

ORDINANCE NO. 021-28

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF WAYCROSS, GEORGIA; TO AMEND CHAPTER 105 – ENVIRONMENTAL CONTROL, ARTICLE II – STORM DRAINAGE, SECTION 105-23 – DRAINAGE REQUIREMENTS, AND TO EXEMPT CERTAIN AREAS OF SMALLER DEVELOPMENT OR REDEVELOPMENT; REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Code of Ordinances for the City of Waycross, Georgia, currently does not recognize land development or redevelopment of smaller areas of impervious cover; and

WHEREAS, the Commission of the City of Waycross desires to amend the Code of Ordinances to recognize those smaller areas of development or redevelopment; and

WHEREAS, the issue has been duly considered by the Commission of the City of Waycross, Georgia.

NOW THEREFORE, BE IT ORDAINED by the Commission of the City of Waycross, Georgia, and it is hereby ordained by the authority of the same as follows:

SECTION 1. The City of Waycross Code of Ordinances, Chapter 105 – ENVIRONMENTAL CONTROL, Article II. – STORM DRAINAGE, Sections 105-20 is hereby amended to read as follows:

ARTICLE II. - STORM DRAINAGE

Sec. 105-23. - Drainage requirements.

(a) Unless exempt from the requirements of this article, all new developments or additions to existing developments shall provide a combination of on-site storage (detention facility) and controlled release of stormwater runoff. On-site storage shall be provided for the stormwater runoff generated by the two-year, five-year, ten-year, 25-year, 50-year and 100-year 24-hour storm events.

(b) The peak release rate of stormwater runoff from all developments where detention is required shall not exceed the peak stormwater runoff rate from the development site in its natural undeveloped state for all storm intensities listed in subsection (a) of this section. The runoff coefficient for a development site in its natural undeveloped state shall correspond to the runoff coefficient for woodlands land use for the natural slope and soil present on the property, but in no case shall it exceed 0.30 without the concurrence of the city engineer.

(c) The developer shall submit a drainage study, prepared and certified by a professional engineer, registered to practice in the state, and shall include plans, computations, and other information as required in section 105-24.

(d) Developments and redevelopments having exemptions or special conditions are as follows:

(1) Single-family residential lots presently undeveloped. These lots, if used for one single-family residential structure, will be exempt from complying with the requirements of this article.

(2) Any development or addition to an existing development that has a total site size of two acres or less and does not increase the total runoff from the post-developed site by more than ten percent of the total runoff from the pre-developed site for the 24-year, 24-hour frequency storm event.

(3) Developments having special conditions shall comply with the following: Any development consisting of, but not limited to, additions to existing structures, new separate structures, paving, filling, excavating, grading, etc., in floodplains, are to be discouraged. Should an owner or developer, however, consider development of such sites he will be required, in addition to this article, to comply with the National Flood Insurance Program regulations. The city has on file in the offices of the city engineer a flood hazard boundary map, latest revision furnished by the Department of Housing and Urban Development, Federal Insurance Administration. This map shows the sections of creeks within the city which are included in the National Flood Insurance Program.

(4) New development that involves the creation of less than 5,000 square feet of impervious surface area; and redevelopment that includes the creation, addition or replacement of less than 5,000 square feet of impervious surface area.

(e) The drainage study shall show what effects the developments will have both upstream and downstream. Should the study reveal that the developments will increase the flow or flood stages downstream or increases the flood stages upstream, no developments will be approved unless equivalent flow and storage capabilities are replaced and maintained by the owner or developer on his property.

(f) The lowest finished floor level, shall be set at least two feet above the 100-year flood level. Parking lots, carports, garages, and driveways shall have the lowest elevation set a minimum of one foot above the 100-year flood level. Floodproofing of residential and nonresidential structures is acceptable under certain conditions, as may be determined by the city engineer.

SECTION 2. This Ordinance shall take effect and be enforced from and after the date of its final approval after second reading by the Commission of the City of Waycross, Georgia.

SECTION 3. If any portion of this ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

SECTION 4. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. It is the intention of the City Commission and it is hereby ordained that the provisions of this Ordinance shall become part of the Code of the City of Waycross, Georgia and the sections of this Ordinance may be renumbered to accomplish such intention.

SO ORDAINED, this 17th day of August, 2021.

CITY OF WAYCROSS, GEORGIA

BY: *Michael Angelo James*
MICHAEL-ANGELO JAMES, Mayor

ATTEST:

Chris Agall
Acting City Clerk

Read First Time: 8/3/2021

Read Second Time and approved: 8/17/2021