



North Town Council Meeting Agenda Monday, NOVEMBER 10, 2025

The North Town Council will conduct a Council Meeting at 7:00 p.m. on Monday, NOVEMBER 10, 2025 at Town Hall, 9305 North Rd, North, SC 29112.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Declare Quorum and Welcome Visitors**
- 4. Approval of Minutes of Previous Meetings**
 - a. Council Meeting, October 13, 2025
- 5. POLICE REPORT – Chief Lin Shirer**
 - a.
- 6. New Business**
 - a. Food Share Bamberg County, \$5 SNAP FoodShare produce boxes and 2025 Bamberg County FoodShare Calendar;
 - b. Pamela Murdock-Huggins Topic: Parenting Activities;
 - c. NMHS Student Council Simeon Charley – NMHS Activities – Who We Are;
 - d. NMHS Student Council Rachel Wang – Building Community Support for Student Achievement;
 - e. North Christian Academy Student Council Sam Tindal – Building Opportunities for the Town of North;
 - f. Second Reading of Ordinance 2025-02, revising/updating Town of North Business License Ordinance to comply with South Carolina's 2020, Act 176, Business License Standardization Act;
 - g. Second Reading of North Flood Damage Prevention Ordinance 2025-03, Adopting South Carolina MASC Model for Flood Damage Prevention;
 - h. Second Reading to Approve Annexation of the following properties;
 - i. 8502 North Rd – (0067-00-01-003.000);
 - ii. 8422 North Rd – (0067-06-04-006.000);
 - iii. 8412 North Rd – (0067-06-04-005.000);
 - iv. Parcel in North, SC – (0067-00-02-018.000)
 - v. 848 Livingston Ave – (0060-11-02-021.000)
 - i. First Reading to Approve Annexation of:
 - i. 187 Arabia Rd – (0060-00-04-004.000) and (0060-00-04-005.000);
- 7. Updates from Council**
 - a. Mills – Mitigation/Grants
 - b. Kruger – Emergency Preparedness
 - c. Whetstone – Grants
 - d. Jackson - Parks
- 8. Public Participation as it Relates to the Agenda or a previous council meeting**
- 9. Adjourn**



North Town Council
Guidelines for Citizen Participation
Effective 03/14/2016

The Town Council welcomes you to the meetings, and believes it is important to hear from local citizens regarding issues that concern you and your neighbors. For the benefit of all, we kindly request that you adhere to the following guidelines for participation during the meetings:

- People desiring to speak to Council should notify the clerk prior to the beginning of the meeting. Please sign in and give your phone number or address so that we may follow up with you on any issues raised at the meeting.
- People may comment only on the following:
 - Items on the current meeting agenda
 - Items under consideration from previous council meetings
- Individuals desiring to comment on topics not mentioned above may do so by submitting a written request to the Town Clerk and to be scheduled as a specific agenda item at a future meeting.
- We ask that you adhere to the following rules of decorum when addressing Council:
 - Be recognized by the presiding officer before speaking.
 - State your name, physical address, and whether you live within town limits.
 - Speak from the podium in a civil, non-argumentative, and respectful manner.
 - Whenever a group wishes to address Council on the same subject, the presiding officer may request that a spokesperson be selected to speak on the group's behalf.
 - All remarks should be directed to the Council as a body rather than at a particular Councilmember, any member of the staff, or any other member of the audience.
 - Speakers are to refrain from using: profanity, language that is disruptive to incite violence or outbursts from the audience; language that is disruptive to the orderly process of the meeting; making any personal attacks toward Councilmembers or employees; yelling or shouting.
- Comments made during the public comment period of the meeting will be taken as information by Council. The Council and/or staff may follow up with you as need to address your issues or concerns in a timely manner.
- Anyone violating the guidelines and disrupting the meeting may be asked to leave and, if necessary, removed from the meeting.

We thank you for participating in our meetings and look forward to having you back.

From: Pamela Murdock-Huggins <pamel.murdockhuggins@ocsdsc.org>
Sent: Thursday, November 6, 2025 12:28 PM
To: Town Clerk <admin@townofnorth-sc.gov>
Subject: Topics

Parent Liaison

Pamela Murdock-Huggins Topic: Parenting Activities

Student Council:

Simeon Charley, Topic: "The activities of North Middle High Student Council-Who We Are
Rachel Wang, Topic: Building Community Support for Student Achievement

Thanks,
NMHS
Parent Liaison
Pamela Murdock Huggins

6th Grade NCA Student Council Presentation

SAM TINDAL: Hello! My name is Sam T. Tindal and I am President of the 6th Grade Student Council of North Christian Academy. Our group has been experimenting on building opportunities for the town of North. With our secretary, Cross M. Fanning, Vice President, Axel S. Nel, Members, Eli R. & Wyatt M. Durham, and 6th grade teacher, Carolyn Mills.

From Cross, a Chick-Fil-A.

From Axel, a Bike Path, a Trampoline Park with an Arcade, a Town Festival, and a Bank.

From Eli, a Public Pool, and a Shoe Store.

From Me (Sam Tindal), a Clothing Store, an Airsoft Store, and a Gym.

And finally, from Wyatt, a History of North Museum, and a Theater for plays and movies.



FOODSHARE
BAMBERG COUNTY

FEEDING A NEED IN OUR COMMUNITY

"NO COOK" Box: A SECOND OPTION!

Our "NO COOK" Box includes fresh fruit and vegetables which will not require cooking before eating.

NO COOK Box

Avocado, Baby Carrots, Bananas, Celery, Grape Tomatoes, Red Grapes, Red Plums, Romaine Lettuce, Strawberries

TRADITIONAL Box

Bananas, Bi-Color Corn, Broccoli, Cilantro, Fancy Yellow Squash, Fuji Apples, Garlic, Green Bell Peppers, Yellow Onions, White Mushrooms

NO COOK Box 10.02.25 Produce



Traditional Box 10.02.25 Produce



To order \$5 SNAP FoodShare Bamberg pre-order/pre-pay fresh produce boxes online:

First Step: provide the information requested in this link:

bit.ly/4obBScW or use the QR code

OR email foodsharebambergonlinesnap@gmail.com
and let us know that you want to start ordering online.

To order \$21 debit/credit FoodShare Bamberg pre-order/pre-pay fresh produce boxes online:

Visit **foodsharebamberg.com** and select your pick-up site at checkout!



Scan me to get
started with SNAP

FOLLOW US



FOODSHARE
BAMBERG COUNTY



FOODSHARE

2025 BAMBERG COUNTY

ALSO SERVING ALLENDALE, BARNWELL, & ORANGEBURG PARTNERSITES.

A BOX OF HEALTHY PRODUCE AT A GREAT PRICE!

VEGGIES & FRUIT



\$5 SNAP

\$21 Debit/Credit



CITY OF
BAMBERG



SOUTHEASTERN



FOODSHARE
BAMBERG COUNTY
FEEDING A NEED IN OUR COMMUNITY

www.foodsharebamberg.com 🌱 www.facebook.com/foodsharebamberg 🌱 Lara Buss 803.571.5516

JANUARY 2025

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Boxes must be ordered in advance. All orders are due on the Friday indicated in RED.

Box pick-up days are on the Thursday indicated in GREEN from 11:30 - 4:00 pm.

FoodShare Bamberg Hub boxes not picked up by 4:30 pm on Thursday will be donated.

To order \$5 SNAP online: provide the information requested in this link: <https://forms.gle/CxSzcyx7uWPs7kkDA>

OR email foodsharebambergonlinesnap@gmail.com and let us know that you want to start ordering online.

STATE OF SOUTH CAROLINA }

AN ORDINANCE 2025-02

COUNTY OF ORANGEBURG }

AN ORDINANCE TO ADOPT A REVISED BUSINESS

TOWN OF NORTH }

LICENSE ORDINANCE IN ACCORDANCE WITH THE

BUSINESS LICENSE STANDARDIZATION ACT (2020 ACT 176)

WHEREAS, the TOWN of NORTH (the "Municipality") is authorized by S.C. Code Section 5-7-30 and Title 6, Chapter 1, Article 3 to impose a business license tax on gross income;

WHEREAS, by Act No. 176 of 2020, known as the South Carolina Business License Tax Standardization Act and codified at S.C. Code Sections 6-1-400 to -420 (the "Standardization Act"), the South Carolina General Assembly imposed additional requirements and conditions on the administration of business license taxes;

WHEREAS, the Standardization Act requires that by December thirty-first of every odd year, each municipality levying a business license tax must adopt, by ordinance, the latest Standardized Business License Class Schedule as recommended by the Municipal Association of South Carolina, (the "Association") and adopted by the Director of the Revenue and Fiscal Affairs Office;

WHEREAS, following the enactment of the Standardization Act, the Municipality enacted Ordinance No. 2021-02 on 01/10/2022, in order to comply with the requirements of the Standardization Act (the "Current Business License Ordinance");

WHEREAS, the TOWN Council of the Municipality (the "Council") now wishes to amend the Current Business License Ordinance to adopt the latest Standardized Business License Class Schedule, as required by the Standardization Act;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the TOWN of NORTH, as follows:

SECTION 1. Amendments to Appendix B. Appendix B to the Current Business License Ordinance, the "Business License Class Schedule," is hereby amended as follows:

(a) Classes 1 through 8 in Appendix B to the Current Business License Ordinance, the "Business License Class Schedule," are hereby amended and restated as set forth on the attached Exhibit A.

(b) Class 9 in Appendix B to the Current Business License Ordinance, the "Business License Class Schedule," shall remain in full force and effect as set forth in the Current Business License Ordinance.

