

Decision Paper

Written by: Sabrina Morris

July 26, 2016

1. **SUBJECT:** Flood Damage Prevention Ordinance
2. **PURPOSE:** To discuss the proposed amendments to the Flood Damage Prevention Ordinance recommended by the FEMA CRS Committee at their July 11, 2016 meeting.
3. **ASSUMPTIONS:**
4. **FACTS:**
 - a. The Flood Damage Prevention Ordinance was approved by town council in November of 2014.
 - b. In November of 2014, the town was aware that FEMA Flood maps would be revised in the near future. It was anticipated that the new maps would increase the size of the Special Flood Hazard Area (SFHA) within the town. Since that time, the town has received the preliminary maps and the opposite has occurred. The SFHA has decreased significantly.
 - c. The town should be as proactive as possible in becoming a flood resilient community. This means going above and beyond the requirements of the National Flood Insurance Program (NFIP). The town continues to improve in that aspect, as we have went from a Class 9 CRS community to a Class 5.
 - d. If the changes are approved, the town will lose CRS points. These point reductions will not prevent the town from remaining a Class 5; however maintaining the Class 5 requires that the town not continue to remove the requirements that are in place. These increased requirements are not only for the CRS rating, but the protection and wellbeing of the town when a tragic storm hits.
5. **IMPACT OF SUCCESS OR FAILURE:** If approved the non-commercial structures located outside of the SFHA would be allowed to build 18 inches above the highest adjacent grade, as opposed to the current requirement of 36 inches above grade. It would also allow for commercial structures to build 18 inches above the centerline of the road.
6. **RECOMMENDATION:** The FEMA CRS Committee unanimously recommended approval of the amendments proposed.
7. **RATIONALE FOR RECOMMENDATION:** The committee felt since the flood lines have moved seaward, the impact on structures outside of the SFHA would be minimal. They felt allowing slab on grade construction was not appropriate, but requiring the 18" from highest adjacent grade would help mitigate any flooding to structures not located in the SFHA.

beneath the building, nearer than three feet from the building's perimeter or any mechanical or electrical equipment.

b. All new commercial structures, not located in a special flood hazard area, shall have the lowest floor and all mechanical or electrical equipment, such as compressors, air conditioning units, etc., elevated not less than 18 inches above the centerline of the road. Final site grading shall insure that ponding of stormwater will not occur beneath the building, nearer than three feet from the building's perimeter or any mechanical or electrical equipment.

(5) Gas containers shall be elevated *strapped* and anchored at a minimum three (3) feet above the highest adjacent grade *to prevent movement and flotation* or buried below grade and anchored to a reinforced footing.

SEVERABILITY. If any provision, clause, sentence, or paragraph of this ordinance or the application thereof to any person or circumstances shall be held invalid, that invalidity shall not affect the other provisions of this article, which can be given effect without the invalid provision or application, and to this end the provisions of this article are declared to be severable.

EFFECT OF SECTION HEADINGS. The headings or titles of the sections hereof shall be solely for convenience of reference and shall not affect the meaning, construction, interpretation or effect of this ordinance.

REPEAL AND EFFECTIVE DATE. All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed. This ordinance shall take effect immediately upon approval at second reading by the Town Council of the Town of Surfside Beach, South Carolina.

BE IT ORDERED AND ORDAINED by the Mayor and Town Council of the Town of Surfside Beach, South Carolina, in assembly and by the authority thereof, this ___ day of _____ 2016.

Robert Childs, Mayor

Ron Ott, Mayor Pro Tempore

David Pellegrino, Town Council

Mark L. Johnson, Town Council

Tim Courtney, Town Council

Randle M. Stevens, Town Council

Vacant

Attest:

Debra E. Herrmann, CMC, Town Clerk