

DEPARTMENT OF HOMELAND SECURITY  
Federal Emergency Management Agency

**CRS COMMUNITY CERTIFICATIONS**

OMB Control Number: 1660-0022  
Expiration: 10/31/2023

Community \_\_\_\_\_ State \_\_\_\_\_ CID \_\_\_\_\_  
(6-digit NFIP Community Identification Number)

**Note:** Please cross out any incorrect items, below, as needed, and insert the updated information.

**CC-213 Recertification**

Recertification due date \_\_\_\_\_

Chief Executive Officer

CRS Coordinator

Name

Title

Address

Phone number

E-mail address

I hereby certify that \_\_\_\_\_ [community name] is implementing the following activities on the attached pages as credited under the Community Rating System and described in our original application to the CRS and subsequent modifications.

I hereby certify that, to the best of my knowledge and belief, we are in full compliance with the minimum requirements of the NFIP and we understand that we must remain in full compliance with the minimum requirements of the NFIP. We understand that at any time we are not to be in full compliance, we will retrograde to a CRS Class 10.

I hereby certify that we will continue to maintain FEMA Elevation Certificates on all new buildings and substantial improvements constructed in the Special Flood Hazard Area following the date at which we joined the CRS.

I hereby certify that if there are one or more repetitive loss properties in our community that we must take certain actions that include reviewing and updating the list of repetitive loss properties, mapping repetitive loss areas, describing the cause of the losses, and sending an outreach project to those areas each year, and if we have fifty (50) or more unmitigated repetitive loss properties we must earn credit under Activity 510 (Floodplain Management Planning) for either a repetitive loss area analysis (RLAA) or a floodplain management plan (FMP).

I hereby certify that, to the best of my knowledge and belief, we are maintaining in force flood insurance policies for insurable buildings owned by us and located in the Special Flood Hazard Area (SFHA) shown on our Flood Insurance Rate Map. I further understand that disaster assistance for any community-owned building located in the SFHA is reduced by the amount of National Flood Insurance Program (NFIP) flood insurance coverage (structure and contents) that a community should be carrying on the building, regardless of whether the community is carrying a policy.

Signature \_\_\_\_\_  \_\_\_\_\_ (Chief Executive Officer)

Date \_\_\_\_\_ 10/14/2024 \_\_\_\_\_

CC-213-1

[continued on next page]

Community \_\_\_\_\_ State \_\_\_\_\_ CID \_\_\_\_\_  
 (6-digit NFIP Community Identification Number)

<b>CRS Program Data Table</b>	A. In the SFHA	B. In a regulated floodplain outside the SFHA	C. In the rest of the community
1. Last report's number of buildings in the SFHA (bSF) (line 6, last report)			
2. Number of new buildings constructed since last report	+		
3. Number of buildings removed/demolished since last report	-		
4. Number of buildings affected by map revisions since last report (+ or -)			
5. Number of buildings affected by corporate limits changes (+ or -)			
6. Current total number of buildings in the SFHA (bSF) (total lines 1-5)			
7. Number of substantial improvement/damage projects since last report			
8. Number of repetitive loss properties mitigated since last report			
9. Number of LOMRs and map revisions (not LOMAs) since last report			
10. Acreage of the SFHA (aSFHA) as of the last report (line 13, last report)			
11. Acreage of area(s) affected by map revisions since last report (+ or -)			
12. Acreage of area(s) affected by corporate limits changes (+ or -)			
13. Current acreage of the SFHA (total lines 10-12)			
14. Primary source for building data:			
15. Primary source for area data:			
16. Period covered:		Current FIRM date	
<i>If available, the following data would be useful:</i>			
17. Number of new manufactured homes installed since last report			
18. Number of other new 1 -4 family buildings constructed since last report			
19. Number of all other buildings constructed/installed since last report			

Comments:  
 (Please note the number of the line to which the comment refers.)

Community \_\_\_\_\_ State \_\_\_\_\_ CID \_\_\_\_\_  
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## Instructions

At the first verification visit after the effective date of the 2013 *CRS Coordinator's Manual*, ONLY LINES 6 AND 13 NEED TO BE COMPLETED. These lines form the baseline data about the number of buildings and area of the SFHA for when the table is completed as part of the next annual recertification. The "period covered" entered in line 16 is the date that lines 6 and 13 are first completed. At all subsequent annual recertifications and cycle verification visits, the entire table is completed. The information in lines 6 and 13 from the last report is transferred to lines 1 and 10 in the next report.

## Instructions for the Columns

Column A numbers are for the SFHA (the A and V Zones shown on the Flood Insurance Rate Map) (FIRM)). Use the FIRM currently in effect, not a draft or pending revision.

Column B is completed only if the community receives CRS credit for regulating floodplain development outside the SFHA under Activity 410 (Floodplain Mapping) or Activity 430 (Higher Regulatory Standards).

Column C numbers help relate what happens in the floodplain to what is happening in the rest of the community. Enter "0" if there are no numbers to report for this period. Do not leave a cell blank. Do not fill in the shaded boxes.

