

LOCAL FLOODPLAIN ORDINANCE REVIEW

Date: 10/18/2017

Ordinance Reviewed Under:

MAP MOD

CAP-SSSE

Community Information

| | |
|---------------------------------------|---|
| Community: <u>Surfside Beach</u> | CID: <u>450111</u> |
| County: <u>Horry</u> | |
| Floodplain Manager: <u>Jon Harrah</u> | Title: <u>Deputy Town Administrator</u> |
| CEO: <u>Robert Childs</u> | Title: <u>Mayor</u> |
| Community Contact: <u>Jon Harrah</u> | |

Applicable Floodplain Designations

Community Not Mapped

Zone A

Zone A99

Zone V

Zone X

Zone AE

Zone AH

Zone VE

Zone B

Zone A1-30

Zone AO

Zone V1-30

Zone C

STATE REVIEWER INFORMATION

| | |
|--|---|
| Name: <u>Jessica Artz</u> | Date: <u>10/18/2017</u> |
| Title: <u>Flood Mitigation Specialist</u> | |
| Address: <u>1000 Assembly Street, Columbia, SC 29202</u> | |
| Telephone: <u>(803) 734-4012</u> | Fax: <u>(803) 734-3457</u> |
| | Email: artzj@dnr.sc.gov |

Recommended Amendments

| Item Description | Action | | | Ordinance Section/Comments |
|------------------|----------|--------|--------|---|
| | Addition | Update | Delete | |
| Sec.14-12 | | ✓ | | Update definitions of Accessory Structure, Addition, Critical facility, Structure and Substantial Improvement. Refer to the Model Ordinance for language. |
| Sec. 14-12 | ✓ | | | Add the following definitions to follow the Model Ordinance: Executive Order 11988, Increased Cost of Compliance, and Lowest Adjacent Grade. |
| Sec. 14-12 | | ✓ | | Revise the definition of Existing Construction. Enter the date December 17, 1979 after the word "commenced" and delete the remainder of the sentence. |
| Sec. 14-15 | ✓ | | | Add language from Article III.D. 5, 6, 16, 17, 18 of the model ordinance. |
| Sec. 14-16 | ✓ | | | Add language from Article III.E. 10 & 11 of the model ordinance. |
| Sec. 14-17 | ✓ | | | Add language from Article IV.A.1*, 5, 7* of the model ordinance. |
| Sec. 14-18 (6)c. | | | ✓ | Delete this section. |
| | | | | |

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|------------|--|---|---|-----------------------------------|
| Sec. 41-21 | | | ✓ | Can delete this section. |
| Sec. 41-30 | | ✓ | | Update date to November 10, 2014. |

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|----------|
| Comments |
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Please submit a **certified true copy that includes a City seal** to this office. This office will review the updated ordinance to ensure the needed updates are correct prior to the ordinance going before Council.

*required language changes

COMMUNITY ASSISTANCE VISIT REPORT

Surfside Beach
Name of Community

Horry
County

450111
Community ID

Jessica Artz
Conducted By

State
Agency

09/28/2017
Date of Visit

Jon Harrah
Floodplain Administrator

(843)913-6111
Telephone

115 U.S. Highway 17 N. Surfside Beach, SC 29575
Address of Local Official

NONE SERIOUS MINOR

| | | | |
|---|---|---|--|
| 1. Are there any problems with the community's floodplain mgt regs? | | x | |
| 2. Are there problems with administrative and enforcement procedures? | x | | |
| 3. Are there engineering or other problems with the maps or FIS? | x | | |
| 4. Are there other problems with the local floodplain management program? | x | | |
| 5. Are there problems with the Biennial Report data? | x | | |
| 6. Are there any programmatic issues or problems identified? | X | | |

