

AGENDA

FINANCE COMMITTEE

9/3/2020

J. Elliott Summey, Chairman
Henry E. Darby
Jenny Costa Honeycutt
Anna B. Johnson
Brantley Moody
Teddie Pryor
A. Victor Rawl
Herb Sass
Dickie Schweers

AGENDA
FINANCE COMMITTEE
September 3, 2020
5:00 PM

1. MINUTES OF AUGUST 6, 2020 - Request to Consider
2. CONSENT AGENDA Tuten/Staff
 - A) Hazard Mitigation Grant-Central Park Flood Reduction Project - Request to Approve
 - B) Hazard Mitigation Grant-Glendale Drive Flood Reduction Project - Request to Approve
 - C) Hazard Mitigation Grant-Long Branch Creek Flood Reduction Project - Request to Approve
 - D) Community Development Block Grant-Central Park Flood Reduction - Request to Approve
 - E) Pavement Management Data Collection (Public Works) - Award of Contract
 - F) National Endowment for the Humanities Grant for Smaller Institutions - Request to Accept
3. BOARDS AND COMMISSIONS: Salisbury
 - A) Board of Assessment Appeals - Appointments (2)
 - B) Set-Off Debt Collection Hearing Officer - Appointment (1)
 - C) Firemen's Insurance & Inspection Fund (1% Commission) - Appointments (3)
 - D) Disabilities & Special Needs Board - Appointments (3)
4. FY2021 "C" FUND ROAD IMPROVEMENT PROGRAM - Request to Approve
Tuten/Thigpen
5. NEW CONSTRUCTION OF JUVENILE DETENTION CENTER - Award of Contract
Tuten/Tolbert/Przybylowski
6. REAL ESTATE SERVICES/DISPOSITION OF COUNTY OWNED PROPERTIES - Award of Contract
Tuten/Tolbert/Przybylowski
7. DESIGN AND CONSTRUCTION ADMIN SERVICES/AZALEA FUEL FACILITY - Award of Contract
Tuten/Tolbert/Przybylowski
8. UPDATE FLOOD ORDINANCE TO ADOPT NEW FEMA FLOOD MAPS - Request to Approve
Tuten/Bayyoud
9. SHORT-TERM RENTAL ZONING PERMIT FEE AMENDMENTS - Request to Accept
Tuten/Evans
10. PUBLIC SAFETY COMMITTEE ACTION ITEMS, IF ANY - Request to Consider

1.

MINUTES

CHARLESTON COUNTY COUNCIL

MEMORANDUM

TO: Members of Finance Committee

FROM: Kristen Salisbury, Clerk of Council

DATE: August 28, 2020

SUBJECT: Finance Committee Minutes

At the Finance Committee meeting of September 3, 2020, the draft minutes of the August 6, 2020, Finance Committee meetings will be presented for approval.

2.

CONSENT AGENDA

COMMITTEE AGENDA ITEM

TO: BILL TUTEN, COUNTY ADMINISTRATOR

THROUGH: WALT SMALLS, CHIEF DEPUTY ADMINISTRATOR *WLS. 8/18*

FROM: HAKIM BAYYOUS *[Signature]* DEPT. BUILDING INSPECTION SERVICES

SUBJECT: HAZARD MITIGATION GRANT PROGRAM - CENTRAL PARK FLOOD REDUCTION PROJECT

REQUEST: APPROVE GRANT SUBMISSION

COMMITTEE OF COUNCIL: FINANCE DATE: 9/03/2020

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Yes	N/A	Signature of Individual Contacted
Legal Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>[Signature]</i>
Procurement/Contracts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Zoning Regulations / Comp. Plan Compliance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Community Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Grants Auditor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>[Signature]</i>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item
				\$0.00

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: *[Signature]*

Fiscal impact: *In kind match will be provided through Building Inspection Services Staff.*

COUNTY ADMINISTRATOR'S SIGNATURE: *[Signature]*

ORIGINATING OFFICE PLEASE NOTE:

DUE DATE TO ADMINISTRATOR'S OFFICE IS 5:00 P.M. ON TUESDAY OF THE WEEK PRECEDING THE COMMITTEE MEETING.

SITUATION

The Building Inspection Services Department requests approval to apply for, and accept if awarded, federal funding in an amount up to \$375,000.00 (75% of total estimate of \$500,000.00) for the Central Park Flood Reduction Project. This grant is provided by the South Carolina Emergency Management Division, under FEMA's Hazard Mitigation Grant Program. Funding would be used to obtain a consultant to create design documents based on the AECOM Study. The Central Park area was selected due to drainage issues and repetitive losses in that area.

There is a 25% match requirement for this grant, which will be met in-kind via staff time. No additional money or FTEs will be required to carry out this request. The grant performance period is 36 months from the date of award.

ACTION REQUESTED OF COUNCIL

Approve the Department Head's recommendation to apply for federal funding.

DEPARTMENT HEAD'S RECOMMENDATION

- Approve the Building Inspections Services Department to apply for and accept, if awarded, federal funding in an amount up to \$375,000.00 (75% of total estimate for project) from the South Carolina Emergency Management Division under FEMA's Hazard Mitigation Grant Program in the Central Park area of Charleston County to reduce flooding and create a more resilient community.
- There is a 25% match requirement for this grant that will be met in-kind via coordinating Departments staff time.
- There are no FTEs or any items that involve re-occurring costs associated with this request.
- The grant performance period is 36 months from the date of award.