## Instructions for the Lines

Lines 1-7 deal with buildings.

- o Section 301.a of the *CRS Coordinator's Manual* defines what constitutes a "building" and lists examples of structures that are not counted as "buildings" by the CRS.
- o Section 302.a of the *CRS Coordinator's Manual* describes how the CRS counts buildings. For example, accessory structures are not counted.
- o As noted in Section 302.a, to determine building counts, communities may use any method that yields reasonably good estimates of the number of buildings. Examples of acceptable methods are listed in Section 302.a. Precision is less important for large numbers. For example, the impact of the numbers will not change much if there are 10,000 buildings or 10,100 buildings.
- o If a building is out of the SFHA, but in a parcel that is partly in the SFHA, it is not counted in column A --In the SFHA.
- o In line 14, note how the building counts were obtained or estimated. Use the comments area, if needed.

Line 4 refers to map revisions. These include physical map revisions, Letters of Map Revision (LOMR), and Letters of Map Amendment (LOMA). If a building is removed from the SFHA by FEMA through a LOMA, but the community still administers its floodplain management regulations on the property, the building should not be included in the line 4 count in column A --In the SFHA. However, communities that still regulate areas removed by LOMAs can receive credit under Activities 410 or 430. If the community is receiving such credit, the building should be counted under column B --In a regulated floodplain outside the SFHA.

Line 7 is for the total number of buildings that were substantially improved plus the number of buildings that were substantially damaged during the period covered.

Lines 10 -13 deal with areas.

- o These areas are based on the areas shown on the community's FIRM including LOMRs or LOMAs. Section 403.b discusses those portions of the SFHA that are subtracted from the area of the SFHA to calculate the community's aSFHA used in credit calculations.
- o Section 403.e of the *CRS Coordinator's Manual* discusses calculating areas for CRS purposes.
- o Section 403.e notes that communities "should not spend an inordinate amount of time measuring areas." As with buildings, communities may use any method that yields reasonably good estimates. Examples of acceptable approaches are listed in Section 403.e.
- o Line 13 asks for the current acreage of the SFHA. The best source for this number is a GIS layer that shows the SFHA. If the community does not have GIS, the county, regional agency, or state NFIP mapping office may have SFHA layers and may be able to provide the data. If the community has a relatively recent FIRM, the study contractor or consulting engineer may have the data.
- o In line 15, note how the area calculations were obtained or estimated. Use the comments area, if needed.

Lines 17 -19 are voluntary, if the numbers are readily available.

- o Line 17 includes replacing an existing manufactured home with a new one. The newly placed manufactured home is counted as a new, post-FIRM, building.
- o The total of lines 17 -19 should equal the value entered in line 2.

CC-213-3

## COMMUNITY RATING SYSTEM ANNUAL RECERTIFICATION

Your community has been verified as receiving CRS credit for the following Activities.

- If your community is still implementing these activities the CRS coordinator is required to put his or her initials in the blank (do not use a checkmark or an “X”) and **attach** the appropriate items. A blank with no initials indicates you are not implementing that Activity anymore, and will result in loss of points (and possible CRS Class).
- If the word “**attached**” is used you must provide the requested documentation for that Activity. If no documentation has been acquired for that Activity, please explain why there is no documentation from the past year.

YG 310 EC: We are maintaining Elevation Certificates, Floodproofing Certificates, Basement Floodproofing Certificates, V Zone design certificates and engineered opening certificates on all new construction and substantially improved buildings in our Special Flood Hazard Area (SFHA) and make copies of all Certificates available at our present office location. [YG] *Initial here is you have had no new construction or substantial improvement in the SFHA in the last year.*

YG 310 EC: **Attached is the permit list for only new or substantially improved structures in the SFHA that have been completed in the last year.** We have permitted  new building and substantial improvements in the SFHA during this reporting period.

YG 310 EC: **Attached are all the Certificates for new or substantially improved structures that have been completed during this reporting period that are included on the above permit list.** (Note: The total number of Elevation and Floodproofing certificates should match the number of permits issued and completed within the reporting period defined above. All permits issued for new construction or substantial improvement within the V zone should have both an Elevation Certificate and a V Zone Certificate, and all buildings with basements within the basement exemption communities should have both an Elevation Certificate and a Basement Floodproofing Certificate).

YG 320 MI 1: We are providing basic flood information to inquirers. We also continue to provide the following to inquirers:

YG MI 2 additional FIRM information

YG MI 4 flood depth data

YG MI 6 historical flood information

YG MI 7 natural floodplain functions

YG 320 MI: **Attached is a copy of the publicity for the credited elements of this service this year.**

YG 320 MI: **Attached is a copy of one page of the log, or 3 letters if using letters or other like records to document the service.**

YG 320 MI: We are continuing to keep our FIRM updated and maintain old copies of our FIRM.

YG 330 OP: We continue to conduct or provide all credited outreach projects.

