



STAFF REPORT

Submitting Department: Community Development
Submitted By: Kathi Cook
Sponsored By:
Meeting Date: July 7, 2024

I. AGENDA ITEM TITLE: PH-21-XX UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS - STORMWATER MANAGEMENT, FLOODPLAIN MANAGEMENT.

PLANNING COMMISSION: NOVEMBER 5, 2020

CITY COUNCIL: NOVEMBER 16, 2020

II. RECOMMENDATION:

Approve amendments to the Unified Development Code as it relates to Stormwater and Floodplain Management.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

Consideration of text amendments to the Unified Development Code (UDC), Article III, Subsections 3.3 and 3.4.

In 2001 the Georgia General Assembly created the Metropolitan North Georgia Water Planning District (MNGWPD) to develop comprehensive regional and watershed-specific water resource management plans to be implemented by local governments. In December 2019, the MNGWPD board approved new model stormwater management ordinances for compliance with the latest Georgia Environmental Protection Division (EPD) Municipal Separate Storm Sewer System (MS4) Permits. Local governments are required to adopt these changes by December 10, 2020.

Proposed amendments include:

- Reorganization of Section 3.3.1-3.3.14 to match the model ordinances provided by MNGWPD.
- Updated definitions.
- Renaming the Alpharetta Stormwater Management Manual to the Alpharetta Stormwater Policy Handbook.
- Regulations added to projects replacing 5,000 sf or more impervious (to meet state permit minimum standards).
- Exemption added for installation or modifications to existing structures for the purpose of providing ADA requirements.

- Reduction in number of design storms that must be studied for downstream analysis.
- Explanation of requirements for conceptual plan meeting, permit plan and study submittal, application process, and determination of infeasibility requests.
- Additional requirements for inspection and maintenance agreements and city response should an owner fail to maintain private stormwater management systems.
- Corrected typographic errors in current approved ordinances.

Because the revised sections of UDC are completely reorganized, the strike through / red line file is particularly difficult to follow. Therefore, attached for clarification and ease of review, please find a clean copy of the altered ordinances with state required additional text in green, city proposed additional or corrected text in blue, and items with no change beyond location within the ordinance in black. For use by Municode, strike through / red line copies of UDC Article III Section 3.3 and Section 3.4 are also attached.

V. ALTERNATIVES:

VI. ATTACHMENTS:

SECTION 3.3 and 3.4 Stormwater and Floodplain Management	Revisions,
SECTION_3.3__STORMWATER_MANAGEMENT	Redline,
SECTION_3.4__FLOODPLAIN_MANAGEMENT	Redline