COMMITTEE AGENDA ITEM

TO: BILL TUTEN, COUNTY ADMINISTRATOR

THROUGH: WALT SMALLS, CHIEF DEPUTY ADMINISTRATOR *WLS 8/18*

FROM: HAKIM BAYYOUS *[Signature]* DEPT. BUILDING INSPECTION SERVICES

SUBJECT: HAZARD MITIGATION GRANT PROGRAM - GLENDALE DRIVE FLOOD REDUCTION PROJECT

REQUEST: APPROVE GRANT SUBMISSION

COMMITTEE OF COUNCIL: FINANCE DATE: 9/03/2020

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Yes	N/A	Signature of Individual Contacted
Legal Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>[Signature]</i>
Procurement/Contracts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Zoning Regulations / Comp. Plan Compliance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Community Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Grants Auditor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>[Signature]</i>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item
			\$0.00	

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: *[Signature]*

Fiscal impact: *In kind match will be provided through Building Inspection Services Staff.*

COUNTY ADMINISTRATOR'S SIGNATURE: *[Signature]*

ORIGINATING OFFICE PLEASE NOTE:

DUE DATE TO ADMINISTRATOR'S OFFICE IS 5:00 P.M. ON TUESDAY OF THE WEEK PRECEDING THE COMMITTEE MEETING.

SITUATION

The Building Inspection Services Department requests approval to apply for, and accept if awarded, federal funding in an amount up to \$375,000.00 (75% of total estimate of \$500,000.00) for the Glendale Drive Flood Reduction Project. This grant is provided by the South Carolina Emergency Management Division, under FEMA's Hazard Mitigation Grant Program. Funding would be used to obtain a consultant to create design documents based on the Weston and Sampson Study. The Glendale Drive area was selected due to drainage issues and repetitive losses in that area.

There is a 25% match requirement for this grant, which will be met in-kind via staff time. No additional money or FTEs will be required to carry out this request. The grant performance period is 36 months from the date of award.

ACTION REQUESTED OF COUNCIL

Approve the Department Head's recommendation to apply for federal funding.

DEPARTMENT HEAD'S RECOMMENDATION

- Approve the Building Inspections Services Department to apply for and accept, if awarded, federal funding in an amount up to \$375,000.00 (75% of total estimate for project) from the South Carolina Emergency Management Division under FEMA's Hazard Mitigation Grant Program in the Glendale Drive area of Charleston County to reduce flooding and create a more resilient community.
- There is a 25% match requirement for this grant that will be met in-kind via coordinating Departments staff time.
- There are no FTEs or any items that involve re-occurring costs associated with this request.
- The grant performance period is 36 months from the date of award.

COMMITTEE AGENDA ITEM

TO: BILL TUTEN, COUNTY ADMINISTRATOR

THROUGH: WALT SMALLS, CHIEF DEPUTY ADMINISTRATOR *WLS 8/10*

FROM: HAKIM BAYYOUS *[Signature]* DEPT. BUILDING INSPECTION SERVICES

SUBJECT: HAZARD MITIGATION GRANT PROGRAM - LONG BRANCH CREEK FLOOD REDUCTION PROJECT

REQUEST: APPROVE GRANT SUBMISSION

COMMITTEE OF COUNCIL: FINANCE DATE: 9/03/2020

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Yes	N/A	Signature of Individual Contacted
Legal Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>[Signature]</i>
Procurement/Contracts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Zoning Regulations / Comp. Plan Compliance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Community Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Grants Auditor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>[Signature]</i>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item
				\$0.00

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: *[Signature]*

Fiscal impact: In kind match will be provided through Building Inspection Services staff.

COUNTY ADMINISTRATOR'S SIGNATURE: *[Signature]*

ORIGINATING OFFICE PLEASE NOTE:

DUE DATE TO ADMINISTRATOR'S OFFICE IS 5:00 P.M. ON TUESDAY OF THE WEEK PRECEDING THE COMMITTEE MEETING.

SITUATION

The Building Inspection Services Department requests approval to apply for, and accept if awarded, federal funding in an amount up to \$370,000.00 (74% of total estimate of \$500,000.00) for the Long Branch Creek Flood Reduction Project. This grant is provided by the South Carolina Emergency Management Division, under FEMA's Hazard Mitigation Grant Program (HMGP). Funding would be used to obtain a consultant to create design documents based on the Weston and Sampson Study. The Long Branch Creek area was selected due to drainage issues and repetitive losses in that area.

There is a 26% match requirement for this grant, which will be met in-kind via staff time. No additional money or FTEs will be required to carry out this request. The grant performance period is 36 months from the date of award.

ACTION REQUESTED OF COUNCIL

Approve the Department Head's recommendation to apply for federal funding.

DEPARTMENT HEAD'S RECOMMENDATION

- Approve the Building Inspections Services Department to apply for and accept, if awarded, federal funding in an amount up to \$370,000.00 (74% of total estimate for project) from the South Carolina Emergency Management Division under FEMA's Hazard Mitigation Grant Program (HMGP) in the Long Branch Creek area of Charleston County to reduce flooding and create a more resilient community.
- There is a 26% match requirement for this grant that will be met in-kind via coordinating Departments staff time.
- There are no FTEs or any items that involve re-occurring costs associated with this request.
- The grant performance period is 36 months from the date of award.

