STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
March 26, 2019
PC#2019-03

SUBJECT: Request For Text Amendments To The Florence County Code Of
Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. –
ZONING DISTRICT REULATIONS, DIVISION 4. – FH FLOOD
HAZARD DISTRICT, Sec. 30-61. – General development
standards., (b) Certification., (2) Certification during construction,
(c) Duties and responsibilities of the local administrator. (1) Permit
review. Sec. 30-62. – Specific development standards., (4) Elevated
buildings.

APPLICANT: Florence County

STAFF RECOMMENDATION:
Approve as submitted.

Staff Analysis:
The intent of this text amendment is to bring the Florence County Flood Ordinance into
compliance with the state model ordinance as directed by the South Carolina Department of
Natural Resources and as required by the Federal Emergency Management Agency.

The current ordinance, without these alterations, has become obsolete, and it does not correspond
with the necessary policies and procedures that are to be followed by the Florence County
Floodplain Manager and staff.

This text amendment would confirm that the Florence County Flood Ordinance is updated to
ensure property owners are able to obtain flood insurance coverage and to ensure that those
insurance premiums are as low as possible.

The Florence County Code of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. –
DIVISION 4. – FH FLOOD HAZARD DISTRICT, Sec. 30-61. – General development
standards., (b) Certification., (2) Certification during construction, (c) Duties and
responsibilities of the local administrator. (1) Permit review. Sec. 30-62. – Specific development
standards., (4) Elevated buildings shall be amended to read as follows:

Sec. 30-61. - General development standards.

(b) Certification.

(1) Floodproofing certification. When a structure is floodproofed, the applicant shall
provide certification from a registered, professional engineer or architect that the
nonresidential, floodproofed structure meets the floodproofing criteria in the nonresidential construction requirements of section 30-62(b)(2).

(2) Certification prior to construction. A lowest floor elevation or floodproofing certification is required before the issuance of construction permits. When an application for work is received after the lowest floor is completed. As soon as possible after completion of the lowest floor and before any further vertical construction commences, or floodproofing by whatever construction means, whichever is applicable, it shall be the duty of the permit applicant to submit to the local administrator a certification of the elevation of the lowest proposed floor, or floodproofed elevation, whichever is applicable, as built, in relation to mean sea level. Said certification shall be prepared by or under the direct supervision of a registered land surveyor or professional engineer and certified by the same. Any work done prior to submission of the certification shall be at the permit holder's risk. The local administrator shall review the floor elevation survey data submitted. The permit holder, immediately and prior to further progressive work being permitted to proceed, shall correct deficiencies detected by such review. Failure to submit the survey or failure to make said corrections required hereby may, be cause to issue a stop work order for the project.

(3) As-built certification. Upon completion of the development a registered professional engineer, land surveyor or architect, in accordance with South Carolina law, shall certify according to the requirements of subsections (b)(1) and (2) of this section that the development is built in accordance with the submitted plans and previous pre-development certifications.

(c) Duties and responsibilities of the local administrator. Duties of the local administrator shall include, but not be limited to:

(1) Permit review. Review all development permits to assure that development in flood hazard areas are reasonably safe from flooding and are designed and constructed with methods, practices and materials that minimize flood damage in accordance with this division, the requirements of this division have been satisfied.

(2) Requirement of federal and/or state permits. Review proposed development to assure 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.

Sec. 30-62. - Specific development standards.

(b) Specific standards. In all areas of special flood hazard (zones A, AE) where base flood elevation data has been provided, as set forth in section 30-4 or outlined in the duties and responsibilities of the local administrator (section 30-61(c)), the following provisions are required:

(4) Elevated buildings. New construction and substantial improvements of elevated buildings that include fully enclosed areas that are usable solely for the parking of vehicles, building access, or limited storage in an area other than a basement, and which are subject to flooding shall be designed to preclude finished space and be designed to
automatically equalize hydrostatic flood forces on exterior walls by allowing for the
entry and exit of floodwaters.

a.  [Design criteria.] Designs for complying with this requirement must either be
certified by a professional engineer or architect and meet the following minimum
criteria:

1.  Provide a minimum of two openings on different walls having a total net area
of not less than one square inch for every square foot of enclosed area subject
to flooding.

2.  The bottom of each opening must be no more than one foot above the higher
of the interior or exterior grade immediately under the opening.

3.  Only the portions of openings that are below the base flood elevation (BFE)
can be counted towards the required net open area.

4.  Openings may be equipped with screens, louvers, valves, or other coverings or
devices provided they permit the automatic flow of floodwaters in both
directions.