SECTION 2. Repealer, Effective Date. All ordinances in conflict with this ordinance are hereby repealed. This ordinance shall be effective with respect to the business license year beginning on May 1, 2026.

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ENACTED IN REGULAR MEETING, this ____ day of _____, 20____.

Mayor – JEFF WASHINGTON

ATTEST:

Clerk – LISA MORENO

First reading: October 13, 2025

Final reading: November 10, 2025

**Exhibit A: Amendment to Classes 1 – 8 in Appendix B of the
Current Business License Ordinance**

**APPENDIX B
Classes 1 – 8: Business License Class Schedule by NAICS Codes**

NAICS Sector/Subsector	Industry Sector	Class
11	Agriculture, forestry, hunting and fishing	1
21	Mining	3
22	Utilities	1
31 - 33	Manufacturing	3
42	Wholesale trade	1
44 - 45	Retail trade	1
48 - 49	Transportation and warehousing	2
51	Information	4
52	Finance and insurance	7
53	Real estate and rental and leasing	6
54	Professional, scientific, and technical services	4
55	Management of companies	7
56	Administrative and support and waste management and remediation services	3
61	Educational services	3
62	Health care and social assistance	3
71	Arts, entertainment, and recreation	3
721	Accommodation	1
722	Food services and drinking places	2
81	Other services	3
Class 8	Subclasses	
23	Construction	8.1
482	Rail Transportation	8.2
517111	Wired Telecommunications Carriers	8.3
517112	Wireless Telecommunications Carriers (except Satellite)	8.3
517122	Agents for Wireless Telecommunications Services	8.3
5241	Insurance Carriers	8.4
5242	Insurance Brokers for non-admitted Insurance Carriers	8.4
713120	Amusement Parks and Arcades	8.51
713290	Nonpayout Amusement Machines	8.52
713990	All Other Amusement and Recreational Industries (pool tables)	8.6

2025 Class Schedule is based on a three-year average (2019 - 2021) of IRS statistical data.

STATE OF SOUTH CAROLINA }
ORANGEBURG COUNTY }
TOWN OF NORTH }

ORDINANCE 2025-03
NORTH FLOOD DAMAGE PREVENTION ORDINANCE

**AN ORDINANCE OF THE TOWN OF NORTH, SOUTH CAROLINA, ADOPTING THE SOUTH CAROLINA
MASC MODEL for FLOOD DAMAGE PREVENTION ORDINANCE**

I. Effect upon Outstanding Building Permits - Nothing herein contained shall require any change in the plans, construction, size or designated use of any building, structure or part thereof for which a building permit has been granted by the Chief Building Inspector or his authorized agents before the time of passage of this ordinance; provided, however, that when start of construction has not begun under such outstanding permit before the passage of this ordinance, construction or use shall be in conformity with the provisions of this ordinance.

II. Effective Date -This ordinance shall become effective upon adoption or

12/08/2025 (specify date no later than effective date of FIRMs).

PASSED:

NOW THEREFORE, BE IT ORDAINED, by the Mayor and Town Council for the Town of North, South Carolina, duly assembled in Council this _____ day of _____, 2025, that the attached South Carolina Model Flood Damage Prevention Ordinance is hereby adopted for the Town of North.

DONE IN COUNCIL, THIS _____ DAY OF _____, 2025

MAYOR:

October 13, 2025
First Reading

Jeffrey Washington

November 10, 2025
Second Reading

TOWN COUNCIL:

Daniel Jackson – Mayor Pro Tem

Philip Kruger - Councilmember

ATTEST:

Wanda Whetstone - Councilmember

Lisa Moreno/Town Clerk

Jennifer Williams - Councilmember

TOWN OF NORTH, South Carolina
Flood Damage Prevention Ordinance 2025-03

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Article I. General Standards

A. Statutory Authorization

Municipality - The Legislature of the State of South Carolina has in SC Code of Laws, Title 5 and Title 6, and amendments thereto, delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the Town of North of Orangeburg County, South Carolina does ordain as follows:

B. Findings of Fact - The Special Flood Hazard Areas of the Town of North are subject to periodic inundation which results in loss of life, property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures of flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.

Furthermore, these flood losses are caused by the cumulative effect of obstructions in floodplains causing increases in flood heights and velocities, and by the occupancy in flood hazard areas by uses vulnerable to floods or hazardous to other lands which are inadequately elevated, floodproofed, or otherwise unprotected from flood damages.

C. Statement of Purpose and Objectives - It is the purpose of this ordinance to protect human life and health, minimize property damage, and encourage appropriate construction practices to minimize public and private losses due to flood conditions by requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction. Uses of the floodplain which are dangerous to health, safety, and property due to water or erosion hazards, or which increase flood heights, velocities, or erosion are restricted or prohibited. These provisions attempt to control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters, and control filling, grading, dredging and other development which may increase flood damage or erosion. Additionally, the ordinance prevents or regulates the construction of flood barriers which will unnaturally divert floodwaters, or which may increase flood hazards to other lands.

The objectives of this ordinance are to protect human life and health, to help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such a manner as to minimize flood blight areas, and to insure that potential home buyers are notified that property is in a flood area. The provisions of the ordinance are intended to minimize damage to public facilities and utilities such as water and gas mains, electric, telephone, and sewer lines, streets and bridges located in the floodplain, and prolonged business interruptions. Also, an important floodplain management objective of this ordinance is to minimize expenditure of

public money for costly flood control projects and rescue and relief efforts associated with flooding.

Floodplains are an important asset to the community. They perform vital natural functions such as temporary storage of floodwaters, moderation of peak flood flows, maintenance of water quality, groundwater recharge, prevention of erosion, habitat for diverse natural wildlife populations, recreational opportunities, and aesthetic quality. These functions are best served if floodplains are kept in their natural state. Wherever possible, the natural characteristics of floodplains and their associated wetlands and water bodies should be preserved and enhanced. Decisions to alter floodplains, especially floodways and stream channels, should be the result of careful planning processes that evaluate resource conditions and human needs.

D. Lands to Which this Ordinance Applies This ordinance shall apply to all areas of special flood hazard within the jurisdiction of the Town of North, as identified by the Federal Emergency Management Agency (FEMA) in its Flood Insurance Study, dated January 16, 2014, with accompanying maps and other supporting data that are hereby adopted by reference and declared to be a part of this ordinance.

Upon annexation, any special flood hazard areas identified by the Federal Emergency Management Agency (FEMA) in its Flood Insurance Study for the unincorporated areas of Orangeburg County, with accompanying map and other data are adopted by reference and declared part of this ordinance.

E. Establishment of Development Permit A Development Permit shall be required in conformance with the provisions of this ordinance prior to the commencement of any development activities.

F. Compliance No structure or land shall hereafter be located, extended, converted, or structurally altered without full compliance with the terms of this ordinance and other applicable regulations.

G. Interpretation In the interpretation and application of this ordinance, all provisions shall be considered as minimum requirements, liberally construed in favor of the governing body, and deemed neither to limit nor repeal any other powers granted under State law. This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another conflict or overlap, whichever imposes the more stringent restrictions, shall prevail.

H. Partial Invalidity and Severability If any part of this Ordinance is declared invalid, the remainder of the Ordinance shall not be affected and shall remain in force.

I. Warning and Disclaimer of Liability The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering consideration. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the Town of North or by any officer or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

J. Penalties for Violation-Violation of the provisions of this ordinance or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance or special exceptions, shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than five hundred dollars (\$500.00) or imprisoned for not more than thirty (30) days, or both. Each day the violation continues shall be considered a separate offense. Nothing herein contained shall prevent the Town of North from taking such other lawful action as is necessary to prevent or remedy any violation.

Article II. DEFINITIONS.

A. General-Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance its most reasonable application.

1.Accessory Structure (Appurtenant Structure)-structures that are located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Accessory Structures should constitute a minimal investment (no more than 10% of the value of the primary structure), may not be used for human habitation, and be designed to have minimal flood damage potential. Examples of accessory structures are detached garages, carports, storage sheds, pole barns, and hay sheds.

2.Addition (to an existing building)- an extension or increase in the floor area or height of a building or structure. Additions to existing buildings shall comply with the requirements for new construction regardless as to whether the addition is a substantial improvement or not. Where a firewall or load-bearing wall is provided between the addition and the existing building, the addition(s) shall be considered a separate building and must comply with the standards for new construction.

3.Agricultural structure-a structure used solely for agricultural purposes in which the use is exclusively in connection with the production, harvesting, storage, drying, or raising of

agricultural commodities, including the raising of livestock. Agricultural structures are **not** exempt from the provisions of this ordinance.

4. Appeal-a request for a review of the local flood plain administrator's interpretation of any provision of this ordinance.

5. Area of shallow flooding- a designated AO or VO Zone on a community's Flood Insurance Rate Map (FIRM) with base flood depths of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident.

6. Area of special flood hazard - the land in the floodplain within a community subject to a one percent or greater chance of being equaled or exceeded in any given year.

7. Base flood - the flood having a one percent chance of being equaled or exceeded in any given year.

8. Basement - means any enclosed area of a building that is below grade on all sides.

9. Building - see structure

10. Coastal High Hazard Area - an area of special flood hazard extending from offshore to the inland limit of the primary frontal dune along an open coast and any other area subject to velocity wave action from storms or seismic sources.

11. Critical Development – development that is critical to the community's public health and safety, is essential to the orderly functioning of a community, store or produce highly volatile, toxic or water-reactive materials, or house occupants that may be insufficiently mobile to avoid loss of life or injury. Examples of critical development include jails, hospitals, schools, fire stations, nursing homes, wastewater treatment facilities, water plants, and gas/oil/propane storage facilities.