COMMITTEE AGENDA ITEM

TO: BILL TUTEN, COUNTY ADMINISTRATOR

THROUGH: WALT SMALLS, CHIEF DEPUTY ADMINISTRATOR *W.L.S. 8/18*

FROM: HAKIM BAYYOUNG *[Signature]* DEPT. BUILDING INSPECTION SERVICES

SUBJECT: COMMUNITY DEVELOPMENT BLOCK GRANT MITIGATION PROGRAM - CENTRAL PARK FLOOD REDUCTION PROJECT

REQUEST: APPROVE GRANT SUBMISSION

COMMITTEE OF COUNCIL: FINANCE DATE: 9/03/2020

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Yes	N/A	Signature of Individual Contacted
Legal Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>[Signature]</i>
Procurement/Contracts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Zoning Regulations / Comp. Plan Compliance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Community Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Grants Auditor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>[Signature]</i>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item
			\$0.00	

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: *[Signature]*

Fiscal impact: *No match required.*

COUNTY ADMINISTRATOR'S SIGNATURE: *[Signature]*

ORIGINATING OFFICE PLEASE NOTE:

DUE DATE TO ADMINISTRATOR'S OFFICE IS 5:00 P.M. ON TUESDAY OF THE WEEK PRECEDING THE COMMITTEE MEETING.

SITUATION

The Building Inspection Services Department requests approval to apply for, and accept if awarded, federal funding in an amount up to \$500,000.00 for the Central Park Flood Reduction Project. This grant is provided by the South Carolina Disaster Recovery Office (SCDRO), HUD's Community Development Block Grant Mitigation Program (CDBG-MIT). Funding would be used to obtain a consultant to create design documents based on the AECOM Study. The Central Park area was selected due to drainage issues and repetitive losses in that area.

There is no match requirement for this grant. No additional money or FTEs will be required to carry out this request. The grant performance period is one year from the date of award.

ACTION REQUESTED OF COUNCIL

Approve the Department Head's recommendation to apply for federal funding.

DEPARTMENT HEAD'S RECOMMENDATION

- Approve the Building Inspections Services Department to apply for and accept, if awarded, federal funding in an amount up to \$500,000.00 from the Community Development Block Grant Mitigation Program, which is funded through the Department of Housing and Urban Development and managed by South Carolina Disaster Recovery Office to allow the Building Inspection Services Department to implement a Flood Reduction Project in the Central Park area of Charleston County to reduce flooding and create a more resilient community.
- There is a no match requirement for this grant.
- There are no FTEs or any items that involve re-occurring costs associated with this request.
- The grant performance period is one year from the date of award.

COMMITTEE AGENDA ITEM

TO: BILL TUTEN, COUNTY ADMINISTRATOR

THROUGH: CORINE ALTENHEIN, DEPUTY ADMINISTRATOR *C Altenhein*

FROM: BARRETT J. TOLBERT *BSJ* DEPT. PROCUREMENT

SUBJECT: PAVEMENT MANAGEMENT DATA COLLECTION

REQUEST: AWARD OF CONTRACT

COMMITTEE OF COUNCIL: FINANCE DATE: SEPT. 3, 2020

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Yes	N/A	Signature of Individual Contacted
Legal Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>[Signature]</i>
Procurement/Contracts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>[Signature]</i>
Zoning Regulations / Comp. Plan Compliance	<input type="checkbox"/>	<input type="checkbox"/>	_____
Community Services	<input type="checkbox"/>	<input type="checkbox"/>	_____
Grants Auditor	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other: Public Works	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Steven L. Thys</i>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item
		W42040001	64842	

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: *Mark Gile*

Fiscal impact: *Funds are available in the Public Works "C" Funds.*

COUNTY ADMINISTRATOR'S SIGNATURE: *William P. Tuten*

ORIGINATING OFFICE PLEASE NOTE:

DUE DATE TO ADMINISTRATOR'S OFFICE IS 5:00 P.M. ON TUESDAY OF THE WEEK PRECEDING THE COMMITTEE MEETING.

SITUATION

Proposals were requested from all interested companies, experienced in collecting automated pavement condition data for roads within the County for which the County is responsible. The services will include, but are not limited to, Initial Calibration Verification, Data Collection, and Data Quality Management.

Proposals were received in accordance with the terms and conditions of Request for Proposal (RFP) No. 5470-20C: Pavement Management Data Collection.

The following firms submitted proposals:

- ARRB Group
- Engineering and Research International, Inc.
- Furgo USA Land, Inc.
- International Cybernetics
- Mandi Communications
- Pathway Services Inc.

The evaluation committee reviewed the submitted proposals for compliance with the RFP requirements and recommends awarding the contract to AARB Group.

The evaluation committee members consisted of staff from:

Charleston County Public Works
Town of Mt. Pleasant Transportation Department
City of North Charleston Public Works

ACTION REQUESTED OF COUNCIL

Authorize award of contract.

DEPARTMENT HEAD RECOMMENDATION

- Authorize staff to negotiate with the most qualified firm, ARRB Group, to provide Pavement Management Data Collection, and if successful, award and enter into a contract.
- Funds are available in the Public Works "C" Funds.