COMMUNITY RATING SYSTEM ANNUAL RECERTIFICATION

- YG 340 ODR: People looking to purchase flood prone property are being advised of the flood hazard through our credited hazard disclosure measures.
- YG 350 WEB: We continue to conduct an annual review and update of the information and links in our flood protection website.
- YG 410 MAP: We continue to use our additional regulatory flood data before a new development can proceed in our floodplain.
- YG 420 OSP: We continue to preserve our open space in the floodplain.
- YG 430: We continue to enforce the floodplain management provisions of our zoning, subdivision and building code ordinances for which we are receiving credit. *[ ] Initial here if you have amended your floodplain regulations. **Attach a copy of the amended regulations, provide a summary of the changes and mark up the regulations indicating what's been changed.***
- YG 430 RA: We continue to enforce our procedures for administering our floodplain management regulations. If applicable, we also continue to employ CFMs and staff who took credited training courses. We currently have 2 CFMs on staff.
- YG 440 AMD: We continue to use and update our flood data maintenance system on an annual basis as needed.
- YG 450 SMR: We continue to enforce the stormwater management provisions of our zoning, subdivision and building code ordinances for new developments in the watershed. *[ ] Initial here if you have amended your stormwater management regulations that will impact your CRS program. **Attach a copy of the amended regulations, provide a summary of the changes and mark up the regulations indicating what's been changed.***
- YG 450 ESC: We continue to enforce the provisions of our stormwater or other codes as they pertain to erosion and sediment control.
- YG 450 WQ: We continue to enforce the provisions of our stormwater or other codes as they pertain to water quality.
- YG 502 RL: We currently have 7 repetitive loss properties and send our notice to 7 properties in the repetitive loss areas.
- YG 502 RL: **Attached is a copy of this year's notice on property protection, flood insurance and financial assistance that we sent to our repetitive loss areas.**
- YG 510 FMP: **Attached is a copy of our floodplain management plan's annual progress report for the action items contained in the plan.** We have included a progress report template for you to use (in the email notification) if you don't have one of your own.
- YG 510 FMP: We have provided copies of the progress report for our floodplain management plan to our governing board and local media.

Community POWDER SPRINGS, CITY  
OF State GA CID 130056

### COMMUNITY RATING SYSTEM ANNUAL RECERTIFICATION

YG 520 AR: We continue to maintain as open space the lots where buildings were acquired or relocated out of the floodplain. [YG] Initial here if there have been any changes (additions or deletions) to the parcels credited as open space. Attach a description of those changes.

Additional Comments:

Attachments:

- Flood Hazard Areas
- Flood Insurance
- Permit Requirements
- Substantial Improvement / Damage
- Elevation Certificates
- Flood Safety
- Natural Functions

### FLOOD HAZARD AREAS

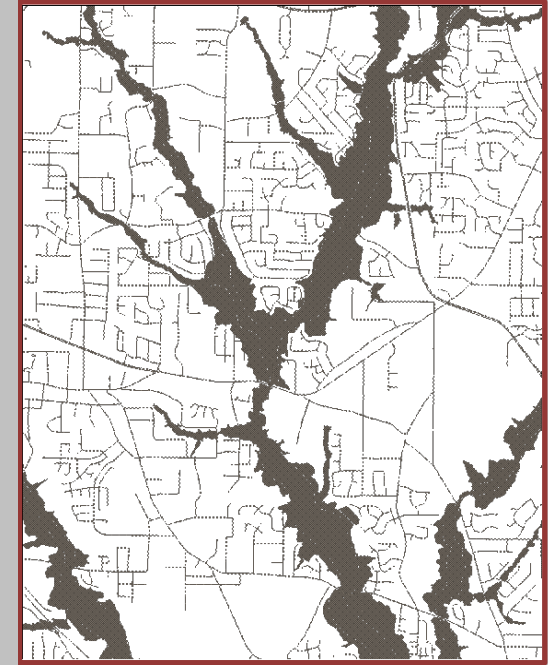
The City of Powder Springs has numerous areas of special flood hazard that can subject properties to flooding. Information on whether your property is in the special flood hazard area can be obtained by coming to the City's Community Development Department to view the Flood Insurance Rate Maps produced by FEMA or viewing maps online at [www.msc.fema.gov](http://www.msc.fema.gov). The City has additional educational materials available online at [www.cityofpowdersprings.org/476/Flood-Protection](http://www.cityofpowdersprings.org/476/Flood-Protection)

### FLOOD INSURANCE

If you do not have flood insurance, talk to your insurance agent immediately. Most homeowner insurance policies do not cover damage from floods. You have to purchase a separate flood insurance policy. The City of Powder Springs is part of the National Flood Insurance Program, and you are able to purchase flood insurance. If you are inside the special flood hazard area, the purchase of flood insurance is mandatory. Failure to obtain flood insurance can affect your participation in future hazard mitigation grant programs. Be sure to check your policy to ensure you have adequate coverage; contents coverage can be obtained. There is a waiting period before coverage is effective - do not delay. Visit [www.floodsmart.gov](http://www.floodsmart.gov) to find essential information on preparing for flood risks.

