

Flooding Q&A

By: Ariel Blanton, Environmental Technician

1. What is flooding?

The process of flooding occurs when large amounts of water flow into an area that is usually dry. Flooding provides benefits to our ecosystem such as helping maintain good water quality and creating a healthy habitat for a variety of wildlife. The hazards of flooding are what we most associate floods with – when houses flood and there is damage to property.

2. What is a floodplain?

A floodplain is the area adjacent to a body of water, such as a river or stream that experiences occasional flooding. The floodplain is important because this is where excess water that overflows stream banks will soak into the ground. This allows for flood waters to settle away from people while providing a diverse habitat for plants and animals.

3. Why is not a good idea to build in a floodplain?

Building in a floodplain will destroy the habitat present, but also will impact the natural flow of water. When it rains, instead of the water flowing into the floodplain and getting soaked into the ground, it could damage all structures in the floodplain. Also, building in the floodplain can disturb the flow of water for anyone nearby and downstream from you. If you decide to build in a floodplain or currently have a structure in the floodplain, please make sure you are meeting all of the criteria listed the City of Griffin Ordinance, which can be found online at <https://library.municode.com/ga/griffin>.

4. How do I know if I live in a floodplain?

The City of Griffin GIS department has maps that show the FEMA FIRMs (Flood Insurance Rate Maps), which are updated along with FEMA studies. You can contact the City of Griffin or visit the Flood Map Service Center online through FEMA – [msc.fema.gov](https://www.fema.gov)

5. What can I do to protect my property from flood damage?

It is important to elevate valuable property during heavy rains. If you live in a floodplain and are at risk of flood damage, contact your mortgage company to discuss flood insurance. The City of Griffin participates in the National Floodplain Insurance Program and is currently a Class 5, which means anyone living in the city limits is eligible for a 25% discount on their flood insurance. It may seem like a lot of money to pay each year, but the damage cost of just one flood event can make an impact.

If you have any questions about flooding in general or want to know if you are in a floodplain, please contact:

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If you need assistance with building ordinances codes in a floodplain, please contact:

Planning and Development Department
100 S Hill St.
Griffin, GA 30223
770-233-4130