COMMITTEE AGENDA ITEM

TO: BILL TUTEN, COUNTY ADMINISTRATOR

THROUGH: WALT SMALLS, CHIEF DEPUTY ADMINISTRATOR

FROM: HALEY DOTY VADEN DEPT. TECH SERVICES/RECORDS

SUBJECT: NATIONAL ENDOWMENT FOR THE HUMANITIES GRANT FOR SMALLER INSTITUTIONS

REQUEST: APPROVE GRANT AWARD FROM NATIONAL ENDOWMENT FOR THE HUMANITIES

COMMITTEE OF COUNCIL: FINANCE DATE: 9/3/2020

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Yes	N/A	Signature of Individual Contacted
Legal Department	<input type="checkbox"/>	<input type="checkbox"/>	_____
Procurement/Contracts	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning Regulations / Comp. Plan Compliance	<input type="checkbox"/>	<input type="checkbox"/>	_____
Community Services	<input type="checkbox"/>	<input type="checkbox"/>	_____
Grants Auditor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Hail Marven</u>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item
				\$0.00

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: Paul Hill

Fiscal impact: No match required.

COUNTY ADMINISTRATOR'S SIGNATURE: William P. Tuten

ORIGINATING OFFICE PLEASE NOTE:

DUE DATE TO ADMINISTRATOR'S OFFICE IS 5:00 P.M. ON TUESDAY OF THE WEEK PRECEDING THE COMMITTEE MEETING.

SITUATION

The Records Department is requesting permission to accept an award for a Preservation Assistance Grant (PAG) from The National Endowment for the Humanities (NEH). The PAG helps small and mid-sized institutions—such as libraries, museums, historical societies, archival repositories, cultural organizations, town and county records offices, and colleges and universities—improve their ability to preserve and care for their collections. The PAG will support Records by providing training and ensuring records are properly housed and stored, preserving historical records of the development of Charleston County for the government, citizens, and the public.

This grant will include training in the assessment of historical records and best practices for description, digitization and recommendations for providing access, with a special emphasis on “A More Perfect Union”: NEH Special Initiative Advancing Civic Education and Commemorating the Nation’s 250th Anniversary.

The project has a goal of Records Management staff receiving training from a professional consultant with the organization LYRASIS. The training will be to catalogue and describe historical collections pertaining to American History. A second goal will be to purchase archival materials to preserve historical records.

Awards are up to \$15,000 for a one-year project. The goal of the grant is to build on each previous year’s awards to support an ongoing preservation program, this is the third PAG awarded to the Records Management division. No Match or FTE’s are associated with this request. The Grant Period is September 2020 – August 2021.

ACTION REQUESTED OF COUNCIL

Authorize Records Department to accept an award for a Preservation Assistance Grant from the National Endowment for the Humanities (NEH).

DEPARTMENT HEAD’S RECOMMENDATION

Approve the Records Department request to accept an award for a Preservation Assistance Grant from the National Endowment for the Humanities (NEH). Funds would be used for training and the purchase of preservation materials and supplies.

There are no matching requirements or FTE’s associated with this request, the grant period is September 2020 – August 2021.

3.

BOARDS AND COMMISSIONS

CHARLESTON COUNTY COUNCIL

MEMORANDUM

TO: Members of the Finance Committee
FROM: Kristen L. Salisbury, Clerk of Council
DATE: August 25, 2020
SUBJECT: Board of Assessment Appeals - Appointments (2)

An announcement of vacancies for the Board of Assessment Appeals was previously made.

Applications for appointment were received from Patricia Henley and Gregory Perry.

The Board of Assessment Appeals hears appeals from the Assessor's valuation of property values. Hearings are workload driven and are usually held on Wednesday afternoons. The Board's fifteen members shall be appointed by County Council to four year terms.

The term for this seat will expire 6/24.

Two vacancies, two applications
Patricia Henley
Gregory Perry

CHARLESTON COUNTY COUNCIL

MEMORANDUM

TO: Members of the Finance Committee
FROM: Kristen L. Salisbury, Clerk of Council
DATE: August 25, 2020
SUBJECT: Set Off Debt Collection Hearing Officer - Appointment (1)

An announcement of vacancy for the Set Off Debt Collection Hearing Officer was previously made.

Application for appointment was received from Reginald Davis.

The Set Off Debt Collection Officer will hear debtor protests and must have medical education/training in order to understand and evaluate bills for medical services, supplies, and treatment. The Officer is appointed for a two year term.

The term for this seat will expire 6/22.

One vacancy, one application
Reginald Davis

CHARLESTON COUNTY COUNCIL

MEMORANDUM

TO: Members of the Finance Committee

FROM: Kristen L. Salisbury, Clerk of Council

DATE: August 25, 2020

SUBJECT: Firemen's Insurance & Inspection Fund (1% Commission) - Appointments (3)

An announcement of vacancies for the Firemen's Insurance and Inspection Fund (1% Commission) was previously made.

Applications for appointment were received from George Morrison (St. Paul's Fire District), William Nunnally (St. Paul's Fire District), and Kerri Cannons (James Island PSD). After these appointments, there will still be thirteen vacancies.