### PERMIT REQUIREMENTS

Development within the special flood hazard area requires a permit prior to development. This applies not just to construction but to filling, excavating, fencing, etc. Applications must be made and approved prior to doing any work in the special flood hazard area. Please contact Community Development to get the information you will need to develop in or near the special flood hazard area at 770-943-1666. You may report any illegal development activities to the above number as well. Also, be wary of door-to-door sales for home repair. All repairs, as well as solicitations, require a permit.



FEMA Flood Insurance Rate Map

You are receiving this notice because you live in or near a special flood hazard area that experienced overbank flooding in 2005 and 2009.



### SUBSTANTIAL IMPROVEMENT/DAMAGE

Substantial improvement means any improvement of a building when the cost of the improvement equals or exceeds 50% of the market value of the building before start of construction. Substantial damage means damage sustained by a building when the cost of restoring the building to its pre-damaged conditions would equal or exceed 50% of the market value before damage occurred. If a building is substantially damaged or if substantial improvements are planned, the owner must comply with all floodplain management measures, such as elevating the building three feet above the base flood elevation.

### ELEVATION CERTIFICATES

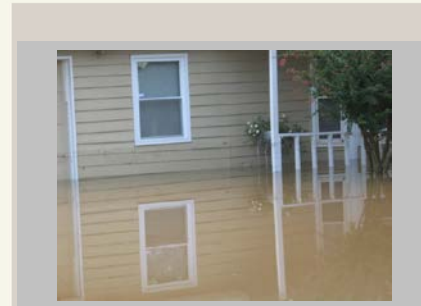
This is a tool of the National Flood Insurance Program to provide information needed to comply with the floodplain management ordinance and to support a request for a Letter of Map Amendment. It is prepared by a licensed professional certifying that the elevation of the lowest floor of a structure is at or above a certain determined elevation and must be submitted with an application for a building permit. Elevation Certificates will be made provided if available.

### FLOOD SAFETY

In the event of a flash flood you may be the first to notice the situation; please call 911. Tune your radio to weather service updates. Do not drive in a flooded area. Do not walk through flowing water. Stay away from electrical wires. Be alert to gas leaks. Keep children away from flood waters, ditches and storm drains. After waters recede, remove everything that has been wet. Have an electrician check the electrical system before turning power on. Use fans and dehumidifiers to remove moisture unless mold has started to grow. Ventilate the area before cleaning and wear gloves and a mask. For more information, contact Community Development.

### NATURAL FUNCTIONS

Floodplains serve as the natural boundary for flood waters during a flooding event. In other words, floodplains supplement natural drainage channels, rivers, creeks, and streams, by allowing the water a place to go when the floodwaters can no longer flow in their normal channel boundary. Floodplains also serve to buffer downstream property from additional flooding from flood surges (heavy velocities) during a flooding event. Water quality is improved through the ability to filter nutrients and impurities from runoff and process organic wastes. These areas provide breeding and feeding grounds for fish and wildlife, create and enhance waterfowl habitat, support a high rate of plant growth and maintain biodiversity and the integrity of the ecosystem. Floodplains provide green space for protection of streams from development and the forces of erosion.



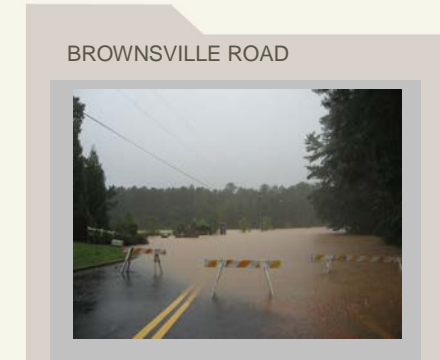
LANCER DRIVE



LANCER DRIVE



BIRCH BROOKE PATH



BROWNSVILLE ROAD

**If you are inside the special flood hazard area, the purchase of flood insurance is mandatory. Failure to purchase flood insurance can affect your participation in any future hazard mitigation grant program and eligibility for future disaster assistance. All development within the special flood hazard area requires permitting, including excavating, filling, fencing, etc.**





9/30/24

**To:**

STATE FARM INSURANCE  
KATIE HARRIS  
3862 NEW MACLAND RD  
POWDER SPRINGS, GA 30127

**From:** City of Powder Springs Community Development

**Re:** Annual Notice of Map Information Service

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Local Lenders, Insurance Agents and Real Estate Agents

The Community Development Department for the City of Powder Springs is providing you this annual notice about its map information service. The department can provide you with information about the City's flood insurance rate map data such as whether the property is in the SFHA, the community number, the panel and suffix identifier, the date of the FIRM's cover panel, the FIRM zone, the base flood elevation where shown on the FIRM, floodway data, past flood or repetitive loss information, depth of flooding and wetlands data. Additionally, copies of FEMA Elevation Certificates will be provided if available.

Please note that the City is a participant in the Community Rating System and has a rating of 6, which qualifies holder of policies to a 20% discount on the premium.