12. Development - any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.

13. Elevated building - a non-basement building built to have the lowest floor elevated above the ground level by means of solid foundation perimeter walls, pilings, columns, piers, or shear walls parallel to the flow of water.

14. Executive Order 11988 (Floodplain Management) - Issued by President Carter in 1977, this order requires that no federally assisted activities be conducted in or have the potential to affect identified special flood hazard areas, unless there is no practicable alternative.

15. Existing construction - means, for the purposes of determining rates, structures for which the start of construction commenced before January 1, 1975.

16. Existing manufactured home park or manufactured home subdivision - a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pad(s) is completed before June 3, 2003.

17. Expansion to an existing manufactured home park or subdivision - the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete slabs).

18. Flood - a general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters, or the unusual and rapid accumulation of runoff of surface waters from any source.

19. Flood Hazard Boundary Map (FHBM) - an official map of a community, issued by the Federal Emergency Management Agency, where the boundaries of the areas of special flood hazard have been defined as Zone A.

20. Flood Insurance Rate Map (FIRM) - an official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

21. Flood Insurance Study - an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards.

22. Flood-resistant material - any building material capable of withstanding direct and prolonged contact (minimum 72 hours) with floodwaters without sustaining damage that requires more than low-cost cosmetic repair. Any material that is water-soluble or is not resistant to alkali or acid in water, including normal adhesives for above-grade use, is not flood-resistant. Pressure-treated lumber or naturally decay-resistant lumbers are acceptable flooring materials. Sheet-type flooring coverings that restrict evaporation from below and materials that are impervious, but dimensionally unstable are not acceptable. Materials that absorb or retain water excessively after submergence are not flood resistant. Please refer to Technical Bulletin 2, Flood Damage-Resistant Materials Requirements, available from the Federal Emergency Management Agency. Class 4 and 5 materials, referenced therein, are acceptable flood-resistant materials.

23. **Floodway** - the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

24. **Freeboard** - a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

25. **Functionally dependent use**- a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

26. **Highest Adjacent Grade** - the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of the structure.

27. **Historic Structure** - any structure that is: (a) listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of the Interior (DOI)) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (b) certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (c) individually listed on a State inventory of historic places; (d) individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified (1) by an approved State program as determined by the Secretary of Interior, or (2) directly by the Secretary of Interior in states without approved programs. Some structures or districts listed on the State or local inventories **MAY NOT** be "Historic" as cited above but have been included on the inventories because it was believed that the structures or districts have the **potential** for meeting the "Historic" structure criteria of the DOI. In order for these structures to meet NFIP historic structure criteria, it must be demonstrated and evidenced that the South Carolina Department of Archives and History has **individually determined** that the structure or district meets DOI historic structure criteria.

28. **Increased Cost of Compliance (ICC)** – applies to all new and renewed flood insurance policies effective on and after June 1, 1997. The NFIP shall enable the purchase of insurance to cover the cost of compliance with land use and control measures established under Section 1361. It provides coverage for the payment of a claim to help pay for the cost to comply with

State or community floodplain management laws or ordinances after a flood event in which a building has been declared substantially or repetitively damaged.

29. Limited storage - an area used for storage and intended to be limited to incidental items that can withstand exposure to the elements and have low flood damage potential. Such an area must be of flood resistant or breakaway material, void of utilities except for essential lighting and cannot be temperature controlled. If the area is located below the base flood elevation in an A, AE and A1-A30 zone it must meet the requirements of Article IV.B.4 of this ordinance. If the area is located below the base flood elevation in a V, VE and V1-V30 zone it must meet the requirements of Article IV.F of this ordinance.

30. Lowest Adjacent Grade (LAG) - is an elevation of the lowest ground surface that touches any structurally attached deck support, exterior walls of a building or proposed building walls.

31. Lowest Floor -the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.

32. Manufactured home - a structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

33. Manufactured Home Park or subdivision - a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

34. Mean Sea Level – means, for the purpose of this ordinance, the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, to which the base flood elevations shown on a community's Flood Insurance Rate Maps are shown.

35. National Geodetic Vertical Datum (NGVD) of 1929 - as corrected in 1929, elevation reference points set by the National Geodetic Survey based on mean sea level.

36. North American Vertical Datum (NAVD) of 1988 – vertical control, as corrected in 1988, used as the reference datum on Flood Insurance Rate Maps.

37. New construction - structure for which the start of construction commenced on or after June 3, 2003. The term also includes any subsequent improvements to such structure.

38. New manufactured home park or subdivision - a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete slabs) is completed on or after June 3, 2003.

39. Primary Frontal Dune - a continuous or nearly continuous mound or ridge of sand with relatively steep seaward and landward slopes immediately landward and subject to erosion and overtopping from high tides and waves during coastal storms. The inland limit of the primary frontal dune occurs at the point where there is a distinct change from a relatively steep slope to a relatively mild slope.

40. Recreational vehicle - a vehicle which is: (a) built on a single chassis; (b) 400 square feet or less when measured at the largest horizontal projection; (c) designed to be self-propelled or permanently towable by a light duty truck; and (d) designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use.

41. Repetitive Loss – a building covered by a contract for flood insurance that has incurred flood-related damages on 2 occasions during a 10-year period ending on the date of the event for which a second claim is made, in which the cost of repairing the flood damage, on the average, equaled or exceeded 25% of the market value of the building at the time of each such flood event.

42. Section 1316 of the National Flood insurance Act of 1968 - The act provides that no new flood insurance shall be provided for any property found by the Federal Emergency Management Agency to have been declared by a state or local authority to be in violation of state or local ordinances.

43. Stable Natural Vegetation - the first place on the oceanfront where plants such as sea oats hold sand in place.

44. Start of construction - for other than new construction or substantial improvements under the Coastal Barrier Resources Act (P.L. 97-348), includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, or improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets

and/or walkways; nor does it include excavation for footings, piers or foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building.

45. Structure - a walled and roofed building, a manufactured home, including a gas or liquid storage tank that is principally above ground.

46. Subdivision – A parcel of land divided into two or more lots.

47. Substantial damage - damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. Such repairs may be undertaken successively, and their costs counted cumulatively. Please refer to the definition of "substantial improvement".

48. Substantial improvement - any repair, reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. This term includes structures that have incurred repetitive loss or substantial damage, regardless of the actual repair work performed. The term does not, however, include either:

- a) any project of improvement to a structure to correct existing violations of State or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or,
- b) any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

Permits shall be cumulative for a period of five (5) years. If the improvement project is conducted in phases, the total of all costs associated with each phase, beginning with the issuance of the first permit, shall be utilized to determine whether "substantial improvement" will occur.

49. Substantially improved existing manufactured home park or subdivision - where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction, or improvement commenced.

50. Variance - is a grant of relief from a term or terms of this ordinance.

51. Violation – the failure of a structure or other development to be fully compliant with these regulations.

Article III. ADMINISTRATION

A. Designation of Local Floodplain Administrator -The Chairman of the Planning Commission (Mayor in Chairman's absence) or his/her designee is hereby appointed to administer and implement the provisions of this ordinance.

B. Adoption of Letter of Map Revisions (LOMR) – All LOMRs that are issued in the areas identified in Article I Section D of this ordinance are hereby adopted.

C. Development Permit and Certification Requirements.

1. Development Permit: - Application for a development permit shall be made to the local floodplain administrator on forms furnished by him or her prior to any development activities. The development permit may include, but not be limited to, plans in duplicate drawn to scale showing: the nature, location, dimensions, and elevations of the area in question; existing or proposed structures; and the location of fill materials, storage areas, and drainage facilities. Specifically, the following information is required:

a) A plot plan that shows the 100-year floodplain contour or a statement that the entire lot is within the floodplain must be provided by the development permit applicant when the lot is within or appears to be within the floodplain as mapped by the Federal Emergency Management Agency or the floodplain identified pursuant to either the Article III.D.10, The Use of Best Available Data or the Standards for Streams Without Estimated Base Flood Elevations and Floodways of Article IV.C. The plot plan must be prepared by or under the direct supervision of a registered land surveyor or professional engineer and certified by it. The plot plan must show the floodway, if any, as identified by the Federal Emergency Management Agency or the floodway identified pursuant to either Article III.D.10, The Use of Best Available Data or the Standards for Streams Without Estimated Base Flood Elevations and Floodways of Article IV.C.

b) Where base flood elevation data is provided as set forth in Article I.D or Article III.D.10 the application for a development permit within the flood hazard area shall show:

(1) the elevation (in relation to mean sea level) of the lowest floor of all new and substantially improved structures, and

(2) if the structure will be floodproofed in accordance with the Non-Residential Construction requirements of Article IV.B.2 the elevation (in relation to mean sea level) to which the structure will be floodproofed.

c) Where base flood elevation data is **not** provided as set forth in Article I.D or Article III.D.10, then the provisions in the Standards for Streams Without Estimated Base Flood Elevations and Floodways of Article IV.C must be met.

d) Alteration of Watercourse: Where any watercourse will be altered or relocated as a result of proposed development, the application for a development permit shall include a description of the extent of watercourse alteration or relocation, an engineering study to demonstrate that the flood- carrying capacity of the altered or relocated watercourse is maintained and a map showing the location of the proposed watercourse alteration or relocation.