7. Are there any potential violations of the community's floodplain management regulations?

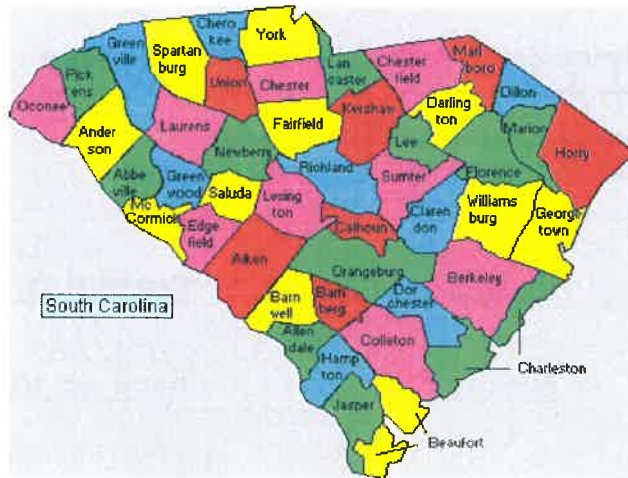
 x

A potential violation has been identified.

No violations have been identified.

Actions are in progress to remedy violations.

A. BACKGROUND



- a LAST CAV/BY WHOM/RESULTS: CIS records show the last CAV in the Town of Surfside Beach (herein known as Town) was July 11, 2013. The ordinance had to be revised. The CAV was closed on December 6, 2013.
- b HISTORY/ FLOOD PROBLEMS/ POPULATION/ DEVELOPMENT PRESSURE/ BIENNIAL REPORT (Refer to FIS where appropriate): The Town is a small beach community south of Myrtle Beach. The Town is approximately two square miles and is mostly built out. The permits issued are typically for re-development, improvements or for splitting lots. The commercial development is all built out. Many of the homes are vacation rentals. They have not had any major flooding issues in the area, though there are local drainage issues.
- c ADMINISTRATIVE PERMIT PROCESS (incl. Application, review, inspection, record keeping, enforcement, & substantial improvement & damage): All the permit applications go to Tina, the permit tech, first. Tina is a CFM and she checks the flood zone for each application. An EC is required pre, during, and post construction. Inspections are required once the ECs are received. The CO is issued after the final EC. There is a substantial damage worksheet for every property that is checked on all the improvement permits. The Town also regulates the areas outside of the SFHA by requiring them to build 18 inches above the crown of the road.
- d INSURANCE INFORMATION/ CRS:
CIS database shows there are 2,235 policies in the Town. The amount of insurance in force is \$541,906,500.00.

B. REFERENCE QUESTIONS 1-4 ABOVE

1. **Floodplain Management Regulations:** The Flood Damage Prevention Ordinance needs to be revised. Please refer to the Local Floodplain Ordinance Review sheet for changes needed.

2. **Administrative and Enforcement Procedures:** The Town has two code enforcement officers that are CFMs.

3. **Maps and Flood Insurance Studies:**
No issues.

4. **Other Problems with the FPM Program:**
None found.

C. PROGRAMMATIC ISSUES

None found.

D. SECTION 404, HAZARD MITIGATION GRANT PROGRAM/ FMAP (Floodplain Management Assistance Program)

The community is eligible for other Federal programs.

E. EXECUTIVE ORDER 11988, FLOODPLAIN MANAGEMENT

The community works with other Federal Agencies (OFA's) whenever it is called upon to do so, or the need is there. There is no deviation from this policy.

F. OTHER FINDINGS

16 permit files were reviewed.

Field visits were conducted at the following sites:

1511-B S. Ocean Blvd
121 N. Ocean Blvd
1514 Dogwood Drive
1612-B S. Ocean Blvd
212 Dogwood Drive
913-B Ocean Blvd
116 Dogwood Drive

G. FOLLOW-UP (BY FEMA/STATE)

There is no need for follow up by the State or FEMA.

H. COMMUNITY ACTION NEEDED

(1) 1514 Dogwood Drive North - There are no net openings listed in A8.d). Please have the EC revised to include the amount of net openings.

(2) The Flood Damage Prevention Ordinance must be revised. Please refer to the ordinance review sheet for changes. A copy of the model ordinance was sent to the Floodplain Administrator.

Please submit an update on these change to SCDNR by December 22nd.

