

**A RESOLUTION
ENTITLED
A RESOLUTION PROVIDING FOR THE AMENDMENT OF THE AUGUST 17, 2009
FLOODPLAIN MANAGEMENT ORDINANCE; REPEALING RESOLUTIONS OR
PARTS OF RESOLUTIONS IN CONFLICT HEREWITH;
AND FOR OTHER PURPOSES.**

WHEREAS, on August 17, 2009 the Board of Commissioners of Dougherty County, Georgia adopted a Dougherty County Floodplain Management Ordinance; and

WHEREAS, the Director of the City of Albany Planning and Development Services has requested certain Amendments to the subject Ordinance; and

WHEREAS, the Board of Commissioners of Dougherty County is desirous of implementing said Amendments.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of Dougherty County, Georgia and it is hereby resolved by Authority of same as follows:

SECTION I The attached Revisions to the Dougherty County Floodplain Management Ordinance are hereby approved by the Board of Commissioners of Dougherty County, Georgia with implementation to take effect on the date of this Resolution.

SECTION II All Resolutions or parts of Resolutions in conflict herewith are hereby repealed.

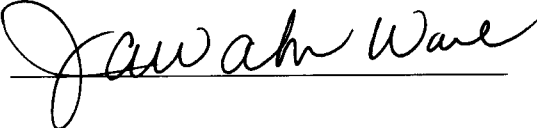
This the 17th day of June, 2013.

BOARD OF COMMISSIONERS OF
DOUGHERTY COUNTY, GEORGIA

BY: _____

Jeff Sinyard, Chairman

ATTEST:



Dougherty County Floodplain Management Ordinance Revisions

In Article 2 Definitions, delete the sentence lined out and add the sentence underlined as follows:

Article 2 Definitions

Substantial Improvements: any reconstruction, rehabilitation, addition, or other improvement of a structure, taking place during a 5-year period, in which the cumulative cost equals or exceeds 50 percent of the market value of the structure prior to the “start of construction” of the improvement. The market value of the structure should be (1) the appraised value of the structure prior to the start of the initial repair or improvement, or (2) in the case of damage, the value of the structure prior to the damage occurring. This term includes structures, which have incurred “substantial damage,” regardless of the actual amount of repair work performed.

~~For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the building. Rehabilitation and remodeling includes improvements to a building that do not affect the external dimensions nor expand the total area of the building. Rehabilitation may or may not involve structural modification of the building.~~

The term does not, include (1) those improvements of a structure required to comply with existing violations of State or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions and which have been identified by the Code Enforcement Official, and not solely triggered by an improvement or repair project, or (2) any alteration of a “historic structure” provided that the alteration will not preclude the structure’s continued designation as a “historic structure.”

Article 4 Administration Section

In Article 4 Administration Section, add a new underlined Section entitled Section J, Fees and the underlined sentences and fees as follows:

Section J. Fees

Any required application fees shall be paid at the Department of Planning and Development Services at the time the application is made, and no applications shall be considered complete unless and until such fee is paid, unless payment of such fee is waived by the general rules adopted by the County Commission. The fee amount shall be in accordance with the fee schedule then in effect and currently is set as follows:

Application Fee Schedule

A. Special Approvals and Similar Uses, and Special Use Permits \$400+\$40/acre

B. Site Plans	\$400+\$40/acre
C. Variances from Zoning and Floodplain Management Ordinances	
Residential	\$100
Commercial	\$400

In Article 5 Provisions for Flood Hazard Reduction, Section A. General Standards, delete the text of paragraph 11 lined out and add to paragraph 11 the following underlined text (Open for future use).

Article 5 Provisions for Flood Hazard Reduction

Section A. General Standards

- 11. ~~Any alteration, repair, reconstruction or improvement to a structure, which is not compliant with the provisions of this Ordinance, shall be undertaken only if the non-conformity is not furthered, extended or replaced.~~
- 11. (Open for future use)