You may call obtain this information by contacting our office in any of the following ways;

1. Phone: 770-943-1666
2. Mail: 4488 Pineview Drive, Powder Springs, GA 30127
3. Email: [tgarver@cityofpowdersprings.org](mailto:tgarver@cityofpowdersprings.org)



9/30/24

**To:**

RODNEY COOLEY AGENCY INC  
4171 MARIETTA STREET, #100B  
POWDER SPRINGS, GA 30127

**From:** City of Powder Springs Community Development

**Re:** Annual Notice of Map Information Service

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9/30/24

**To:**

SHANNON PERREN STATE FARM  
3475 DALLAS HWY, STE 520  
MARIETTA, GA 30064

**From:** City of Powder Springs Community Development

**Re:** Annual Notice of Map Information Service

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Local Lenders, Insurance Agents and Real Estate Agents

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9/30/24

**To:**

NATIONWIDE INSURANCE ESSIGMANN & ASSOCIATES INC.  
3200 HOPELAND INDUSTRIAL BLVD, STE 400  
POWDER SPRINGS, GA 30127

**From:** City of Powder Springs Community Development

**Re:** Annual Notice of Map Information Service

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Local Lenders, Insurance Agents and Real Estate Agents

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9/30/24

**To:**

APPRAISERS GROUP OF GA, LLC  
P.O. BOX 1635  
POWDER SPRINGS, GA 30127

**From:** City of Powder Springs Community Development

**Re:** Annual Notice of Map Information Service

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Local Lenders, Insurance Agents and Real Estate Agents

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9/30/24

**To:**

WINNERS HOLDINGS INC  
dba STEWART BROKERS  
3849 OAKVIEW DR, STES 100 & 200  
POWDER SPRINGS, GA 30127

**From:** City of Powder Springs Community Development

**Re:** Annual Notice of Map Information Service

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3. Email: [tgarver@cityofpowdersprings.org](mailto:tgarver@cityofpowdersprings.org)



9/30/24

**To:**

WELLS FARGO BANK, NA  
1102 RICHARD D SAILORS PKWY  
POWDER SPRINGS, GA 30127

**From:** City of Powder Springs Community Development

**Re:** Annual Notice of Map Information Service

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Local Lenders, Insurance Agents and Real Estate Agents

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9/30/24

**To:**

FIRST CITIZENS BANK  
3270 FLORENCE ROAD  
POWDER SPRINGS, GA 30127

**From:** City of Powder Springs Community Development

**Re:** Annual Notice of Map Information Service

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Local Lenders, Insurance Agents and Real Estate Agents

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9/30/24

**To:**

UNITED COMMUNITY BANK  
1220 RICHARD D SAILORS PKWY  
POWDER SPRINGS, GA 30127

**From:** City of Powder Springs Community Development

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Local Lenders, Insurance Agents and Real Estate Agents

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9/30/24

**To:**

PNC BANK, NA  
3720 NEW MACLAND ROAD  
POWDER SPRINGS, GA 30127

**From:** City of Powder Springs Community Development

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3. Email: [tgarver@cityofpowdersprings.org](mailto:tgarver@cityofpowdersprings.org)



COMMUNITY RATING SYSTEM ANNUAL RECERTIFICATION

**CRS Activity 510**  
**Annual Progress Report on Implementation of Credited Plan**

**Which Plan is this for (use separate templates for each credited Plan):**

- Floodplain Management Plan (Hazard Mitigation Plan)**  
 **Repetitive Loss Area Analysis**  
 **Floodplain Species Plan**  
 **Substantial Damage Plan**

Name of Community: Cobb County, Adopted by City of Powder Springs

Date this Annual Progress Report was prepared (not the date of adoption of the credited Plan): 9/30/2024, Presented to Council on 10/4/2024 and 10/7/2024

Name of Plan: Cobb County, GA Hazard Mitigation Plan

Date of Adoption of Plan: November 2021

5 Year CRS Expiration Date: 2025/2026

1. How can a copy of the credited Plan be obtained: Available on Cobb County and City of Powder Springs websites.

2. Describe how **this annual progress report** (not the credited Plan) was prepared and how it was submitted to the governing body, released to the media, and made available to the public: This annual report is prepared by noting activities specific to the City of Powder Springs. This report is shared on the City's website and was presented to Mayor and Council by resolution. The agenda with the plan is shared with Marietta Daily Journal.