2. Certifications

a) Floodproofing Certification - When a structure is floodproofed, the applicant shall provide certification from a registered, professional engineer or architect that the non-residential, floodproofed structure meets the floodproofing criteria in the non-residential construction requirements of Article IV.B.2 and Article IV.E.2.

b) Certification During Construction – A lowest floor elevation certification is required 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 holder to submit to the local floodplain administrator a certification of the elevation of the lowest 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 it. Any work done prior to submission of the certification shall be at the permit holder's risk. The local floodplain 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 shall because to issue a stop-work order for the project.

c) V-Zone Certification - When a structure is located in Zones V, VE, or V1-30, certification shall be provided from a registered professional engineer or architect, separate from submitted plans, that new construction and substantial improvement meets the criteria for the coastal high hazard areas outlined in Article IV.F.5.

d) As-built Certification - Upon completion of the development a registered professional engineer or land surveyor, in accordance with SC law, shall certify according to the requirements of Article III.C.2a, 2b, and 2c that the development is built in accordance with the submitted plans and previous pre-development certifications.

D. Duties and Responsibilities of the Local Floodplain Administrator - shall include, but not be limited to:

1. **Permit Review** - Review all development permits to assure that the requirements of this ordinance 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.

3. **Watercourse alterations** –

a) Notify adjacent communities and the South Carolina Department of Natural Resources, Land, Water, and Conservation Division, State Coordinator for the National Flood Insurance Program, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.

b) In addition to the notifications required for watercourse alterations per Article III.D.3a, written reports of maintenance records must be maintained to show that maintenance has been provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is maintained. This maintenance must consist of a comprehensive program of periodic inspections, and routine channel clearing and dredging, or other related functions. The assurance shall consist of a description of maintenance activities, frequency of performance, and the local official responsible for maintenance performance. Records shall be kept on file for FEMA inspection.

c) If the proposed project will modify the configuration of the watercourse and/or floodway or change the base flood elevations for which a detailed Flood Insurance Study has been developed, Article IV. B.7. shall apply.

d) Within sixty (60) days of completion of an alteration of a watercourse, referenced in the certification requirements of Article III.C.2.d, the applicant shall submit as-built certification, by a registered professional engineer, to the Federal Emergency Management Agency.

4. **Floodway encroachments** - Prevent encroachments within floodways unless the certification and flood hazard reduction provisions of Article IV.B.5 are met.

5. **Adjoining Floodplains** - Cooperate with neighboring communities with respect to the management of adjoining floodplains and/or flood-related erosion areas in order to prevent aggravation of existing hazards.

6. Notifying Adjacent Communities – Notify adjacent communities prior to permitting substantial commercial developments and large subdivisions to be undertaken in areas of special flood hazard and/or flood-related erosion hazards.

7. Certification requirements – a) Obtain and review actual elevation (in relation to mean sea level) of the lowest floor of all new or substantially improved structures, in accordance with administrative procedures outlined in Article III.C.2.b or the coastal high hazard area requirements outlined in Article IV.F.5.

b) Obtain the actual elevation (in relation to mean sea level) to which the new or substantially improved structures have been floodproofed, in accordance with the floodproofing certification outlined in Article III.C.2.a.

c) When floodproofing is utilized for a particular structure, obtain certifications from a registered professional engineer or architect in accordance with the non-residential construction requirements outlined in Article IV.B.2.

d) A registered professional engineer or architect shall certify that the design, specifications and plans for construction are in compliance with the provisions contained in the coastal high hazard area requirements outlined in Article IV.F.5

8. Map Interpretation - Where interpretation is needed as to the exact location of boundaries of the areas of special flood hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation.

9. Prevailing Authority – Where a map boundary showing an area of special flood hazard and field elevations disagree, the base flood elevations for flood protection elevations (as found on an elevation profile, floodway data table, etc.) shall prevail. The correct information should be submitted to FEMA as per the map maintenance activity requirements outlined in Article IV.B.7.b.

10. Use Of Best Available Data - When base flood elevation data and floodway data has not been provided in accordance with Article I.D, obtain, review, and reasonably utilize best available base flood elevation data and floodway data available from a federal, state, or other source, including data developed pursuant to Article IV.C.1.in order to administer the provisions of this ordinance. Data from preliminary, draft, and final Flood Insurance Studies constitutes best available data from a federal, state, or other source, which must be developed using hydraulic models meeting the minimum requirement of NFIP approved model. If an appeal is pending on the study in accordance with 44 CFR Ch. 1, Part 67.5 and 67.6, the data does not have to be used.

11. Special Flood hazard Area/topographic Boundaries Conflict - When the exact location of boundaries of the areas special flood hazards conflict with the current, natural topography information at the site; the site information takes precedence when the lowest adjacent grade is at or above the BFE, the property owner may apply and be approved for a Letter of Map Amendment (LOMA) by FEMA. The local floodplain administrator in the permit file will maintain a copy of the Letter of Map Amendment issued from FEMA.

12. On-Site inspections - Make on-site inspections of projects in accordance with the administrative procedures outlined in Article III.E.1.

13. Administrative Notices - Serve notices of violations, issue stop-work orders, revoke permits and take corrective actions in accordance with the administrative procedures in Article III.E.

14. Records Maintenance - Maintain all records pertaining to the administration of this ordinance and make these records available for public inspection.

15. Annexations and Detachments - Notify the South Carolina Department of Natural Resources Land, Water and Conservation Division, State Coordinator for the National Flood Insurance Program within six (6) months of any annexations or detachments that include special flood hazard areas.

16. Federally Funded Development – All federally funded development must comply with all applicable Executive Orders. Evidence of compliance with the executive order must be submitted as part of the permit review process.

17. Substantial Damage Determination – Perform an assessment of damage from any origin to the structure to determine the percent damage, which is based on the market value of the structure before the damage occurred.

18. Substantial Improvement Determinations – Perform an assessment of permit applications for improvements or repairs (to include percent damage) to be made to a building or structure that equals or exceeds 50 percent of the market value of the structure before the start of construction. Cost of work counted for determining if and when substantial improvement to a structure occurs shall be cumulative for a period of five years. If the improvement project is conducted in phases, the total of all costs associated with each phase, beginning with the issuance of the first permit, shall be utilized to determine whether “substantial improvement” will occur.

The market values shall be determined by one of the following methods:

a) the current assessed building value as determined by the county’s assessor’s office, or the value of an appraisal performed by a licensed appraiser at the expense of the owner within the past six (6) months.

b) one or more certified appraisals from a registered professional licensed appraiser in accordance with the laws of South Carolina. The appraisal shall indicate actual replacement value of the building or structure in its pre-improvement condition, less the cost of site improvements and depreciation for functionality and obsolescence.

c) Real Estate purchase contract within six (6) months prior to the date of the application for a permit.

d) Computed Actual Cash Value - this value is based on the average cost of construction per square foot less the depreciation value.

E. Administrative Procedures

1. Inspections of Work in Progress - As the work pursuant to a permit progress, the local floodplain administrator shall make as many inspections of the work as may be necessary to ensure that the work is being done according to the provisions of the local ordinance and the terms of the permit. In exercising this power, the floodplain administrator has a right, upon presentation of proper credentials, to enter on any premises within the territorial jurisdiction at any reasonable hour for the purposes of inspection or other enforcement action.

2. Stop-Work Orders - Whenever a building or part thereof is being constructed, reconstructed, altered, or repaired in violation of this ordinance, the floodplain administrator may order the work to be immediately stopped. The stop-work order shall be in writing and directed to the person doing the work. The stop-work order shall state the specific work to be stopped, the specific reasons for the stoppage, and the conditions under which the work may be resumed. Violation of a stop-work order constitutes a misdemeanor.

3. Revocation of Permits - The local floodplain administrator may revoke and require the return of the development permit by notifying the permit holder in writing, stating the reason for the revocation. Permits shall be revoked for any substantial departure from the approved application, plans, or specifications; for refusal or failure to comply with the requirements of state or local laws; or for false statements or misrepresentations made in securing the permit. Any permit mistakenly issued in violation of an applicable state or local law may also be revoked.

4. Periodic Inspections - The local floodplain administrator and each member of his/her inspections department shall have a right, upon presentation of proper credentials, to enter on any premises within the territorial jurisdiction of the department at any reasonable hour for the purposes of inspection or other enforcement action. Inspections may be made during construction and post construction to ensure continued compliance with the NFIP.

5. Violations to be Corrected - When the local floodplain administrator finds violations of applicable state and local laws, it shall be his/her duty to notify the owner or occupant of the building of the violation. The owner or occupant shall immediately remedy each of the violations of law on the property he owns.

6. Actions in Event of Failure to Take Corrective Action: If the owner of a building or property shall fail to take prompt corrective action, the floodplain administrator shall give him written notice, by certified or registered mail to his last known address or by personal service, that:

- a) the building or property is in violation of the Flood Damage Prevention Ordinance,
- b) a hearing will be held before the local floodplain administrator at a designated place and time, not later than ten (10) days after the date of the notice, at which time the owner shall be entitled to be heard in person or by counsel and to present arguments and evidence pertaining to the matter: and,
- c) following the hearing, the local floodplain administrator may issue such order to alter, vacate, or demolish the building; or to remove fill as appears appropriate.

7. Order to Take Corrective Action: If, upon a hearing held pursuant to the notice prescribed above, the floodplain administrator shall find that the building or development is in violation of the Flood Damage Prevention Ordinance, he/she shall make an order in writing to the owner, requiring the owner to remedy the violation within such period, not more than one hundred eighty (180) days the floodplain administrator may prescribe; provided that where the floodplain administrator finds that there is imminent danger to life or other property, he may order that corrective action be taken in such lesser period as may be feasible.