The Firemen's Insurance and Inspection Fund (1% Commission) is comprised of 21 members: the County Treasurer and 4 representatives from each of the five fire districts in the County (Awendaw, St. John's, St. Paul's, St. Andrews PSD, and James Island PSD). Members are appointed by the Treasurer upon recommendation of County Council for four year terms. All insurance companies doing business in South Carolina must report to the Department of Insurance the amount of fire insurance premiums written for improvements to all assessed property in each county and is then assessed a 1% tax for the fire insurance premiums written per county. That money is deposited into the 1% Fund and is dispersed to each County Treasurer. The Fund is then distributed to each fire district by the County Treasurer through the Firemen's Insurance & Inspection Fund (1%) Commission. The role of the 1% Commission is to ensure that expenditures from the fund are consistent with state statutes that regulate the fund.

The term for this seat will expire 3/24.

Three vacancies, three applications
George Morrison (St. Paul's Fire District)
William Nunnally (St. Paul's Fire District)
Kerri Cannons (James Island PSD)

CHARLESTON COUNTY COUNCIL

MEMORANDUM

TO: Members of the Finance Committee
FROM: Kristen L. Salisbury, Clerk of Council
DATE: August 25, 2020
SUBJECT: Disabilities & Special Needs Board - Appointments (3)

An announcement of vacancies for the Disabilities and Special Needs Board was previously made for expired terms and a vacancy from a resignation.

Applications for re-appointment were received from Leo McLaughlin and Lisa Sessoms. Applications for appointment were received from Christina Arnoldi and Leah Boepple.

Members of the Disabilities and Special Needs Board are appointed by the Governor for four year terms. County Council recommends to the Governor persons to be appointed. The mission of the Board is to assist people with disabilities in meeting their needs, pursuing their dreams and achieving their possibilities; and to minimize the occurrence and reduce severity of disabilities through prevention. The Board meets on the fourth Thursday of each month at 5:30 pm.

The term for the vacant seat from a resignation will expire 9/25. The terms to fill the expired seats will end 9/24.

Three vacancies, four applications

Christina Arnoldi
Leah Boepple
Leo McLaughlin
Lisa Sessoms

4.

**FY2021 “C” FUND
ROAD
IMPROVEMENT
PROGRAM**

COMMITTEE AGENDA ITEM

TO: BILL TUTEN, COUNTY ADMINISTRATOR

THROUGH: JIM ARMSTRONG, DEPUTY ADMINISTRATOR *JJA*

FROM: STEVE THIGPEN, P.E. *ST* DEPT. PUBLIC WORKS

SUBJECT: FY 2021 "C" FUND ROAD IMPROVEMENT PROGRAM

REQUEST: AUTHORIZATION TO MANAGE FY 2020 "C" FUND PROGRAM

COMMITTEE OF COUNCIL: FINANCE DATE: SEPT. 3, 2020

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Yes	N/A	Signature of Individual Contacted
Legal Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>A a B</i>
Procurement/Contracts	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning Regulations / Comp. Plan Compliance	<input type="checkbox"/>	<input type="checkbox"/>	_____
Community Services	<input type="checkbox"/>	<input type="checkbox"/>	_____
Grants Auditor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item
			\$0.00	

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: *Paul Mile*

Fiscal impact: Funds are available in the "C" Funds.

COUNTY ADMINISTRATOR'S SIGNATURE: *William R. Tuten*

ORIGINATING OFFICE PLEASE NOTE:

DUE DATE TO ADMINISTRATOR'S OFFICE IS 5:00 P.M. ON TUESDAY OF THE WEEK PRECEDING THE COMMITTEE MEETING.

SITUATION

On August 11, 2020 the Charleston County Transportation Committee (CCTC) funded the FY 2021 "C" Fund Road Improvement Program.

As has been the practice for many years, County staff administers the funds, engineering design, contracts, and performs construction management services for the CCTC. County managed CTC project costs are reimbursed from funds appropriated for the projects. The CCTC has allocated \$3,392,500.00 for resurfacing various State, County, and Municipal roads and an additional \$1,1400,000.00 for construction of the projects listed in the attached spread sheet titled "CTC FY 2021 Small Project Construction Program". Other construction projects, not listed on the attached sheet, may be selected at the discretion of the CCTC at a later date.

"C" Funds are derived from state gasoline user fee which is deposited in the County Transportation Fund to be allocated to all counties within the state. "C" Funds are apportioned to each County in the following manner:

1. one-third based on the ratio of the land area of the county to the land area of the state,
2. one-third based on the ratio of county population to state population as determined by the latest ten year census, and
3. one-third based on the ratio of rural road mileage in the county to rural road mileage in the state.

The Charleston County Transportation Committee (CCTC) has accepted the responsibility to administer its funding in Charleston County with the daily responsibilities of the program being managed by County staff.

ACTION REQUESTED OF COUNCIL

Authorize the County Administrator to enter into necessary agreement(s) with the South Carolina Department of Transportation and others to enable County Staff to carry out project design, contract administration, and construction management for the CCTC's FY 2021 "C" Fund Road Improvement Program.

DEPARTMENT HEAD RECOMMENDATION

It is recommended that the County Administrator be authorized to enter into necessary agreement(s) with the South Carolina Department of Transportation and others to enable County staff to carry out project design, contract administration, and construction management for the CCTC's FY 2021 "C" Fund Road Improvement Program.

