

CITY OF ST. MARYS, GEORGIA
ADOPTION OF THE 2017 FLOOD INSURANCE RATE MAPS
ORDINANCE NO. 2017-10-16-003

AN ORDINANCE AMENDING THE FLOOD PLAIN MAP REFERENCED IN CHAPTER 54 FLOODS OF THE ST MARYS MUNICIPAL CODE, BY ADOPTING THE FEDERAL INSURANCE ADMINISTRATION'S FLOOD INSURANCE RATE MAPS FOR THE CITY OF ST. MARYS, EFFECTIVE DECEMBER 21, 2017.

WHEREAS, Article IX, Section II of the Constitution of the State of Georgia and O.C.G.A. § 36-1-20(a) have delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety and general welfare of its citizenry;

WHEREAS, the flood hazard areas of the City of St. Marys, Georgia are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood relief and protection, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare;

WHEREAS, these flood losses are caused by the occupancy in flood hazard areas of uses vulnerable to floods, which are inadequately elevated, floodproofed, or otherwise unprotected from flood damages, and by the cumulative effect of obstructions in floodplains causing increases in flood heights and velocities;

WHEREAS, the areas of special flood hazard identified by the Federal Emergency Management Agency (FEMA) in its Flood Insurance Study (FIS), was last updated June 1, 1984;

WHEREAS, the Federal Emergency Management Agency (FEMA) published the Preliminary Flood Insurance Rate Maps (FIRMS) on September 8, 2016 and both, after public input and revision, are completed and will be effective on December 21, 2017 for Camden County, Georgia and incorporated areas, including the City of St. Marys;

WHEREAS, the City of St. Marys is a participant in the National Flood Insurance Program, and each participating community is responsible for planning, adoption and enforcement of regulations to accomplish proper floodplain management;

WHEREAS Adoption of FEMA's Flood Insurance Studies and Flood Insurance Rate Maps benefits fiscal sustainability as it enables the City's continued participation in the NFIP, qualifying the City for Federal assistance and making flood insurance available for property owners.

WHEREAS, the City Council of the City of St. Marys has determined that in order to protect life and property from flooding and flood hazards, and manage the areas subject to flooding to protect the public's interest, it is necessary to amend the Flood Plain Map, as referenced in Chapter 54- Floods of the St. Marys Municipal Code, to be consistent with the Federal Insurance Administration's Flood Insurance Rate Map (FIRM); and

WHEREAS, the City Council of the City of St. Marys has determined that an adequate factual base exists for the amendments, the amendments are consistent with the comprehensive plan and that such amendments are fully supported by the record of this proceeding.

At the regular October 16th meeting of the St. Marys City Council, held in the St. Marys City Hall, St. Marys, Georgia:

Present:

John F. Morrissey, Mayor
Robert L. Nutter, Councilman, Post 1
Elaine Powierski, Councilwoman, Post 2
Jim Gant, Councilman, Post 3
David Reilly, Councilman, Post 4
Allen Rassi, Councilman, Post 5
Linda P. Williams, Councilwoman, Post 6

On motion of Councilmember Robert Nutter which carried unanimously the following Ordinance amendment was adopted:

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Be it, and it is, hereby ordained by the Mayor and Council of the City of St. Marys, this 16th day of October, 2017 that Section 54 of the Code of Ordinances, City of St. Marys, Georgia is hereby amended to read as follows:

CHAPTER 54: FLOODS

SECTION 1. The above recitations are true and correct and are incorporated herein by this reference.

SECTION 2. The City of St. Marys hereby adopts the Federal Emergency Management Agency's (FEMA) Flood Insurance Study Flood Insurance Rate Maps (FIRMS) for the City of St. Marys, "Revised December 21, 2017"

Sec. 54-3. - General provisions.

(a) Lands to which this chapter applies. This chapter shall apply to all areas of special flood hazard within the jurisdiction of the City of St. Marys, Georgia.

(b) Basis for area of special flood hazard.

(1) The areas of special flood hazard identified by the Federal Emergency Management Agency (FEMA) in its Flood Insurance Study (FIS), dated December 21, 2017 or latest maps as adopted by the city, with accompanying maps and other supporting data and any revision thereto, are adopted by reference and declared a part of this chapter. For those land areas acquired by a municipality through annexation, the current effective FIS, supporting data and any revision thereto, for Camden County, GA., dated December 21, 2017, are hereby adopted by reference.

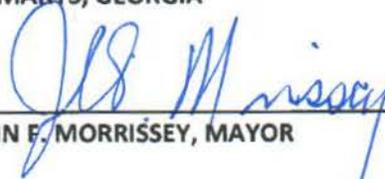
(2) Areas of special flood hazard may also include those areas in the City of St. Marys known to have flooded historically or defined through standard engineering analysis by governmental agencies or private parties but not yet incorporated in a FIS.

(3) The repository for public inspection of the Flood Insurance Study (FIS), accompanying maps and other supporting data is located in the Planning Department of the City of St. Marys, 418 Osborne Street, St. Marys, GA., 31548.

SECTION 3. Severability. The sections, subsections, paragraphs and clauses of this ordinance are severable. The invalidity of one section, subsection, paragraph, or clause shall not affect the validity of the remaining sections, subsections, paragraphs and clauses.

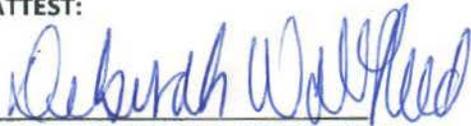
This Amendment shall become effective upon passage.

ST. MARYS CITY COUNCIL
ST. MARYS, GEORGIA



JOHN F. MORRISSEY, MAYOR

ATTEST:



DEBORAH WALKER-REED, CITY CLERK
CITY OF ST. MARYS, GEORGIA



EXPLANATION OF CHANGES

NOTE: Deletions are ~~stricken through~~, additions are underlined.

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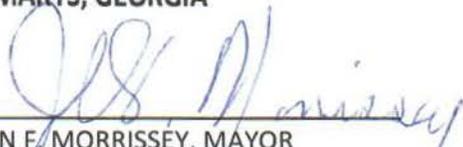
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