8. Appeal: Any owner who has received an order to take corrective action may appeal from the order to the local elected governing body by giving notice of appeal in writing to the floodplain administrator and the clerk within ten (10) days following issuance of the final order. In the absence of an appeal, the order of the floodplain administrator shall be final. The local governing body shall hear an appeal within a reasonable time and may affirm, modify and affirm, or revoke the order.

9. Failure to Comply with Order: If the owner of a building or property fails to comply with an order to take corrective action from which no appeal has been taken or fails to comply with an order of the governing body following an appeal, he shall be guilty of a misdemeanor and shall be punished in the discretion of the court.

10. Denial of Flood Insurance under the NFIP: If a structure is declared in violation of this ordinance and after all other penalties are exhausted to achieve compliance with this ordinance then the local floodplain administrator shall notify the Federal Emergency Management Agency

(FEMA) to initiate a Section 1316 of the National Flood insurance Act of 1968 action against the structure upon the finding that the violator refuses to bring the violation into compliance with the ordinance. Once a violation has been remedied the local floodplain administrator shall notify FEMA of the remedy and ask that the Section 1316 be rescinded.

11. The following **documents** are incorporated by reference and may be used by the local floodplain administrator to provide further guidance and interpretation of this ordinance as found on FEMA's website at www.fema.gov:

- a) FEMA 55 Coastal Construction Manual
- b) All FEMA Technical Bulletins
- c) All FEMA Floodplain Management Bulletins
- d) FEMA 348 Protecting Building Utilities from Flood Damage
- e) FEMA 499 Home Builder's Guide to Coastal Construction Technical Fact Sheets

Article IV. PROVISIONS FOR FLOOD HAZARD REDUCTION

A. General Standards

Development may not occur in the Special Flood Hazard Area (SFHA) where alternative locations exist due to the inherent hazards and risks involved. Before a permit is issued, the applicant shall demonstrate that new structures cannot be located out of the SFHA and that encroachments onto the SFHA are minimized. In all areas of special flood hazard the following provisions are required:

- 1. **Reasonably Safe from Flooding** - Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding.
- 2. **Anchoring** - All new construction and substantial improvements shall be anchored to prevent flotation, collapse, and lateral movement of the structure.
- 3. **Flood Resistant Materials and Equipment** - All new construction and substantial improvements shall be constructed with flood resistant materials and utility equipment resistant to flood damage in accordance with Technical Bulletin 2, *Flood Damage-Resistant Materials Requirements*, available from the Federal Emergency Management Agency.
- 4. **Minimize Flood Damage** - All new construction and substantial improvements shall be constructed by methods and practices that minimize flood damages.

5. Critical Development – All new construction and substantial improvements that meet the definition of 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.

6. Utilities - Electrical, ventilation, plumbing, heating and air conditioning equipment (including ductwork), 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 the base flood plus a one foot (freeboard).

7. Water Supply Systems - All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.

8. Sanitary Sewage Systems – New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters. On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.

9. Gas or Liquid Storage Tanks – 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.

10. Alteration, Repair, Reconstruction, or Improvements - Any alteration, repair, reconstruction, or improvement to a structure that is in compliance with the provisions of this ordinance, shall meet the requirements of "new construction" as contained in this ordinance. This includes post-FIRM development and structures.

11. Non-Conforming Buildings or Uses - Non-conforming buildings or uses, including historic structures, may not be enlarged, replaced, or rebuilt unless such enlargement or reconstruction is accomplished in conformance with the provisions of this ordinance.

12. American with Disabilities Act (ADA) - A building must meet the specific standards for floodplain construction outlined in Article IV.B, as well as any applicable ADA requirements. The ADA is not justification for issuing a variance or otherwise waiving these requirements. Also, the cost of improvements required to meet the ADA provisions shall be included in the costs of the improvements for calculating substantial improvement.

B. Specific Standards

In all areas of special flood hazard (Zones A, AE, AH, AO, A1-30 unless otherwise specified where base flood elevation data has been provided, as set forth in Article I.D or Article III.D.10, the following provisions are required:

1. **Residential Construction** - New construction and substantial improvement of any residential structure (including manufactured homes) shall have the lowest floor elevated no lower than one foot above the base flood elevation. No basements are permitted. Should solid foundation perimeter walls be used to elevate a structure, flood openings sufficient to automatically equalize hydrostatic flood forces, shall be provided in accordance with the elevated buildings requirements in Article IV B.4.

2. Non-Residential Construction

a) New construction and substantial improvement of any commercial, industrial, or non-residential structure (including manufactured homes) shall have the lowest floor elevated no lower than one foot above the base flood elevation. Should solid foundation perimeter walls be used to elevate a structure, flood openings sufficient to automatically equalize hydrostatic flood forces, shall be provided in accordance with the elevated buildings requirements in Article IV B.4. No basements are permitted. Structures located in A-zones may be floodproofed in lieu of elevation provided that all areas of the structure below the required elevation are watertight with walls substantially impermeable to the passage of water, using structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy.

b) A registered, professional engineer or architect shall certify that the standards of this subsection are satisfied. Such certifications shall be provided to the official as set forth in the floodproofing certification requirements in Article III.C.2.a. A variance may be considered for wet-floodproofing agricultural structures in accordance with the criteria outlined in Article V.E of this ordinance. Agricultural structures not meeting the criteria of Article V.E must meet the non-residential construction standards and all other applicable provisions of this ordinance. Structures that are floodproofed are required to have an approved maintenance plan with an annual exercise. The local floodplain administrator must approve the maintenance plan and receive notification of the annual exercise.

3. Manufactured Homes

a) Manufactured homes that are placed or substantially improved on sites outside a manufactured home park or subdivision, in a new manufactured home park or sub-division, in an expansion to an existing manufactured home park or subdivision, or in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood, must be elevated on a permanent foundation such

that the lowest floor of the manufactured home is elevated no lower than one foot above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

b) Manufactured homes that are to be placed or substantially improved on sites in an existing manufactured home park or subdivision that are not subject to the provisions for manufactured homes in Article IV.B.3.a of this ordinance must be elevated so that either:

(1) the lowest floor of the manufactured home is elevated no lower than one foot above the base flood elevation, or

(2) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement or in accordance with Section 40-29 of the *South Carolina Manufactured Housing Board Regulations* and SC Regulations Sec. 79-42, whichever is more restrictive.

c) An evacuation plan must be developed for evacuation of all residents of all new, substantially improved or substantially damaged manufactured home parks or subdivisions located within areas of special flood hazard. This plan shall be filed with and approved by the local floodplain administrator and the local emergency manager.

4. Elevated Buildings - New construction and substantial improvements of elevated buildings that include fully enclosed areas below the lowest floor 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) Designs for complying with this requirement must either be certified by a professional engineer or architect or meet or exceed all of the following minimum criteria:

(1) Provide a minimum of two (2) openings on different walls having a total net area of not less than one square inch for every square foot of enclosed area.

(2) The bottom of each opening must be no more than one (1) 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. If the Lowest Adjacent Grade (LAG) is between the BFE and the freeboard, openings are still required between the BFE and the freeboard, until a LOMA has been approved.

(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 5 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 be unfinished or finished with flood resistant material and not partitioned into separate rooms, must be void of utilities except for minimum code requirements and cannot be temperature controlled. For outlets that require greater than 250 volts a ground fault circuit interrupters are required.

(3) All construction materials below the required lowest floor elevation specified in the specific standards outlined in Article IV.B 1, 2, 3 and 4 should be of flood resistant materials.

5. Floodways - Located within areas of special flood hazard established in Article I.D, 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: (1) 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 impact of the flood levels during the occurrence of the base flood. Such certification and technical data shall be presented to the local floodplain administrator, OR:

(2) A Conditional Letter of Map revision (CLOMR) has been approved by FEMA. A Letter of Map Revision must be obtained within six months of completion of the proposed development.

b) If Article IV.B.5a is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Article IV.

c) A replacement manufactured home may be allowed provided the anchoring and the elevation standards of Article IV B.3 and the encroachment standards of Article IV.B.5(a) may apply except when the replacement manufactured home is the same size as the existing.

d) 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.

6. Recreational Vehicles

a) A recreational vehicle is ready for highway use if it is:

- (1) on wheels or jacking system,
- (2) attached to the site only by quick-disconnect type utilities and security devices; and
- (3) has no permanently attached additions.

b) Recreational vehicles placed on sites shall either be:

- (1) on site for fewer than 180 consecutive days;
- (2) be fully licensed and ready for highway use, or
- (3) meet the development permit and certification requirements of Article III.D, general standards outlined in Article IV.A, and manufactured homes standards in Article IV.B.3 and B.4.

7. Map Maintenance Activities— The National Flood Insurance Program (NFIP) requires flood data to be reviewed and approved by FEMA. This ensures that flood maps, studies and other data identified in Article I.D accurately represent flooding conditions so appropriate floodplain management criteria are based on current data. The following map maintenance activities are identified and shall apply to all areas of special flood hazard:

a) Requirement to Submit New Technical Data

- (1) For all development proposals that impact floodway/floodplain delineations or base flood elevations, the community shall ensure that a Letter of Map Revision reflecting the impacts be

submitted to FEMA as soon as practicable, but no later than six months from the end of construction of the project. These development proposals include but not limited to:

- (a) Floodway encroachments that increase or decrease base flood elevations or alter floodway boundaries;
- (b) Fill sites to be used for the placement of proposed structures where the applicant desires to remove the site from the special flood hazard area;
- (c) Alteration of watercourses that result in a relocation or elimination of the special flood hazard area, including stream restoration and the placement of culverts; and
- (d) Subdivision or large-scale development proposals requiring the establishment of base flood elevations in accordance with Article IV.C.1.

(e) Any development that will alter the boundaries of the area of special flood hazard.