5.  Fill placed around foundation walls must be graded so that the grade inside the
enclosed area is equal to or higher than the adjacent grade outside the building
on at least one side of the building.

b.  Hazardous velocities. Hydrodynamic pressure must be considered in the design of
any foundation system where velocity waters or the potential for debris flow exists.
If flood velocities are excessive (greater than five feet per second), foundation
systems other than solid foundations walls should be considered so that
obstructions to damaging flood flows are minimized.

c.  Enclosures below lowest floor.

1.  Access to the enclosed area shall be the minimum necessary to allow for
parking of vehicles (garage door) or limited storage of maintenance equipment
used in connection with the premises (standard exterior door) or entry to the
living area (stairway or elevator).

2.  The interior portion of such enclosed area shall not be partitioned or finished
into separate rooms, except to enclose a single storage area and must be void of
utilities except for essential lighting as required, and cannot be temperature
controlled.

3.  One wet location switch and/or outlet connected to a ground fault interrupt
breaker may be installed below the required lowest floor elevation specified in
the specific standards outlined in subsections (b)(1), (2) and (3) of this section.

4.  All construction materials below the required lowest floor elevation specified
in the specific standards outlined in subsections (b)(1), (2) and (3) of this
section should be of flood-resistant materials.

d.  Agreement. A non-conversion agreement is required for all new or substantially
improved residential construction with enclosed areas below the base flood
elevation. The non-conversion agreement must be registered with the Florence
County Clerk of Court, and a recorded copy must be submitted to the building official prior to the issuance of construction permits.

section should be of flood-resistant materials.

(5) **Floodways.** Located within areas of special flood hazard established in section 30-4 are areas designated as floodways. The floodway is an extremely hazardous area due to the velocity of floodwaters that carry debris and potential projectiles and has erosion potential. The following provisions shall apply within such areas:

a. No encroachments, including fill, new construction, substantial improvements, additions, and other developments shall be permitted unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in the flood levels during the occurrence of the base flood. Such certification and technical data shall be presented to the local administrator.

b. If subsection(b)(5)a. of this section is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this section.

c. Stream crossings for any purpose (i.e. timber harvesting operations), shall comply with all applicable flood hazard reduction provisions of this section.

d. No manufactured homes shall be permitted, except in an existing manufactured home park or subdivision. A replacement manufactured home may be placed on a lot in an existing manufactured home park or subdivision provided the anchoring and the elevation standards of subsection (b)(3) of this section and the encroachment standards of subsection (b)(5)a. of this section are met.

e. Permissible uses within floodways may include: general farming, pasture, outdoor plant nurseries, horticulture, forestry, wildlife sanctuary, game farm, and other similar agricultural, wildlife, and related uses. Also, lawns, gardens, play areas, picnic grounds, and hiking and horseback riding trails are acceptable uses, provided that they do not employ structures or fill. Substantial development of a permissible use may require a no-impact certification. The uses listed in this subsection are permissible only if and to the extent that they do not cause any increase in base flood elevations or changes to the floodway configuration.

**FLORENCE COUNTY COUNCIL MEETING:**
This item was tentatively scheduled to appear on the agenda to be on introduced Thursday, April 18, 2019 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.
STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
March 26, 2019
PC#2019-03

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APPLICANT: Florence County

STAFF RECOMMENDATION:
Approve as submitted.

Staff Analysis:
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This text amendment would confirm that the Florence County Flood Ordinance is updated to ensure property owners are able to obtain flood insurance coverage and to ensure that those insurance premiums are as low as possible.

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nonresidential, floodproofed structure meets the floodproofing criteria in the nonresidential construction requirements of section 30-62(b)(2).

(2) **Certification prior to construction.** A lowest floor elevation or floodproofing certification is required before the issuance of construction permits. When an application for work is received it shall be the duty of the permit applicant to submit to the local administrator a certification of the elevation of the lowest proposed floor, or floodproofed elevation, whichever is applicable in relation to mean sea level. Said certification shall be prepared by or under the direct supervision of a registered land surveyor or professional engineer and certified by the same. Any work done prior to submission of the certification shall be at the permit holder's risk. The local administrator shall review the floor elevation survey data submitted. The permit holder, immediately and prior to further progressive work being permitted to proceed, shall correct deficiencies detected by such review. Failure to submit the survey or failure to make said corrections required hereby may be cause to issue a stop work order for the project.

(3) **As-built certification.** Upon completion of the development a registered professional engineer, land surveyor or architect, in accordance with South Carolina law, shall certify according to the requirements of subsections (b)(1) and (2) of this section that the development is built in accordance with the submitted plans and previous pre-development certifications.

(c) **Duties and responsibilities of the local administrator.** Duties of the local administrator shall include, but not be limited to:

(1) **Permit review.** Review all development permits to assure that development in flood hazard areas are reasonably safe from flooding and are designed and constructed with methods, practices and materials that minimize flood damage in accordance with this division.

(2) **Requirement of federal and/or state permits.** Review proposed development to assure 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.

