GROWTH MANAGEMENT**

Phillip Shire, Director

William B. Hunt, AICP, Deputy Director



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MEMORANDUM

To: County Commissioners of St. Mary's County

From: Phillip Shire, Director
Yvonne Chaillet, Zoning Administrator

Date: September 16, 2014

Subject: Public Hearing on proposed zoning text amendments to Chapter 76 of the Comprehensive Zoning Ordinance to amend the floodplain regulations.

Purpose: The purpose of the proposed zoning text amendments is to amend Chapter 76 of the Comprehensive Zoning Ordinance (the "Ordinance") to modify the floodplain regulations to ensure that the County's regulations are fully compliant with the requirements of the National Flood Insurance Program (NFIP).

Background: Staff introduced the proposed zoning text amendments to the Commissioners of St. Mary's County (Commissioners) on September 16, 2014. The Commissioners directed staff to schedule a public hearing on the proposed amendments as they were presented to the Commissioners.

A countywide Flood Insurance Study (FIS) and Flood Rate Map (FIRM) have been completed for St. Mary's County. The FIS comprises updated information on the existence and severity of flood hazards in the County.

The FIS and FIRM will become effective November 19, 2014. By this same date, the Department of Homeland Security's Federal Emergency Management Agency (FEMA) Regional Office is required to approve the County's floodplain management regulations, which must meet or exceed NFIP standards.

The County was accepted for participation in the NFIP on February 19, 1987. Continued participation in the NFIP, which is administered by FEMA, is required in order for the County to qualify for flood insurance. The NFIP works closely with multiple private insurance companies to offer flood insurance to property owners and renters.

Proposed amendments to the Ordinance: Chapter 76 has been amended using the Maryland Model Floodplain Management Ordinance, which was revised in December 2013 by the Maryland Department of the Environment (MDE). This Model Ordinance satisfies both federal requirements and Maryland regulatory requirements for nontidal waterways.

A copy of the proposed amendments to Chapter 76 is shown as underlined and language proposed to be deleted is shown as ~~strike through~~. A final copy of Chapter 76, without the tracked changes, is also shown, which will be included in the adopted Ordinance.

cc: Dr. Rebecca Bridgett, County Administrator
George Sparling, County Attorney
David Weiskopf, Deputy County Attorney