(2) The applicant is responsible to have technical data, required in accordance with Article IV.B.7, prepared in a format required for a Conditional Letter of Map Revision or Letter of Map Revision, and submitted to FEMA. Submittal and processing fees for these map revisions shall also be the responsibility of the applicant.

(3) The local floodplain administrator shall require a Conditional Letter of Map Revision prior to the issuance of a floodplain development permit for:

(a) Proposed floodway encroachments that increase the base flood elevation, OR

(b) Proposed development which increases the base flood elevation by more than one foot in areas where FEMA has provided base flood elevations but no floodway.

(4) The local floodplain administrator may require a Conditional Letter of Map Revision for any development that they want the impacts to be evaluated prior to issuance of a permit.

(5) Floodplain development permits issued by the local floodplain administrator shall be conditional upon the applicant obtaining a Letter of Map Revision from FEMA for any development proposal subject to Article IV B.7.

(a) If issued prior to obtaining the Letter of Map Revision, then the permit must be based on the map in effect at the time of the permit issuance.

(b) If issued after the Letter of Map Revision is issued, then the permit should be based on the Letter of Map Revision.

b) Right to Submit New Technical Data - The floodplain administrator may request changes to any of the information shown on an effective map that does not impact floodplain or floodway

delineations or base flood elevations, such as labeling or planimetric details. Such a submission shall include appropriate supporting documentation made in writing by the local jurisdiction and may be submitted at any time.

8. Accessory Structures – Detached accessory structures used only for parking of vehicles and storage are permitted at grade if:

a) In special flood hazard areas other than coastal high hazard areas (Zones A, AE, AH, AO and A1-30), they are not larger than one-story and 600 square feet in area. Walls must have openings in compliance with Article IV.B.4.(a).

b) In coastal high hazard areas (Zones V, VE, V1-30 and VO) they are not larger than one hundred (100) square feet and in compliance with Article IV.F.

c) Anchored to resist flotation, collapse, and lateral movement.

d) Flood damage resistant materials used below the base elevation in accordance with Technical Bulletin 2, Flood Damage Resistant Materials Requirement.

e) Mechanical, electrical, and utility equipment comply with the requirements of Article IV.A. 6.

f) Accessory structures shall be designed to have low flood damage potential.

g) Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters.

9. Swimming Pool Utility Equipment Rooms - If the building cannot be built at or above the BFE, because of functionality of the equipment then a structure to house the utilities for the pool may be built below the BFE with the following provisions:

a) Meet the requirements for accessory structures in Article IV.B.8.

b) The utilities must be anchored to prevent flotation and shall be designed to prevent water from entering or accumulating within the components during conditions of the base flood.

10. Elevators a) Install a float switch system or another system that provides the same level of safety necessary for all elevators where there is a potential for the elevator cab to descend below the BFE during a flood per FEMA's Technical Bulletin 4 Elevator Installation for Buildings Located in Special Flood Hazard Areas.

b) All equipment that may have to be installed below the BFE such as counterweight roller guides, compensation cable and pulleys, and oil buffers for traction elevators and the jack assembly for a hydraulic elevator must be constructed using flood-resistant materials where possible per FEMA's Technical Bulletin 4 Elevator Installation for Buildings Located in Special Flood Hazard Areas.

11. Fill - An applicant shall demonstrate that fill is the only alternative to raising the building to meet the residential and non-residential construction requirements of Article IV B(1) or B (2), and that the amount of fill used will not affect the flood storage capacity or adversely affect adjacent properties. The following provisions shall apply to all fill placed in the special flood hazard area:

- a) Fill may not be placed in the floodway unless it is in accordance with the requirements in Article IV.B.5a.
- b) Fill may not be placed in tidal or non-tidal wetlands without the required state and federal permits.
- c) Fill must consist of soil and rock materials only. A registered professional geotechnical engineer may use dredged material as fill only upon certification of suitability. Landfills, rubble fills, dumps, and sanitary fills are not permitted in the floodplain.
- d) Fill used to support structures must comply with ASTM Standard D-698, and its suitability to support structures certified by a registered, professional engineer.
- e) Fill slopes shall be no greater than two horizontals to one vertical. Flatter slopes may be required where velocities may result in erosion.
- f) The use of fill shall not increase flooding or cause drainage problems on neighboring properties.
- g) Fill may not be used for structural support in the coastal high hazard areas.
- h) Shall meet the requirements of FEMA Technical Bulletin 10, Ensuring That Structures Built On Fill In or Near Special Flood Hazard Areas Are Reasonably Safe From Flooding.

12. Standards for Subdivision Proposals and other development

- a) All subdivision proposals and other proposed new development shall be consistent with the need to minimize flood damage and are subject to all applicable standards in these regulations.
- b) All subdivision proposals and other proposed new development shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
- c) All subdivision proposals and other proposed new development shall have adequate drainage provided to reduce exposure to flood damage.
- d) The applicant shall meet the requirement to submit technical data to FEMA in Article IV B.7 when a hydrologic and hydraulic analysis is completed that generates base flood elevations.

C. Standards for Streams without Established Base Flood Elevations and Floodways - Located within the areas of special flood hazard (Zones A) established in Article I.D, are small streams where no base flood data has been provided and where no floodways have been identified. The following provisions apply within such areas:

1. In all areas of special flood hazard where base flood elevation data are not available, the applicant shall provide a hydrologic and hydraulic engineering analysis that generates base flood elevations for all subdivision proposals and other proposed developments containing at least fifty (50) lots or five (5) acres, whichever is less.

2. No encroachments, including fill, new construction, substantial improvements and new development shall be permitted within one hundred (100) feet of the stream bank unless certification with supporting technical data by a registered professional engineer is provided demonstrating that such encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.

3. If Article IV.C.1 is satisfied and base flood elevation data is available from other sources, all new construction and substantial improvements within such areas shall comply with all applicable flood hazard ordinance provisions of Article IV and shall be elevated or floodproofed in accordance with elevations established in accordance with Article III.D.10.

4. Data from preliminary, and draft Flood Insurance Studies constitutes best available data. Refer to FEMA Floodplain Management Technical Bulletin 1-98, Use of Flood Insurance Study (FIS) Data as Available Data. If an appeal is pending on the study in accordance with 44 CFR Ch. 1, Part 67.5 and 67.6, the data does not have to be used.

5. When base flood elevation (BFE) data is not available from a federal, state, or other source one of the following methods must be used to determine a BFE in Approximate Zone A Areas:

a) Contour Interpolation

(1) Superimpose approximate Zone A boundaries onto a topographic map and estimate a BFE.

(2) Add one-half of the contour interval of the topographic map that is used to the BFE.

b) Data Extrapolation - A BFE can be determined if a site within five hundred (500) feet upstream of the project site has a full detailed study for which a 100-year profile has been computed, and the floodplain and channel bottom slope characteristics are relatively similar to the downstream reaches. No hydraulic structures shall be present.

c) Hydrologic and Hydraulic Calculations- Perform hydrologic and hydraulic calculations to determine BFEs using FEMA approved methods and software.

d) A Zone Model – A BFE can be pulled from the model and applied if determined that the BFE is useable,

D. Standards for Streams with Established Base Flood Elevations but without Floodways -

Along rivers and streams where Base Flood Elevation (BFE) data is provided but no floodway is identified for a Special Flood Hazard Area on the FIRM or in the FIS.

1. No encroachments including fill, new construction, substantial improvements, or other development shall be permitted unless certification with supporting technical data by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

E. Standards for Areas of Shallow Flooding (AO Zones) - Located within the areas of special flood hazard established in Article 1.D, are areas designated as shallow flooding. The following provisions shall apply within such areas:

1. All new construction and substantial improvements of residential structures shall have the lowest floor elevated to at least as high as the depth number specified on the Flood Insurance Rate Map, in feet, above the highest adjacent grade. If no depth number is specified, the lowest floor shall be elevated at least three (3) feet above the highest adjacent grade.

2. All new construction and substantial improvements of non-residential structures shall:

a) Have the lowest floor elevated to at least as high as the depth number specified on the Flood Insurance Rate Map, in feet, above the highest adjacent grade. If no depth number is specified, the lowest floor shall be elevated at least three (3) feet above the highest adjacent grade; or,

b) Be completely flood-proofed together with attendant utility and sanitary facilities to or above that level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Certification is required as stated in Article III.C.

3. All structures on slopes must have drainage paths around them to guide water away from the structures.

Article V. VARIANCE PROCEDURES

A. Establishment of Appeal Board – The, Board of Zoning and Appeals, as established by Town of North, shall hear and decide requests for variances from the requirements of this ordinance.

B. Right to Appeal - Any person aggrieved by the decision of the appeal board, or any taxpayer may appeal such decision to the Court.

C. Historic Structures - Variances may be issued for the repair or rehabilitation of historic structures upon the determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

D. Functionally Dependent Uses – Variances may be issued for development necessary for the conduct of a functionally dependent use, provided the criteria of this Article are met, no reasonable alternative exist, and the development is protected by methods that minimize flood damage and create no additional threat to public safety.

E. Accessory Structures and Agricultural Structures - A variance is authorized to be issued for the construction or substantial improvement of accessory structures and agricultural structures provided the requirements of this section and the following are satisfied:

1. Accessory structures. A determination that the proposed accessory structure: a) Represents a minimal investment and has low damage potential (amount of physical damage, contents damage, and loss of function).

b) Is larger than the size limits specified in Article IV.B.8.

c) Complies with the wet floodproofing construction requirement of paragraph E.3. below.