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(b) **Specific standards.** In all areas of special flood hazard (zones A, AE) where base flood elevation data has been provided, as set forth in section 30-4 or outlined in the duties and responsibilities of the local administrator (section 30-61(c)), the following provisions are required:

(4) **Elevated buildings.** New construction and substantial improvements of elevated buildings that include fully enclosed areas that are usable solely for the parking of vehicles, building access, or limited storage in an area other than a basement, and which are subject to flooding shall be designed to preclude finished space and be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters.
a. [Design criteria.] Designs for complying with this requirement must either be certified by a professional engineer or architect and meet the following minimum criteria:

1. Provide a minimum of two openings on different walls having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding.
2. The bottom of each opening must be no more than one foot above the higher of the interior or exterior grade immediately under the opening.
3. Only the portions of openings that are below the base flood elevation (BFE) can be counted towards the required net open area.
4. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided they permit the automatic flow of floodwaters in both directions.
5. Fill placed around foundation walls must be graded so that the grade inside the enclosed area is equal to or higher than the adjacent grade outside the building on at least one side of the building.

b. Hazardous velocities. Hydrodynamic pressure must be considered in the design of any foundation system where velocity waters or the potential for debris flow exists. If flood velocities are excessive (greater than five feet per second), foundation systems other than solid foundations walls should be considered so that obstructions to damaging flood flows are minimized.

c. Enclosures below lowest floor.

1. Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the living area (stairway or elevator).
2. The interior portion of such enclosed area shall not be partitioned or finished into separate rooms, except to enclose a single storage area and must be void of utilities except for essential lighting as required, and cannot be temperature controlled.
3. One wet location switch and/or outlet connected to a ground fault interrupt breaker may be installed below the required lowest floor elevation specified in the specific standards outlined in subsections (b)(1), (2) and (3) of this section.
4. All construction materials below the required lowest floor elevation specified in the specific standards outlined in subsections (b)(1), (2) and (3) of this section should be of flood-resistant materials.

d. Agreement. A non-conversion agreement is required for all new or substantially improved residential construction with enclosed areas below the base flood elevation. The non-conversion agreement must be registered with the Florence County Clerk of Court, and a recorded copy must be submitted to the building official prior to the issuance of construction permits.
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b. If subsection (b)(5)a. of this section is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this section.

c. Stream crossings for any purpose (i.e. timber harvesting operations), shall comply with all applicable flood hazard reduction provisions of this section.

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e. Permissible uses within floodways may include: general farming, pasture, outdoor plant nurseries, horticulture, forestry, wildlife sanctuary, game farm, and other similar agricultural, wildlife, and related uses. Also, lawns, gardens, play areas, picnic grounds, and hiking and horseback riding trails are acceptable uses, provided that they do not employ structures or fill. Substantial development of a permissible use may require a no-impact certification. The uses listed in this subsection are permissible only if and to the extent that they do not cause any increase in base flood elevations or changes to the floodway configuration.

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STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
TUESDAY, MARCH 26, 2019
PC#2019-04

SUBJECT: Rezoning request from RU-1, Rural Community, to B-3, General Commercial District.

LOCATION: West Freight Road, Florence, SC

TAX MAP NUMBER: 00173, Block 01, Parcel 119

COUNCIL DISTRICT(S): 7; County Council

OWNER OF RECORD: Wando Properties LLC

APPLICANT: Cypress Engineering- Will Rogan

LAND AREA: 9.09 Acres

WATER /SEWER AVAILABILITY: Water Available via Darlington County Water and Sewer Authority; No Sewer Availability

ADJACENT WATERWAYS/ BODIES OF WATER: None

FLOOD ZONE: None

STAFF RECOMMENDATION: Staff recommends approval of the request.

STAFF ANALYSIS:
1. Existing Land Use and Zoning:
The subject property is currently vacant and zoned RU-1, Rural Community.

2. Proposed Land Use and Zoning:
The proposal is to rezone the subject property to B-3, General Commercial District.

3. Surrounding Land Use and Zoning:
   North: Darlington County, Vacant
   South: Florence County, West Freight Road/I-95
   West: Florence County, Vacant-RU-1; Darlington County, Vacant
   East: Florence County, Vacant-RU-1
4. **Transportation Access and Circulation:**
   Present access to the property is by way of West Freight Road.

5. **Traffic Review:**
   The rezoning of this property will have a minimal effect on traffic flow for the area.

6. **Chapter 30-Zoning Ordinance**
   The intent of the B-3, General Commercial District: The intent of this district is to provide for the development and maintenance of commercial and business uses strategically located to serve the community and the larger region in which it holds a central position.

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**ATTACHMENTS:**
1. Location Map
2. Zoning Map
3. Aerial Map