3. Provide a description of the implementation of each recommendation or action item in the action plan or area analysis report, including a statement on how the project was implemented or not implemented during the previous year:

See attached

4. Discuss why any objectives were not reached or why implementation is behind schedule:

5. What are the recommendations for new projects or revised recommendations?



2024 ANNUAL PROGRESS REPORT – HAZARD MITIGATION PLAN

*Policy 15.2 Target environmentally sensitive areas such as floodplains and wetlands along Noses Creek and Powder Springs Creek for greenspace acquisition and explore funding opportunities through the Georgia Land Conservation Program and through Cobb County's bond issue to help fund the acquisition.*

*UPDATE: The City has annexed property along Noses Creek and required via zoning that property be placed in a conservation easement. The proposed development includes a large area of open space along the floodplain and creek.*

*Policy 15.3 - Encourage use of conservation subdivision designation in appropriate areas for the protection of sensitive natural resources and provision of community open space implement and enforce the city's stormwater management ordinance.*

*UPDATE: The City does not allow development in the floodplain, unless a variance is granted. Many of the new subdivisions have floodplain areas owned by the HOA. The City is coordinating with the developer of a major industrial project to place SFHA in a conservation easement, as required by a stipulation on the rezoning of the project.*

*Policy 18.2 - Maintain a stormwater management plan and consider joining Cobb County's effort to develop a stormwater utility and a stormwater management plan to support the utility.*

*UPDATE: City of Powder Springs has adopted a stormwater utility and completed a system-wide assessment in 2024. This assessment identified capital projects. The City has awarded on call contracts for stormwater repairs and will ae*

*Policy 18.3 - Enforce water supply watershed protection standards in order to protect community water supplies from potential sources of pollution.*

*UPDATE: The City of Powder Springs enforces watershed protection standards.*

*Policy 18.6 - Continue working with the Metropolitan North Georgia Water District to ensure adequate water capacity and maintain water quality.*

*UPDATE: The City adopted the model post construction stormwater ordinance in September of 2020. All ordinances meet the requirements of the Metropolitan North Georgia Water District.*

***Repetitive Loss Properties (See Goal 1.1.1)***

Additional Hazard Mitigation Grant Program property (4436 Long St) acquired and demolished in 2023. HMGP grant process completed in 2024

***Map in further detail creek and flood areas in jurisdictions to provide up to date information for floodplain managers and planners (See Goal 1.1.6)***

UPDATE: Mapping of properties adjacent to the floodplain was completed in 2020.



September 30, 2024

Michelle & Dion Wiley Detcher  
3691 Macedonia Road  
Powder Springs, GA 30127

Dear Michelle & Dion Wiley Detcher,

You have received this letter because your property is in an area that has been flooded several times (overbank flooding in 2005 and 2009). Our community is concerned about repetitive flooding. Here are some of the things you can do.

1. Check with the building department on the extent of past flooding in your area. Department staff can tell you about the causes of repetitive flooding, what the City is doing about it and what would be appropriate flood protection.
2. Prepare for flooding by doing the following:
  - Know how to shut off the electricity and gas to your house when a flood comes.
  - Make a list of emergency numbers and identify a safe place to go.
  - Make a household inventory, especially of basement contents.
  - Put insurance policies, valuable papers, medicine, etc. in a safe place.
  - Collect and put cleaning supplies, camera, waterproof boots, etc. in a handy place.
  - Develop a disaster response plan. See the Red Cross website at [www.redcross.org](http://www.redcross.org) for information about preparing your home and family for a disaster. Also see [www.ready.gov/floods](http://www.ready.gov/floods).
3. Consider some permanent flood protection measures:
  - Mark your fuse or breaker box to show the circuits to the floodable areas. Turning off the power before a flood can reduce property damage and save lives.
  - Consider elevating the electrical service, A/C condensers, water heater or furnace above flood levels.
  - Check your building for water entry points, such as basement windows, the basement stairwell, doors, and dryer vents. They can be protected with temporary shields.
  - Install a floor drain plug, standpipe, overhead sewer or sewer backup valve to prevent sewer backup flooding.

- More information can be found at FEMA's website, [www.ready.gov/floods](http://www.ready.gov/floods) and at [www.floodsmart.gov](http://www.floodsmart.gov).
  - Please note that some flood protection measures may need a building permit, and other measures may not be safe or appropriate for your type of building, so be sure to talk to the building department.
4. Talk to the building department for information about the following financial resources:
- Make sure you have a flood insurance policy. It will help pay for repairs after a flood, and in some cases, it will help pay the costs of elevating, relocating or demolishing a substantially damaged building.
  - If you are interested in selling your home, in some instances the City may be able to apply for a Federal grant to cover 75% of the cost.
5. Get a flood insurance policy.
- Homeowner's insurance policies do NOT cover damage from floods. However, because our community participates in the National Flood Insurance Program, you can purchase a separate flood insurance policy. This insurance is backed by the Federal government and is available to anyone, even properties that have been flooded. Because our community participates in the Community Rating System, you will receive a reduction in the insurance premium.
  - If your property is not within a Special Flood Hazard Area, you may qualify for a lower-cost Preferred Risk Policy.
  - Some people have purchased flood insurance because it was required by the bank when they got a mortgage or home improvement loan. Usually these policies just cover the building's structure and not the contents. During the kind of flooding that happens in your area, there is usually more damage to the furniture and contents than there is to the structure. Be sure to have contents insurance.
  - Don't wait for the next flood to buy flood insurance protection. In most cases, there is a 30-day waiting period before the coverage takes effect.
  - Contact your insurance agent for more information on rates and coverage.