Charleston CTC - FY 2021 Annual Funding Meeting

Technical Oversight Subcommittee - FY 2020 Funding Distribution Recommendation

Pavement Management	\$ 3,392,500.00
Small Projects	\$ 1,400,000.00
Contingency (10%)	\$ 532,500.00
Total	\$ 5,325,000.00

Project Name	Requestor	Priority	Description	Amount
Old Towne Road Bike and Pedestrian Improvements	Charleston County Parks & Recreation Commission	1	Recommend funding for design and construction; Install 500 LF of new 10 FT multi use path along Old Towne Road to connect to future multi use path for future park.	\$ 105,000.00
Central Park Culvert Replacement	Charleston (portion of request)/SCDOT	1	Recommend funding for design and partial construction; Replace the existing double 48" crossline pipes at James Island Creek with appropriately sized box culvert.	\$ 260,000.00
Ft. Johnson a Lighthouse Safety Improvements	Town of James Island	1	Full Implementation of request; Installation of two speed feedback signs along Fort Johnson Road at Lighthouse Boulevard to improve safety. (FUNDING ONLY)	\$ 34,500.00
Slidel Paving	Town of Lincolnville	1	Recommend funding for design and construction; Pave 450 LF of existing gravel road.	\$ 155,000.00
Lexington Drive at all American Blvd Mini Roundabout	Town of Mt. Pleasant	1	Funding for Design and partial construction; Installation of a mini roundabout at the intersection.	\$ 305,500.00
International Blvd. Ped Bridge	City of N. Charleston	1	Recommend funding for design and construction; Replace existing wood pedestrian bridge with prefabricated steel bridge.	\$ 345,000.00
Rockland Ave	Town of Rockville	1	Funding for Design; rock and top with sand first 2,200 feet of road.	\$ 65,000.00
Sam King Road	Town of Hollywood	1	Recommend funding for design and construction; ; Rock first 500 feet of Sam King Road from Toogoodoo Road.	\$ 90,000.00
Bethel AME Church Turn Lane	Town of Ravenel	1	Funding for Design; Install left turn lane for Bethel AME Church off Highway 17.	\$ 40,000.00

Total: \$ 1,400,000.00

Future Carry Over Needs Expected, funding not required at this time

Gadsdenville Rd Sidewalk Conceptual Study	Citizen	Perform conceptual study to improve pedestrian safety.	TBD
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5.

NEW

CONSTRUCTION OF

JUVENILE

DETENTION CENTER

COMMITTEE AGENDA ITEM

TO: BILL TUTEN, CHIEF OF STAFF/ACTING COUNTY ADMINISTRATOR
 THROUGH: CORINE ALTENHEIN, DEPUTY ADMINISTRATOR *C. Altenhein*
 FROM: BARRETT J. TOLBERT *BSJ* DEPT. PROCUREMENT
 SUBJECT: NEW CONSTRUCTION OF JUVENILE DETENTION CENTER
 REQUEST: AWARD OF CONTRACT
 COMMITTEE OF COUNCIL: FINANCE DATE: SEPT. 03, 2020

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Yes	N/A	Signature of Individual Contacted
Legal Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>[Signature]</i>
Procurement/Contracts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>[Signature]</i>
Zoning Regulations / Comp. Plan Compliance	<input type="checkbox"/>	<input type="checkbox"/>	_____
Community Services	<input type="checkbox"/>	<input type="checkbox"/>	_____
Grants Auditor	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other: Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>[Signature]</i>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item
	4D4029001	77701	<i>12,115,640</i>	\$12,115,640.00

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: *Paul Hile*
 Fiscal impact: *Funds are available in the Juvenile Detention Capital Projects Fund.*

CHIEF OF STAFF/
 ACTING COUNTY ADMINISTRATOR'S SIGNATURE: *William P. Tuten*

ORIGINATING OFFICE PLEASE NOTE:

DUE DATE TO ADMINISTRATOR'S OFFICE IS 5:00 P.M. ON TUESDAY OF THE WEEK PRECEDING THE COMMITTEE MEETING.

SITUATION

Bids were received from qualified vendors for the new construction of the Juvenile Detention Center to be located at 3765 Leeds Avenue. The project consists of the complete construction of a new 72-bed Charleston County Juvenile Detention Center, a 29,409 sq. ft. CMU and brick building with site improvements. The facility will include six juvenile housing units, classrooms, outdoor recreation yard, administration, arrival and intake, visitation, and medical.

Sealed bids were received in accordance with the terms and conditions of Invitation for Bid No. 5487-20R. The mandatory Small Business Enterprise (SBE) requirement for this solicitation was 12.2% and the Minority Women Disadvantaged Business Enterprise (MWDBE) goal was 25%.

Bidder	Total Bid Price	SBE Percentage	MWDBE Percentage
M. B. Kahn Construction Co., Inc.* Charleston, South Carolina 29401 Principal: Will Neely Vendor invoked Local Vendor Preference	\$12,115,640.00 Original Bid Amount \$12,671,967.00	17.2%	.88%
Leitner Construction Company of York County, LLC Charleston, South Carolina 29492 Principal: John W. Leitner	\$12,115,640.00	29.4%	29.3%
McKnight Construction Co., Inc. Augusta, Georgia 30917 Principal: Jane Marie Kinsey	\$12,208,645.00	26.0%	0%
Monteith Construction Corp. Charleston, South Carolina 29403 Principal: Brian Stamp	\$12,717,825.00	26.8%	1.85%
Brantley Construction Services, LLC DBA Brantley Construction Company, LLC Charleston, South Carolina 29418 Principal: Gary D. Brantley	\$13,539,913.00	14.1%	0%
MedPro Systems, LLC DBA MPS Engineering & Construction Mount Pleasant, South Carolina 29464 Principal: L. Kai Yeh	\$14,110,744.00	14.1%	100%

*Vendor invoked Local Vendor Preference Option that allows a vendor located in Charleston County whose bid is within 5% of the low bid to match low bid of non-local vendor.