2. Agricultural structures. A determination that the proposed agricultural structure: a) Is used exclusively in connection with the production, harvesting, storage, raising, or drying of agricultural commodities and livestock, or storage of tools or equipment used in connection with these purposes or uses, and will be restricted to such exclusive uses.

b) Has low damage potential (amount of physical damage, contents damage, and loss of function).

c) Does not increase risks and pose a danger to public health, safety, and welfare if flooded and contents are released, including but not limited to the effects of flooding on manure storage, livestock confinement operations, liquified natural gas terminals, and production and storage of highly volatile, toxic, or water-reactive materials.

d) Complies with the wet floodproofing construction requirements of paragraph E.3. below.

3. Wet floodproofing construction requirements. Wet floodproofed structures shall: a) Be anchored to resist flotation, collapse, and lateral movement.

b) Have flood damage resistant materials below the base flood elevation built in accordance with Technical Bulletin 2, Flood Damage Resistant Materials Requirement.

c) Have mechanical, electrical, and utility equipment in compliance with the requirements of Article IV.A.6.

d) In special flood hazards area, have flood openings in compliance with the requirements of Article IV.B.4.(a).

4. Variances shall not be allowed in Coastal High Hazard Areas.

F. Considerations - In passing upon such applications, the appeal board shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this ordinance, and:

1. The danger that materials may be swept onto other lands to the injury of others;
2. The danger to life and property due to flooding or erosion damage, and the safety of access to the property in times of flood for ordinary and emergency vehicles;
3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
4. The importance of the services provided by the proposed facility to the community;
5. The necessity to the facility of a waterfront location, where applicable;
6. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
7. The compatibility of the proposed use with existing and anticipated development, and the relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
8. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site;
9. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges; and

G. Findings - Findings listed above shall be submitted to the appeal board, in writing, and included in the application for a variance. Additionally, comments from the Department of Natural Resources, Land, Water and Conservation Division, State Coordinator's Office, may be provided to the appeal board upon request and included in the permit file.

H. Floodways - Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result unless a CLOMR is obtained prior to issuance of the variance. In order to ensure the project is built in compliance with the CLOMR for which the variance is granted the applicant must provide a bond for 100% of the cost to perform the development.

I. Conditions - Upon consideration of the factors listed above and the purposes of this ordinance, the appeal board may attach such conditions to the granting of variances as it deems necessary to further the purposes of this ordinance. The following conditions shall apply to all variances:

1. Variances to this ordinance may not be issued when the variance will make the structure in violation of other federal, state, or local laws, regulations, or ordinances.
2. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
3. Variances shall only be issued upon a showing of good and sufficient cause, a determination that failure to grant the variance would result in exceptional hardship, and a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
4. Any applicant to whom a variance is granted shall be given written notice specifying the difference between the base flood elevation (BFE) and the elevation to which the structure is to be built and a written statement that the cost of flood insurance will be commensurate with the increased risk. Such notification shall be maintained with a record of all variance actions.
5. The local floodplain administrator shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency (FEMA) upon request.
6. Variances shall not be issued for unpermitted development or other development that is not in compliance with the provisions of this ordinance. Violations must be corrected in accordance with Article III.E. of this ordinance.

Article VI. LEGAL STATUS PROVISIONS

A. Effect on Rights and Liabilities under the Existing Flood Damage Prevention Ordinance - This Ordinance in part comes forward by re-enactment of some of the provisions of the flood damage prevention ordinance enacted June 3, 2003 and it is not the intention to repeal but rather to re-enact and continue to enforce without interruption of such existing provisions, so

that all rights and liabilities that have accrued there under are reserved and may be enforced. The enactment of this ordinance shall not affect any action, suit or proceeding instituted or pending. All provisions of the flood damage prevention ordinance of Town of North enacted on June 3, 2003, as amended, which are not reenacted herein, are repealed.

B. Effect upon Outstanding Building Permits - Nothing herein contained shall require any change in the plans, construction, size or designated use of any building, structure or part thereof for which a building permit has been granted by the Chief Building Inspector or his authorized agents before the time of passage of this ordinance; provided, however, that when start of construction has not begun under such outstanding permit before the passage of this ordinance, construction or use shall be in conformity with the provisions of this ordinance.

C. Effective Date -This ordinance shall become effective upon its adoption by Council.



Town of North, South Carolina
P.O. Box 399
9305 North Road
North, SC 29112

Notice of Annexation

Enclosed, please find copies of the following ordinance(s) for annexation(s):

Ordinance Number 1, dated December 8th, 2025.

Ordinance to annex three sets of property containing approximately 137.69 acre(s) of real property located at the following address(es):

1. 187 Arabia Road, North, SC 29112
2. 8502 North Road, North, SC 29112
8422 North Road, North, SC 29112
8412 North Road, North, SC 29112
3. 848 Livingston Avenue, North, SC 29112

The enclosed information is provided for your information only. If you have received this information in error, please contact me at (803) 247-2101, extension 1, or email me at admin@townofnorth-sc.gov, so that necessary corrections can be made and the information sent to the appropriate individuals.

Lisa Moreno - Town Clerk, Town of North

Date

Attachments:

- Copy of Annexation Ordinance 1
- Maps for Annexation Ordinance 1



Town of North, South Carolina
P.O. Box 399
9305 North Road
North, SC 29112

Annexation Ordinance 1

100 Percent Petition Method

WHEREAS, proper petitions have been filed with the Town of North by 100 percent of the freeholders, owning 100 percent of the assessed value of the contiguous properties hereinafter described, petitioning for annexation of the properties to the Town of North, under the provisions of S.C. Code §5-3-150(3); and

WHEREAS, the contiguity of the properties has been verified by the Planning Commission, and the Planning Commission has presented the requests for annexation to the Mayor and the Town Council, in session assembled; and

WHEREAS, the annexations are in the best, joint interest of the property owners and the Town of North;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and the Town Council of the Town of North, SC, this 10th day of November 2025, and that the properties hereinafter described are hereby annexed to and become parties of the Town of North, effective January 1st, 2026.

There are three sets of properties to be annexed, described as follows:

1. All that certain piece, parcels or lots of land located at 187 Arabia Road, situated within the County of Orangeburg, containing 111.29 acres, more or less, and abutting as follows: bordered on the southwest by Charles A. Smith (Tax Map ID: 0060-00-04-007.000), to the northwest by Cecil Knotts (Tax Map ID: 0060-00-04-011.000), to the southeast by Ruby B. Crumel (Tax Map ID: 0060-00-04-006.000) and Charles A. Smith (Tax Map ID: 0060-00-04-007.000), and to the northeast by multiple properties: Eartha McNeal and Dannett M. Golden (Tax Map ID: 0060-11-06-001.000), Willie Clay Walker (Tax Map ID: 0060-11-06-003.000), Jessie Heirs Walker (Tax Map ID: 0060-11-06-005.000), David B. Heirs Livingston (Tax Map ID: 0060-11-06-006.000), Queen Huffman and Children (Tax Map ID: 0060-15-00-001.000), and North Elementary School District 6 (Tax Map ID: 0060-15-00-003.000).

0060-00-04-004.000	Owned by the Town of North	109.83 acres
0060-00-04-005.000	Owned by the Town of North	1.46 acres

The property shall be zoned Industrial (IND).

2. All that certain piece, parcels or lots of land at 8502 North Road, 8422 North Road and 8412 North Road, situated within the County of Orangeburg, containing 25.95 acres, more or less, and butting as follows: the full properties, bordered on the south by the North Road / U.S. Highway 178, on the west by Osborne A. and Cherry H. Arant (Tax Map ID: 0067-05-01-009.000), Paul J. McCurley III (Tax Map ID: 0067-00-01-002.000), and Paul J. McCurley III (Tax Map ID: 0067-00-01-008.000); on the north by Joan L. Buckheister (Tax Map ID: 0060-00-02-031.000); and on the east and northeast by Milledge J. Holstein (Tax Map ID: 0067-00-01-004.000), Betty Grayce Gay (Tax Map ID: 0067-06-01-001.000), the west end of Derrick Street, Kimberly Y. Still (Tax Map ID: 0067-06-04-001.000), Joshua and Barbara J. Koger (Tax Map ID: 0067-06-04-003.000) and Michael C. Cade (Tax Map ID: 0067-06-04-004.000). The partial property is a 10'x600' right of way to maintain contiguity with the existing municipal limits of the Town of North, along the northern edge of the parcel owned by Katherine E. Stephens (Tax Map ID: 0067-00-02-018.000), abutting the North Road / U.S. Highway 178 and bordered along its northeastern edge by the property of Charles Thomas Owens (Tax Map ID: 0067-05-08-005.000)

0067-00-01-003.000	Owned by St. Mark UMC	23.70 acres
0067-06-04-006.000	Owned by St. Mark UMC	1.26 acres
0067-06-04-005.000	Owned by Beverly Jamison	0.85 acres
0067-00-02-018.000	Owned by Katherine E. Stephens (partial)	0.14 acres

The property shall be zoned Residential-1 (RES-1).

3. All that certain piece, parcel or lot of land located at 848 Livingston Avenue, situated within the County of Orangeburg, containing 0.45 acres, more or less, and butting as follows: along the northeast by Livingston Avenue (Orangeburg County State Road S-940), along the northwest by Catherine Mack and Lonnie Lee Heirs (Tax Map ID: 0060-11-02-020.000), along the southwest by Norman Wright (Tax Map ID: 0060-11-02-023.000), and along the southeast by North Elementary School District 6 (Tax Map ID: 0060-11-02-022.000).

0060-11-02-021.000	Ruby Marie Jackson	0.45 acres
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The property shall be zoned Residential Mobile Home (RMH).