Please contact us if you have any questions by calling 770-943-1666 or emailing us at [tgarver@cityofpowdersprings.org](mailto:tgarver@cityofpowdersprings.org).  
Community Development Department





September 30, 2024

Janice Osburn R  
3681 Macedonia Road  
Powder Springs, GA 30127

Dear Janice Osburn R,

You have received this letter because your property is in an area that has been flooded several times (overbank flooding in 2005 and 2009). Our community is concerned about repetitive flooding. Here are some of the things you can do.

1. Check with the building department on the extent of past flooding in your area. Department staff can tell you about the causes of repetitive flooding, what the City is doing about it and what would be appropriate flood protection.
2. Prepare for flooding by doing the following:
  - Know how to shut off the electricity and gas to your house when a flood comes.
  - Make a list of emergency numbers and identify a safe place to go.
  - Make a household inventory, especially of basement contents.
  - Put insurance policies, valuable papers, medicine, etc. in a safe place.
  - Collect and put cleaning supplies, camera, waterproof boots, etc. in a handy place.
  - Develop a disaster response plan. See the Red Cross website at [www.redcross.org](http://www.redcross.org) for information about preparing your home and family for a disaster. Also see [www.ready.gov/floods](http://www.ready.gov/floods).
3. Consider some permanent flood protection measures:
  - Mark your fuse or breaker box to show the circuits to the floodable areas. Turning off the power before a flood can reduce property damage and save lives.
  - Consider elevating the electrical service, A/C condensers, water heater or furnace above flood levels.
  - Check your building for water entry points, such as basement windows, the basement stairwell, doors, and dryer vents. They can be protected with temporary shields.
  - Install a floor drain plug, standpipe, overhead sewer or sewer backup valve to prevent sewer backup flooding.

- More information can be found at FEMA's website, [www.ready.gov/floods](http://www.ready.gov/floods) and at [www.floodsmart.gov](http://www.floodsmart.gov).
  - Please note that some flood protection measures may need a building permit, and other measures may not be safe or appropriate for your type of building, so be sure to talk to the building department.
4. Talk to the building department for information about the following financial resources:
- Make sure you have a flood insurance policy. It will help pay for repairs after a flood, and in some cases, it will help pay the costs of elevating, relocating or demolishing a substantially damaged building.
  - If you are interested in selling your home, in some instances the City may be able to apply for a Federal grant to cover 75% of the cost.
5. Get a flood insurance policy.
- Homeowner's insurance policies do NOT cover damage from floods. However, because our community participates in the National Flood Insurance Program, you can purchase a separate flood insurance policy. This insurance is backed by the Federal government and is available to anyone, even properties that have been flooded. Because our community participates in the Community Rating System, you will receive a reduction in the insurance premium.
  - If your property is not within a Special Flood Hazard Area, you may qualify for a lower-cost Preferred Risk Policy.
  - Some people have purchased flood insurance because it was required by the bank when they got a mortgage or home improvement loan. Usually these policies just cover the building's structure and not the contents. During the kind of flooding that happens in your area, there is usually more damage to the furniture and contents than there is to the structure. Be sure to have contents insurance.
  - Don't wait for the next flood to buy flood insurance protection. In most cases, there is a 30-day waiting period before the coverage takes effect.
  - Contact your insurance agent for more information on rates and coverage.

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Community Development Department



September 30, 2024

Samuel B. Stephens  
3671 Macedonia Road  
Powder Springs, GA 30127

Dear Samuel B. Stephen,

You have received this letter because your property is in an area that has been flooded several times (overbank flooding in 2005 and 2009). Our community is concerned about repetitive flooding. Here are some of the things you can do.

1. Check with the building department on the extent of past flooding in your area. Department staff can tell you about the causes of repetitive flooding, what the City is doing about it and what would be appropriate flood protection.
2. Prepare for flooding by doing the following:
  - Know how to shut off the electricity and gas to your house when a flood comes.
  - Make a list of emergency numbers and identify a safe place to go.
  - Make a household inventory, especially of basement contents.
  - Put insurance policies, valuable papers, medicine, etc. in a safe place.
  - Collect and put cleaning supplies, camera, waterproof boots, etc. in a handy place.
  - Develop a disaster response plan. See the Red Cross website at [www.redcross.org](http://www.redcross.org) for information about preparing your home and family for a disaster. Also see [www.ready.gov/floods](http://www.ready.gov/floods).
3. Consider some permanent flood protection measures:
  - Mark your fuse or breaker box to show the circuits to the floodable areas. Turning off the power before a flood can reduce property damage and save lives.
  - Consider elevating the electrical service, A/C condensers, water heater or furnace above flood levels.
  - Check your building for water entry points, such as basement windows, the basement stairwell, doors, and dryer vents. They can be protected with temporary shields.
  - Install a floor drain plug, standpipe, overhead sewer or sewer backup valve to prevent sewer backup flooding.

