

Capability Assessment: Greene County**Building Codes**

Building and construction in the county is regulated through building codes based on the 2006 version of the International Codes. Additional codes such as the National Electric Code of 2005 are also in observed.

Existing codes and regulations include provisions for drainage, flood hazard, soil, slope, and street connectivity issues.

Planning and Zoning

Greene County is a Class 1 Missouri county. In as much, the County Commission has the power to enact ordinances, rules and regulations regarding building regulations, planning & zoning.

Planning and Zoning for unincorporated Greene County is governed by a board which meets once per month. The Planning Board reviews and approves subdivision plats and variances and acts as an advisory board to the County Commission regarding conditional use permits, zoning requests and amendments to the zoning regulations.

The Board of Zoning Adjustment consists of the three County Commissioners and meets once per month. This board reviews and approves requests regarding variances from the zoning regulations and approves requests for conditional use permits forwarded by the Planning Board.

Current zoning regulations provide for the following fifteen zoning districts: agriculture, agriculture-residence, manufactured home park, suburban residence, one and two family residence, multi-family, multi-family residence, professional office, general office, neighborhood commercial, general commercial, planned shopping, light manufacturing or industrial, general manufacturing or industrial, and plot assignment. Additional regulations cover solid waste and hazardous waste.

Restrictions on hazardous waste storage, treatment and disposal are based upon current Federal and State regulations.

Mitigation Programs

The main mitigation program is in the areas of floodplain management (regulations updated 2002) and participation in the administration of the National Flood Insurance Program (NFIP). Floodplain Management programs are based on policies to protect the general welfare and health of county residents. The programs are designed to safeguard health, safety and property in times of flood; restrict avoidable increases in flood size; mitigate losses at the time of construction of public facilities; and protect the public from buying land unsuited for the intended use due to flood hazards.

The Federal Clean Water Act requires certification for any construction, placement and disposal of fill material or earth movement within a floodplain or body of water. After serious flooding in 1993, floodplain regulations were revamped and continue to be scrutinized.

In 1983, Greene County adopted Article XIX, Floodplain Management Ordinance requiring participation in the NFIP. This ordinance, based on a model ordinance from the Federal Emergency Management Agency (FEMA) requires any development or construction in floodplain areas to obtain a Floodplain Development Permit from the county. A total of 91 NFIP policies are currently in effect for residents in unincorporated Greene County.

The county and city floodplain regulations are aimed at restricting new development in floodplains. Following the 1993 floods, the county and city instituted a property acquisition program. This program is funded through FEMA's Hazard Mitigation Grant Program. To date, 17 properties have been purchased in unincorporated Greene County. Properties in Greene County have been purchased with federal grant money.

It should be noted however that in 2008 FEMA released updated Flood Insurance Rate Maps that changed the boundaries of some floodplains in Greene County. As a result of this change some properties previously listed as floodplains are no longer categorized as such. Other properties, previously not listed as such, are now considered to be in floodplains.

Storm water regulations are also in place and are designed to minimize the harmful effects of erosion, sedimentation, and flooding from storm water runoff. This is accomplished by measures to mitigate erosion both during and after construction, the detention and controlled discharge of differential run-off from development, and a well designed storm water conveyance system.

Other capabilities

1. The county and city are able to receive National Weather Service warnings. A vast number of the population could be alerted within 15-20 minutes (estimated), responders within 3-5 minutes and key officials within 15 minutes.
2. Public school students receive curricular training on hazards and emergency programs during the school year. Businesses, preschools, private organizations, community leaders, and averages citizens have been exposed to emergency preparedness training.
3. Geographic Information Systems (GIS) capabilities allow for limited hazard areas base maps to be available to interested parties.

The capabilities of emergency management, fire protection, law enforcement, emergency medical services are detailed in Section 2.

Intergovernmental and Interagency Coordination

The following meetings occur on a routine basis:

Weekly Meetings:

- Springfield City Management Team Meeting
- Vision 20/20 Meetings (ongoing)
- Chamber of Commerce Meetings
- Greene County Department Head Meeting
- Springfield City Council

Monthly Meetings:

- County Court Commission Meeting
- City/County Staff Meeting
- Local Emergency Planning Committee
- Ozarks Watershed Committee Meeting
- Metropolitan Planning Organization
- Law Enforcement Neighborhood Watch Meetings
- Neighborhood Association Meetings
- Downtown Association Meetings
- Radio Amateur Communications Emergency Service
- County Mayors Meetings
- Greene County Fire Chiefs
- Greene County Watershed

Quarterly:

- Southwest Missouri Emergency Support Organization Meeting
- Public Safety Collaborative
- County Safety and Security Meeting
- Regional Homeland Security Oversight Committee

Bi-Annual:

- County Commission – City Mayors Meetings

Recommendations

Recommended improvements include expanded mutual aid agreements among neighboring jurisdictions, improve the capabilities of the EOC, additional warning sirens as the coverage areas grow, fund identified, but currently non-funded storm water projects, design/enhance recommendations to reduce impervious surfaces (especially in flood prone areas), fund public education campaigns concerning hazard awareness and mitigation actions, work with DNR and local private dam owners to promote dam safety and maintenance.

Additionally, Missouri's Structural Assessment and Visual Evaluation (SAVE) Coalition facilitates the use of volunteer engineers, architects and qualified building inspectors who perform damage assessments of homes following disasters such as earthquakes, floods and tornadoes. The SAVE Coalition can provide sound advice to the community and citizens concerning the safety of reentering their homes following a disaster, with the added intent of minimizing the need for sheltering by keeping people in their homes as much as safely feasible.