

CITY OF LOOKOUT MOUNTAIN, GEORGIA

ORDINANCE NO. 198

AN ORDINANCE to protect the wetlands of the City of Lookout Mountain, Georgia.

BE IT ORDAINED by the City Council of the City of Lookout Mountain, Georgia, and
IT IS HEREBY ORDAINED:

I. Purpose

The wetlands in the City of Lookout Mountain, Georgia are indispensable and fragile natural resources with significant development constraints due to flooding, erosion, and soils limitations. In their natural state, wetlands serve man and nature. They provide habitat areas of fish, wildlife and vegetation; water quality maintenance and pollution control; flood control; erosion control; natural resource education; scientific study; and open space and recreational opportunities. In addition, the wise management of forested wetlands is essential to the economic well being of many communities within the State of Georgia.

Nationally, a considerable number of these important natural resources have been lost or impaired by draining, dredging, filling, excavating, building, pollution and other acts. Piecemeal or cumulative losses will, over time, destroy additional wetlands. Damaging or destroying wetlands threatens public safety and the general welfare.

The purpose of this ordinance is to promote wetlands protection, while taking into account varying ecological, economic development, recreational and aesthetic values. Activities that may damage wetlands should be located on upland sites to the greatest degree practicable as determined through a permitting process.

II. Definitions

A. Wetlands: those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. The ecological parameters for designating wetlands include hydric soils, hydrophytic vegetation, and hydrological conditions that involve a temporary or permanent source of water to cause soil saturation.

B. Generalized Wetlands Map: the current U.S. Fish and Wildlife Service National Wetlands Inventory maps for the City of Lookout Mountain, Georgia.

C. Jurisdictional Wetland: an area that meets the definitional requirements for wetlands as determined by the U.S. Army Corps of Engineers.

D. Jurisdictional Wetland Determination: a delineation of jurisdictional wetland boundaries by the U.S. Army Corps of Engineers, as required by Section 404 of the Clean Water Act, 33 U.S.C. §1344, as amended.

E. Regulated Activity: any activity which will, or which may reasonably be expected to, result in the discharge of dredged or fill material into waters of the United States excepting those activities exempted in Section 404 of the Federal Clean Water Act.

III. Establishment of the Wetlands Protection

The Wetlands Protection District is hereby established which shall correspond to all lands within the jurisdiction of the City of Lookout Mountain, Georgia, that are mapped as wetland areas by the U.S. Fish and Wildlife Service National Wetlands Inventory Maps. This map shall be referred to as the Generalized Wetlands Map and is hereby adopted by reference and declared to be a part of this ordinance, together with all explanatory matter thereon and attached thereto.

The Generalized Wetlands Map does not represent the boundaries of jurisdictional wetlands within the City of Lookout Mountain, Georgia, and cannot serve as a substitute for a delineation of wetland boundaries by the U.S. Army Corps of Engineers, as required by Section 404 of the Clean Water Act, as amended. Any local government action under this ordinance does not relieve the landowner from federal or state permitting requirements.

IV. Protection Criteria

Requirement for Local Permit or Permission: No regulated activity will be permitted within the Wetlands Protection District without written permission or a permit from the City of Lookout Mountain, Georgia. If the area proposed for development is located within 50 feet of a Wetlands Protection District boundary, as determined by the City Building Official using the Generalized Wetlands Map, a U.S. Army Corps of Engineers determination shall be required. If the Corps determines that wetlands are present on the proposed development site, the local permit or permission will not be granted until a Section 404 Permit or Letter of Permission is issued.

V. Permitted Uses

The following uses shall be allowed as of right within the Wetlands Protection District to the extent that they are not prohibited by any other ordinance or law, including laws of trespass, and provided they do not require structures, grading, fill, draining, or dredging except as provided herein:

1. Conservation or preservation of soil, water, vegetation, fish and other wildlife, provided it does not affect waters of Georgia or of the United States in such a way that would require an individual 404 Permit.
2. Outdoor passive recreational activities, including fishing, bird watching, hiking, boating, horseback riding, and canoeing.
3. Forestry practices applied in accordance with best management practices approved by the Georgia Forestry Commission and as specified in Section 404 of the Clean Water Act.
4. The cultivation of agricultural crops. Agricultural activities shall be subject to best management practices approved by the Georgia Department of Agriculture.
5. The pasturing of livestock, provided that riparian wetlands are protected, that soil profiles are not disturbed and that approved agricultural Best Management Practices are followed.
6. Education, scientific research, and nature trails.

VI. Prohibited Uses

The following uses are not permitted within the Wetlands Protection District.

1. Receiving areas for toxic or hazardous waste or other contaminants.
2. Hazardous or sanitary waste landfill.

VII. Administration and Enforcement Procedures

A. **Site Plans.** Application for a local development permit within the Wetlands Protection District shall include a site plan, drawn at a scale of 1" = 50', with the following information:

1. A map of all planned excavation and fill, including calculations of volume of cut and fill involved, cross-sectional drawings showing existing and proposed

grades. Elevations, horizontal scale and vertical scale must be shown on the cross-sectional drawings.

2. A map of any wetland boundaries occurring within the site must be provided. This boundary may be included on other maps provided by the applicant.
3. Location, dimensions and area of all impervious surfaces, both existing and proposed, on the site and adjacent to the site for a distance of 200 feet.
4. The orientation and distance from the boundaries of the proposed site to the nearest bank of an affected perennial stream or water body.
5. Elevations of the site and adjacent lands within 200 feet of the site at contour intervals of no greater than two feet; and no greater than one foot for slopes less than or equal to two percent.
6. Location and detailed design of any spill and leak collection systems designed for the purpose of containing accidentally released hazardous or toxic materials.
7. All proposed temporary disruptions or diversions of local hydrology.