ACTION REQUESTED OF COUNCIL

- Authorize award of contract.

DEPARTMENT HEAD RECOMMENDATION

- Authorize award of contract for IFB No. 5487-20R, the complete construction of the Charleston County Juvenile Detention Center project to M.B. Kahn Construction Co., Inc., the lowest responsive and responsible bidder, in the amount of \$12,115,640.00 by invoking the local vendor preference option.
- Funds are available in the Juvenile Detention Center Construction budget.

6.

**REAL ESTATE
SERVICES/
DISPOSITION OF
COUNTY OWNED
PROPERTIES**

COMMITTEE AGENDA ITEM

TO: BILL TUTEN, COUNTY ADMINISTRATOR

THROUGH: CORINE ALTENHEIN, DEPUTY ADMINISTRATOR *CALTENHEIN*

FROM: BARRETT J. TOLBERT *BSJ* DEPT. PROCUREMENT

SUBJECT: REAL ESTATE SERVICES FOR DISPOSITION OF COUNTY OWNED REAL PROPERTY AS NEEDED

REQUEST: AWARD OF CONTRACT

COMMITTEE OF COUNCIL: FINANCE DATE: SEPT. 03, 2020

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Yes	N/A	Signature of Individual Contacted
Legal Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>[Signature]</i>
Procurement/Contracts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>[Signature]</i>
Zoning Regulations / Comp. Plan Compliance	<input type="checkbox"/>	<input type="checkbox"/>	_____
Community Services	<input type="checkbox"/>	<input type="checkbox"/>	_____
Grants Auditor	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other: FACILITIES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>[Signature]</i>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item
		1D4014001	64840	

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: *Mark Mile*

Fiscal impact: *Funds will be made available in the Facilities Management budget.*

COUNTY ADMINISTRATOR'S SIGNATURE: *William L. Tuten*

ORIGINATING OFFICE PLEASE NOTE:

DUE DATE TO ADMINISTRATOR'S OFFICE IS 5:00 P.M. ON TUESDAY OF THE WEEK PRECEDING THE COMMITTEE MEETING.

SITUATION

On behalf of the Facilities Department, qualifications were requested from interested real estate firms for the purpose of providing real estate services for the disposition of Charleston County owned real property on an as-needed basis. The selected firm will provide professional brokerage, marketing, and sales services for property owned by the County.

Qualification submittals were received in accordance with the terms and conditions of Request for Qualifications (RFQ) No. 5479-20R from the following firms:

- **Avison Young**
- **Belk Lucy**
- **Bridge Commercial**
- **CBRE**
- **Colliers International**
- **Cushman & Wakefield|Thalhimer**
- **Higgenbotham Auctioneers**
- **Johnson & Wilson Real Estate Company**
- **Jones Lang LaSalle Americas, Inc. (JLL)**
- **Laine Commercial Real Estate**
- **Lee & Associates Charleston, LLC**
- **Property Enterprises Inc. (PEI)**

An evaluation committee has reviewed the submitted qualifications for compliance with the RFQ requirements and determined the following firm to be the most qualified in meeting the County's needs and recommends awarding a contract to CBRE.

The evaluation committee members were from the following departments:

Facilities
Budget
Finance
General Services

ACTION REQUESTED OF COUNCIL

Authorize award of contract.

DEPARTMENT HEAD'S RECOMMENDATION

- Authorize staff to negotiate with the most qualified firm, CBRE, for providing real estate services for the disposition of Charleston County owned real property on an as-needed basis, and if successful, award and enter into a contract.
- Funds are available in the Facilities Department contracted services budget.

7.

**DESIGN AND
CONSTRUCTION
ADMINISTRATIVE
SERVICES/AZALEA
FUEL FACILITY**

COMMITTEE AGENDA ITEM

TO: BILL TUTEN, COUNTY ADMINISTRATOR

THROUGH: CORINE ALTENHEIN, DEPUTY ADMINISTRATOR *CA Altenhein*

FROM: BARRETT J. TOLBERT *BST* DEPT. PROCUREMENT

SUBJECT: DESIGN AND CONSTRUCTION ADMINISTRATION SERVICES FOR AZALEA FUEL FACILITY

REQUEST: AWARD OF CONTRACT

COMMITTEE OF COUNCIL: FINANCE DATE: SEPT. 03, 2020

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Yes	N/A	Signature of Individual Contacted
Legal Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>[Signature]</i>
Procurement/Contracts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>[Signature]</i>
Zoning Regulations / Comp. Plan Compliance	<input type="checkbox"/>	<input type="checkbox"/>	_____
Community Services	<input type="checkbox"/>	<input type="checkbox"/>	_____
Grants Auditor	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other: FACILITIES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>[Signature]</i>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item
	4D4029013	77712		to be negotiated

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: *Mark Hill*

Fiscal impact: *Funds are available in the Capital Projects Fund.*

COUNTY ADMINISTRATOR'S SIGNATURE: *William P. Tuten*

ORIGINATING OFFICE PLEASE NOTE:

DUE DATE TO ADMINISTRATOR'S OFFICE IS 5:00 P.M. ON TUESDAY OF THE WEEK PRECEDING THE COMMITTEE MEETING.