- More information can be found at FEMA's website, [www.ready.gov/floods](http://www.ready.gov/floods) and at [www.floodsmart.gov](http://www.floodsmart.gov).
  - Please note that some flood protection measures may need a building permit, and other measures may not be safe or appropriate for your type of building, so be sure to talk to the building department.
4. Talk to the building department for information about the following financial resources:
- Make sure you have a flood insurance policy. It will help pay for repairs after a flood, and in some cases, it will help pay the costs of elevating, relocating or demolishing a substantially damaged building.
  - If you are interested in selling your home, in some instances the City may be able to apply for a Federal grant to cover 75% of the cost.
5. Get a flood insurance policy.
- Homeowner's insurance policies do NOT cover damage from floods. However, because our community participates in the National Flood Insurance Program, you can purchase a separate flood insurance policy. This insurance is backed by the Federal government and is available to anyone, even properties that have been flooded. Because our community participates in the Community Rating System, you will receive a reduction in the insurance premium.
  - If your property is not within a Special Flood Hazard Area, you may qualify for a lower-cost Preferred Risk Policy.
  - Some people have purchased flood insurance because it was required by the bank when they got a mortgage or home improvement loan. Usually these policies just cover the building's structure and not the contents. During the kind of flooding that happens in your area, there is usually more damage to the furniture and contents than there is to the structure. Be sure to have contents insurance.
  - Don't wait for the next flood to buy flood insurance protection. In most cases, there is a 30-day waiting period before the coverage takes effect.
  - Contact your insurance agent for more information on rates and coverage.

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Community Development Department



September 30, 2024

Nguyen Vui Thi Ngoc  
3384 Hopkins Road  
Powder Springs, GA 30127

Dear Nguyen Vui Thi Ngoc,

You have received this letter because your property is in an area that has been flooded several times (overbank flooding in 2005 and 2009). Our community is concerned about repetitive flooding. Here are some of the things you can do.

1. Check with the building department on the extent of past flooding in your area. Department staff can tell you about the causes of repetitive flooding, what the City is doing about it and what would be appropriate flood protection.
2. Prepare for flooding by doing the following:
  - Know how to shut off the electricity and gas to your house when a flood comes.
  - Make a list of emergency numbers and identify a safe place to go.
  - Make a household inventory, especially of basement contents.
  - Put insurance policies, valuable papers, medicine, etc. in a safe place.
  - Collect and put cleaning supplies, camera, waterproof boots, etc. in a handy place.
  - Develop a disaster response plan. See the Red Cross website at [www.redcross.org](http://www.redcross.org) for information about preparing your home and family for a disaster. Also see [www.ready.gov/floods](http://www.ready.gov/floods).
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  - Mark your fuse or breaker box to show the circuits to the floodable areas. Turning off the power before a flood can reduce property damage and save lives.
  - Consider elevating the electrical service, A/C condensers, water heater or furnace above flood levels.
  - Check your building for water entry points, such as basement windows, the basement stairwell, doors, and dryer vents. They can be protected with temporary shields.

- Install a floor drain plug, standpipe, overhead sewer or sewer backup valve to prevent sewer backup flooding.
  - More information can be found at FEMA's website, [www.ready.gov/floods](http://www.ready.gov/floods) and at [www.floodsmart.gov](http://www.floodsmart.gov).
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Community Development Department



September 30, 2024

Valdez Deyci & Cruz Hernandez  
3394 Hopkins Road  
Powder Springs, GA 30127

Dear Valdez Deyci & Cruz Hernandez,

You have received this letter because your property is in an area that has been flooded several times (overbank flooding in 2005 and 2009). Our community is concerned about repetitive flooding. Here are some of the things you can do.

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2. Prepare for flooding by doing the following:
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[tgarver@cityofpowdersprings.org](mailto:tgarver@cityofpowdersprings.org).

Community Development Department





September 30, 2024

Theresa & Luther Washington, Sr.  
3404 Hopkins Road  
Powder Springs, GA 30127

Dear Theresa & Luther Washington, Sr.,

You have received this letter because your property is in an area that has been flooded several times (overbank flooding in 2005 and 2009). Our community is concerned about repetitive flooding. Here are some of the things you can do.

1. Check with the building department on the extent of past flooding in your area. Department staff can tell you about the causes of repetitive flooding, what the City is doing about it and what would be appropriate flood protection.
2. Prepare for flooding by doing the following:
  - Know how to shut off the electricity and gas to your house when a flood comes.
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3. Consider some permanent flood protection measures:
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Community Development Department



September 30, 2024

LANDIS PROPERTIES II LLC  
99 WALL ST 253  
NEW YORK NY 10005

Dear Gilma Bonilla,

You have received this letter because your property is in an area that has been flooded several times (overbank flooding in 2005 and 2009). Our community is concerned about repetitive flooding. Here are some of the things you can do.

1. Check with the building department on the extent of past flooding in your area. Department staff can tell you about the causes of repetitive flooding, what the City is doing about it and what would be appropriate flood protection.
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Community Development Department