

**Crisp County Land Development Code pertaining to building or developing in a Flood Area**

**ARTICLE VIII. FLOOD AREA PERMIT.**

**Sec. 2-43 Flood area permit required.**

If development or construction is proposed within or affecting an area of special flood hazard, approval of a flood area permit application shall be required. An application for a flood area permit may be included with and reviewed along with a development permit application.

**Sec. 2-44 Application process for a flood area permit.**

(a) Application for a flood area permit shall be made to the Planning Department on forms furnished by them prior to any development activities.

(b) The application for a flood area permit shall conform to the requirements of the County's Flood Damage Prevention Ordinance.

**Construction in the Floodplain**

As a result of the Crisp County Commission's participation in the National Flood Insurance Program, new structures and/or existing structures undergoing substantial improvement (repairs or modifications in excess of 50 per cent of fair market value) must elevate above the BFE (Base Flood Elevation), which has been set by FEMA for the following areas:

**-An elevation of 9 feet above normal pool (237) has been established East of Hwy. 300 at Swift Creek;**

**-An elevation of 10 feet above normal pool (237) has been established for the lake area West of Hwy. 300 to South of Hwy. 280;**

**-An elevation of 11 feet above normal pool (237) North of the Hwy. 280 bridge to the Dooly County line.**

The BFE measurement is to the lowest structural floor member (beam, girder, joist, etc.). ***We recommend for you to build a minimum of 1 ft above the BFE measurement.***

Elevation is required, as well, for mechanical (including ductwork) and electrical components.

On existing structures not undergoing "substantial improvement", mechanical components and the like need not be elevated, although it may be wise to do so. [National Flood Insurance 50% Rule](#)

Well casings are to be elevated above the BFE.

Septic systems should be located out of the flood zone wherever possible.