B. Activities to Comply with Site Plan. All development activities or site work conducted after approval of the site plan shall conform with the specifications of said site plan. Significant changes to the site plan that would alter the amount and velocity of stormwater runoff from the site, increase the amount of impervious surface within the development, alter the overall density of development, result in a considerable increase in the amount of excavation, fill or removal of the overall appearance of the development as proposed, can be amended only with the approval of the City Building Official or designated appointee. Minor changes, such as the realignment of streets or minor alterations to drainage structures and other infrastructure to meet unexpected conditions, are exempted from this requirement.

C. Exemptions to Site Plan Requirements. The following activities and developments are exempt from the requirement for detailed site plans:

1. Single family detached homes constructed within a subdivision of fewer than five parcels.
2. Repairs to a facility that is part of a previously approved and permitted development.

3. Construction of minor structures, such as sheds or additions to single family residences.

D. Review Procedures. The application shall be made to the City Building Official and will be reviewed within 15 days. At the time of the application, the applicant shall pay a filing fee as specified by the City of Lookout Mountain. Filing fees up to the larger of \$500 or \$100 per acre may be required to evaluate the application. This fee may be used to retain expert consultants who will provide services pertaining to functional assessment, mitigation, and wetland boundary determinations, as deemed necessary by the City Building Official. The review period shall include the preparation of findings (approval, approval with conditions, or disapproval) by the City Building Official. The applicant will receive written notification of the findings of the City Building Official. If the review process is not completed within 30 days, the application is considered to be approved. Decisions of the City Building Official may be appealed to the City Council.

E. Duration of permit Validity.

1. If construction described in the development permit has not commenced within 12 months from the date of issuance, the permit shall expire.
2. If construction described in the development permit is suspended or abandoned after work has commenced, the permit shall expire 12 months after the date that work ceased.
3. Written notice of pending expiration of the development permit shall be issued by the City Building Official.

F. Penalties.

1. When a building or other structure has been constructed in violation of this section, the violator may be required to remove the structure at the discretion of the City Building Official.
2. When removal of vegetative cover, excavation, or fill has taken place in violation of this section, the violator may be required to restore the affected land to its original contours and to restore vegetation, as far as practicable, at the discretion of the City Building Official.
3. If the City Building Official discovers a violation of this ordinance that also constitutes a violation of any provision of the Clean Water Act, as

amended, the Building Official shall issue written notification of the violation to the U.S. Environmental Protection Agency, the U.S. Army Corps of Engineers, and the landowner.

G. Suspension, Revocation. The City Building Official may suspend or revoke a permit if he finds that the applicant has not complied with the conditions or limitations set forth in the permit. The Building Official shall cause notice of denial, issuance, conditional issuance, revocation or suspension of a permit to be published in a daily newspaper having a broad circulation in the area where the wetland is located.

H. Judicial Review.

1. Jurisdiction. All final decisions of the City of Lookout Mountain concerning denial, approval or conditional approval of a permit shall be reviewable in the Superior Court of Walker County, Georgia.
2. Alternative Actions. Based on these proceedings and the decision of the Superior Court of Walker County, Georgia, the Council of the City of Lookout Mountain or its designee may, within the time specified by the Superior Court of Walker County, Georgia, elect to:
 - a. Institute negotiated purchase or condemnation proceedings to acquire an easement or fee interest in the applicant's land;
 - b. Approve the permit application with lesser restrictions or conditions (i.e., grant a variance); or
 - c. Institute other appropriate actions ordered by the court that fall within the jurisdiction of the Council of the City of Lookout Mountain.

I. Amendments. These regulations and the Generalized Wetlands Map may from time to time be amended in accordance with procedures and requirements in the general statutes and as new information becomes available.

J. Relief Assessment. Assessors and boards of assessors shall consider requirements of these regulations in determining the fair market value of land.

K. Separability and Abrogation. All sections and subsections of this ordinance are considered separate and distinct. Should any section, subsection, paragraph or part of this

ordinance be declared by a court of jurisdiction to be invalid for any reason, it shall not invalidate any other section, subsection, paragraph, or part of this ordinance.

VIII. Repealer. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

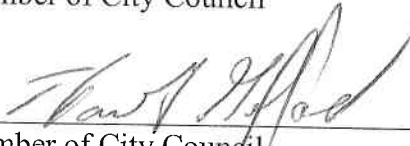
IX. Part of Code of Ordinances. It is the intention of the Council of the City of Lookout Mountain, Georgia, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City, and the sections of this Ordinance may be renumbered to accomplish such intention.

X. Effective Date. This Ordinance shall be effective ten (10) days after its adoption and approval by at least three (3) members of the Council for the City of Lookout Mountain, Georgia, after two (2) readings at least one (1) week apart.


APPROVED ON FIRST READING ON January 25, 2001.



Member of City Council



Member of City Council

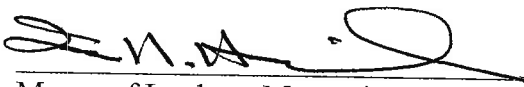


Member of City Council



Member of City Council

Member of City Council



Mayor of Lookout Mountain, Georgia

APPROVED AND ADOPTED ON SECOND READING ON February 22, 2001.


Member of City Council


Member of City Council

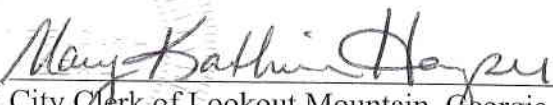

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Mayor of Lookout Mountain, Georgia

ATTEST:


City Clerk of Lookout Mountain, Georgia