8502 North Rd
8422 North Rd
8412 North Rd
848 Livingston Ave
187 Arabia Rd

First Reading: July 14, 2025
First Reading: July 14, 2025
First Reading: July 14, 2025
First Reading: October 13, 2025
First Reading: November 10, 2025

Jeff Washington, MAYOR

Daniel Jackson, Mayor Pro Tempore

Phillip Kruger, Councilmember

Carolyn Mills, Councilmember

Lisa Moreno, Town Clerk

Wanda Whetsone, Councilmember

8502 North Rd
8422 North Rd
8412 North Rd
848 Livingston Ave
187 Arabia Rd

Second Reading: November 10, 2025
Second Reading: November 10, 2025
Second Reading: November 10, 2025
Second Reading: November 10, 2025
Second Reading: December 8, 2025

Jeff Washington, MAYOR

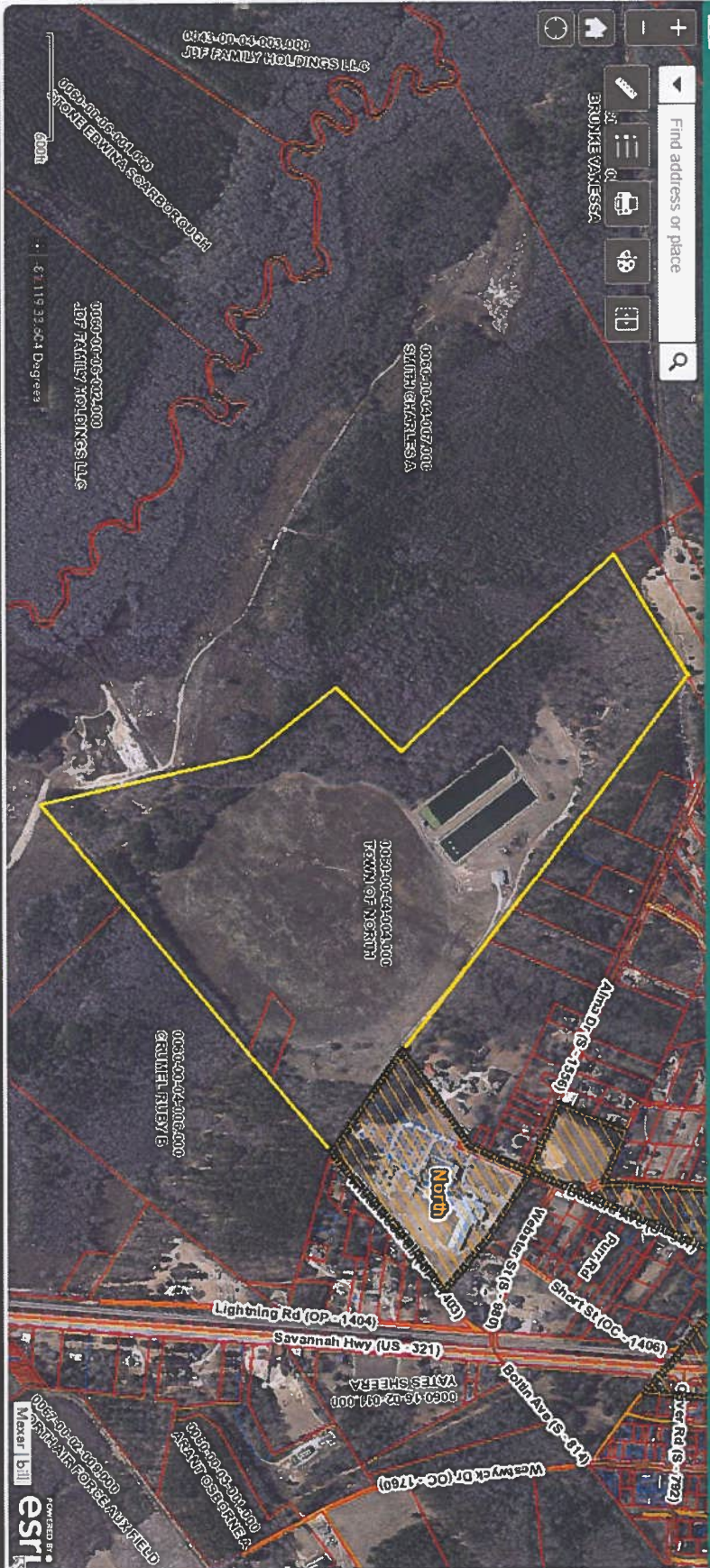
Daniel Jackson, Mayor Pro Tempore

Phillip Kruger, Councilmember

Carolyn Mills, Councilmember

Lisa Moreno, Town Clerk

Wanda Whetsone, Councilmember







North Town Council Meeting Minutes Monday, July 14, 2025

The North Town Council conducted a Council Meeting at 7:00 p.m. on Monday, July 14, 2025 at Town Hall, 9305 North Rd, North, SC 29112.

1. **Call to Order - @ 7PM**
2. **Pledge of Allegiance - @ 7PM**
3. **Declare Quorum and Welcome Visitors - @ 7PM**
4. **Approval of Minutes of Previous Meetings**
 - a. Special Council Meeting, June 26, 2025;
 - i. Mayor Pro Tem Motions to approve minutes from previous meeting;
 - ii. Councilman Kruger Seconds the motion;
 - iii. ALL in favor, None opposed – Motion is carried;
5. **POLICE REPORT – Chief Lin Shirer - @ 7:05PM**
 - a. North Police Department School Supplies Giveaway on 07/26/25 from 12PM to 2PM;
 - i. Chief Shirer mentions Corporal Stone is in charge of this event and can only confirm its existence, any other questions/concerns should be directed to her;
 - ii. Chief updates all present that they have issued thirty-seven (37) tickets; thirty-five (35) Summons; three (3) arrests for possession of narcotics and people loitering and trespassing;
6. **New Business**
 - a. Signing of Ordinance 2025-1-2000, Amending Compensation for Town Council;
 - i. Signed by Mayor and Council this night @ 7:06PM;
 - b. Carolyn Mills – Community Compassion Cookout;
 - i. Miss Carolyn comments on the need to purchase property/home for children that have aged out of foster care so they can have a place to live while they learn life skills; Volunteers and donations are still needed for this event; Games and food will be provided;
 - c. Loreatha Jackson – unkempt neighboring property(ies);
 - i. Ms. Jackson references 118 Main St., and 112 Main St., and the unclean conditions the properties are kept in, which is prohibiting her from being able to sell her property. She mentions having spoken to Orangeburg County, but they referred her to the Town of North, as that is where her property is located. Ms. Jackson further mentions that it is not just the unclean yards, but also, the fence is broken and there is a trailer/van that does not run and is parked there. For what it is worth, she further mentions knowing that the property taxes have not been paid. Michael Hughes, Jr., chairman of the Planning Commission states he will add that property to his list of properties to review, this week.
 - d. Planning Commission requests for Council to Approve Annexation of the following properties;
 - i. 8502 North Rd – (0067-00-01-003.000);
 - ii. 8422 North Rd – (0067-06-04-006.000);
 - iii. 8412 North Rd – (0067-06-04-005.000);
 - iv. Parcel in North, SC – (0067-00-02-018.000);
 1. Michael Hughes, Jr., chairman of the Planning Commission for the Town of North, states all County requirements have been met and Ms. Stephens property can move forward with a five feet wide strip for right-of-way purposes;
 - a. Mayor Pro Tem Motions to Approve the proposed Annexation;





North Town Council Meeting Minutes Monday, July 14, 2025

- b. Councilman Kruger Seconds the Motion;
- c. All in favor, None opposed – Motion is carried;

7. Updates from Council

- a. Williams – Mitigation/Grants – **N/A**
- b. Kruger – Emergency Preparedness – **N/A**
- c. Whetstone – Grants – **N/A**
- d. Jackson - Parks

8. Public Participation as it Relates to the Agenda or a previous council meeting

- a. Mayor Washington updates all present that the laundromat is moving forward, currently working on renovations;
- b. Mayor Washington updates all present that the I178/Bull Swamp bridge closure is nearing completion; has been informed that the deadline was July 14, 2025, and each day beyond that date, will cost an additional fifteen hundred dollars (\$1,500.00), until the bridge/road is completed;
- c. Michael Hughes, Jr., gives a two-page statement of the lawlessness in the Town of North and that he, himself, has been a victim of robbery, twice over (Mr. Hughes statement is attached);
- d. Based on the information provided by the North Police Department and comments from the Michael Hughes, Jr., and those present, Mayor Washington ask residents to lock up their valuables and be more vigilant, not just of their own property, but that of their neighbors. The North Police Department has increased their patrols and are doing all they can to reduce/eliminate the thievery and vagrancy in North, which they believe, in part, has been a consequence of the extended bridge/road closure of I178/Bull Swamp, bringing more non-residents and outsiders, through the Town of North;
- e. North Police Department informs residents they are diligently patrolling the streets, but cannot stop and question every individual they see as that is in violation of their constitutional rights. They know how to police and apprehend criminals, but must do so within the legal boundaries of the law; and must catch them "in the act" and that is what they are working on every day;

9. Adjourn - @ 7:45PM

- a. Mayor Pro Tem Motions to adjourn meeting;
- b. Councilmembers Kruger and Whetstone Second the motion;
- c. ALL in favor, None opposed – Meeting is Adjourned;

10. JEFF WASHINGTON, Mayor

11. Daniel Jackson, Mayor Pro Tem

12. Philip Kruger

13. Wanda Whetstone

14. Jennifer Williams

15. Lisa Moreno – Town Clerk (Attests)

