

# CITY OF FOLLY BEACH

Tim Goodwin, Mayor



Folly Beach, SC 29439

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## City Council Special Meeting

Friday January 22<sup>nd</sup>, 2021

12:00PM

Folly Beach Community Center  
55 Center Street  
Folly Beach, SC 29439

## Special Meeting Agenda 12:00PM

### 1. CALL TO ORDER

### 2. OLD BUSINESS

- a. **Ordinance 04-21:** An Ordinance Amending Chapter 52 (Flood Damage Prevention) of the Folly Beach Code of Ordinances Adding Additional Language from the South Carolina Model Damage Prevention Ordinance per the Recommendations of the State Flood Plain Coordinator's Office. **(SECOND READING)**

### 3. CITY COUNCIL COMMENTS

### 4. ADJOURNMENT

#### PUBLIC NOTICE

**ALL MEDIA WERE NOTIFIED PURSUANT TO STATE LAW**

City Council will not vote on matters discussed during Work Sessions or Executive Sessions. However, matters discussed may be voted on during the evening City Council meeting.

In keeping with the Americans with Disabilities Act, persons needing assistance, alternative formats, ASL interpretation, or other accommodation, please contact the Municipal Clerk at 843-513-1833 during regular business hours at least 24 hours prior to the meeting. Hearing devices are available upon request for those with hearing difficulties.

**The City of Folly Beach, in an effort to go green, will no longer have the Ordinances and Resolutions included in the Agenda. Citizens interested in having a copy, please see the Municipal Clerk.**



# CITY OF FOLLY BEACH

1<sup>st</sup> Reading: January 12, 2021  
2<sup>nd</sup> Reading: January 22<sup>nd</sup>, 2021

Introduced by: Mayor Goodwin  
Date: January 12, 2021

## ORDINANCE 04-21

**AN ORDINANCE AMENDING CHAPTER 52 (FLOOD DAMAGE PREVENTION) OF THE FOLLY BEACH CODE OF ORDINANCES BY ADDING ADDITIONAL LANGUAGE FROM THE SOUTH CAROLINA MODEL DAMAGE PREVENTION ORDINANCE PER THE RECOMMENDATIONS OF THE STATE FLOOD PLAIN COORDINATORS OFFICE.**

The City Council of Folly Beach, South Carolina, duly assembled, hereby ordains that the Folly Beach Code of Ordinance be amended as follows:

**NOTE: Deleted material struck through, new material shown in red,**

### **SECTION 152.25 GENERAL STANDARDS.**

In all areas of special flood hazard, all permits for new construction and substantial improvement must be reviewed to determine whether proposed structures will be reasonably safe from flooding. **Permits will be reviewed to ensure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334 and that no adverse impact occurs during the development process as authorized by the 44 CFR 59 and 60.** Additionally, the following provisions are required:

- (A) New construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure.
- (B) (1) Manufactured homes shall be anchored to prevent flotation, collapse or lateral movement.  
(2) Methods of anchoring may include, but are not limited to use of over-the-top or frame ties to ground anchors.
- (3) This standard shall be in addition to and consistent with applicable state requirements for resisting wind forces.
- (C) New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
- (D) New construction or substantial improvements shall be constructed by methods and practices that minimize flood damage.
- (E) Electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding to the base level plus two feet.
- (F) New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.

(G) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters.

(H) On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.

(I) Any alteration, repair, reconstruction or improvements to a structure which is in compliance with the provisions of this chapter, shall meet the requirements of "new construction," as contained in this chapter.

(J) Noncompliant buildings or uses may not be enlarged, replaced, or rebuilt unless such enlargement or reconstruction is accomplished in conformance with the provisions of this chapter. Provided, however, nothing in this chapter shall prevent the repair, of an existing building or structure located totally or partially within the floodway, provided that the bulk of the building or structure below base flood elevation in the floodway is not increased and provided that such repair meets all of the other requirements of this chapter.

(K) All new and substantially improved critical development shall be elevated to the 500-year flood elevation or be elevated to the highest known historical flood elevation (where records are available), whichever is greater. If no data exists establishing the 500-year flood elevation or the highest known historical flood elevation, the applicant shall provide a hydrologic and hydraulic engineering analysis that generates 500-year flood elevation data.

(L) All gas or liquid storage tanks, either located above ground or buried, shall be anchored to prevent floatation and lateral movement resulting from hydrodynamic and hydrostatic loads.

(M) All new construction and substantial improvements must meet the Americans with Disabilities Act (ADA) requirements including specific ADA requirements for construction in the floodplain. The ADA shall not be used as justification for the issuance of a variance or otherwise waiving floodplain construction requirements. The cost of applicable ADA improvements shall be included in calculating the threshold of substantial improvement. (95 Code, § 5-4-18) (Am. Ord. 05-97, passed 4-1-97; Am. Ord. 24-99, passed 9-14-99; Am. Ord. 01-00, passed 2-22-00; Am. Ord. 22-16, passed 9-13-16; Am. Ord. 21-17, passed 7-11-17; Am. Ord. 08-19, passed 2-11-19)

**ADOPTED** this 22<sup>nd</sup> day of January 2021, at Folly Beach, South Carolina.

**Ayes:** \_\_\_\_\_

**Nays:** \_\_\_\_\_

**Abstains:** \_\_\_\_\_

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**Municipal Clerk**

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**Tim Goodwin, Mayor**