SITUATION

On behalf of the Facilities Department, qualifications were requested from interested engineering firms for the purpose of providing design and construction administration services for the Azalea Fuel Facility.

Qualification submittals were received in accordance with the terms and conditions of Request for Qualifications (RFQ) No. 5453-20R from the following firms:

- **Harris Group, Inc.**
- **Weston & Sampson Engineers, Inc.**

An evaluation committee has reviewed the submitted qualifications for compliance with the RFQ requirements and determined the following firm to be the most qualified in meeting the County's needs and recommends awarding a contract to Weston & Sampson Engineers, Inc.

The evaluation committee members were from the following departments:

Facilities
Fleet
Procurement

ACTION REQUESTED OF COUNCIL

Authorize award of contract.

DEPARTMENT HEAD'S RECOMMENDATION

- Authorize staff to negotiate with the most qualified firm, Weston & Sampson Engineers, Inc., for design and construction administration services for the Azalea Fuel Facility, and if successful, award and enter into a contract.
- Funds are available in the Azalea Fuel Facility budget (Capital Projects Fund).

8.

**UPDATE FLOOD
ORDINANCE TO
ADOPT NEW FEMA
FLOOD MAPS**

COMMITTEE AGENDA ITEM

TO: BILL TUTEN, COUNTY ADMINISTRATOR

THROUGH: WALT SMALLS, CHIEF DEPUTY ADMINISTRATOR *W.L.S. 8-24-2020*

FROM: HAKIM BAYYUOD *[Signature]* DEPT. BUILDING INSPECTION SERVICES

SUBJECT: UPDATE FLOOD ORDINANCE TO ADOPT NEW FEMA FLOOD MAPS

REQUEST: APPROVE REVISION TO FLOODPLAIN MANAGEMENT ORDINANCE 2075

COMMITTEE OF COUNCIL: FINANCE DATE: 9/3/2020

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Yes	N/A	Signature of Individual Contacted
Legal Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u><i>Am. G. R.</i></u>
Procurement/Contracts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Zoning Regulations / Comp. Plan Compliance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u><i>Jacob G.</i></u>
Community Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Grants Auditor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Other: Public Works	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u><i>Stewart L. Thayer</i></u>
Other:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: *Neal Hile*

Fiscal impact: NONE

COUNTY ADMINISTRATOR'S SIGNATURE: *William L. Tuten*

ORIGINATING OFFICE PLEASE NOTE:

DUE DATE TO ADMINISTRATOR'S OFFICE IS 5:00 P.M. ON TUESDAY OF THE WEEK PRECEDING THE COMMITTEE MEETING.

SITUATION

The current Charleston County Flood Ordinance requires revisions to comply with the new state and federal requirements such as adopting the new FEMA flood maps. The maps went through a comment and appeal period and those comments have been addressed. On July 29, 2020, staff received the Letter of Final Determination (LFD) to start the adoption process. The effective date of the maps is January 29, 2021. The attached ordinance amendments have been approved by the State of South Carolina. Other changes include definition to align with and coordinate with the other departments that interact with Building Inspection Services and floodplain management. This includes Planning & Zoning and Stormwater.

ACTION REQUESTED OF COUNCIL

Approve the Department Head's recommendation.

DEPARTMENT HEAD'S RECOMMENDATION

Recommend approval of the updated Floodplain Management ordinance adopting the new FEMA flood maps.



Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
115-A

July 29, 2020

The Honorable J. Elliott Summey
Chairman, Charleston County Council
4045 Bridge View Drive
North Charleston, South Carolina 29405

Community: Charleston County,
South Carolina
(Unincorporated Areas)
Community No.: 455413
Map Panels Affected: See FIRM Index

Dear Mr. Summey:

On January 4, 2018, you were notified of proposed modified flood hazard determinations affecting the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for Charleston County, South Carolina and Incorporated Areas. You were also notified of the proposed addition of and/or modifications to Base Flood Elevations, base flood depths, Special Flood Hazard Areas (SFHAs), zone designations, and regulatory floodways. SFHAs are the areas subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). The Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notification of the proposed flood hazard determinations for your community in *The Post and Courier* on January 11, 2018 and January 18, 2018. The statutory 90-day appeal period that was initiated on January 18, 2018 has elapsed.

FEMA did receive an appeal during that 90-day period. The technical data submitted in support of the appeal have been evaluated, and the appeal has been resolved. Therefore, the determination of the Agency as to the flood hazard information for your community is considered final. FEMA will publish a notice of final flood hazard determinations in the *Federal Register* as soon as possible. The FIRM for your community will become effective as of January 29, 2021, and will revise the FIRM and FIS report that were in effect prior to that date. For insurance rating purposes, the community number and new suffix code for the panels being revised are indicated above and on the maps and must be used for all new policies and renewals. Final printed copies of the report and maps will be mailed to you before the effective date.

The modifications are pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Because of the modifications to the FIRM and FIS report for your community made by this map revision, certain additional requirements must be met under Section 1361 of the 1968 Act, as amended, within 6 months from the date of this letter. Prior to January 29, 2021, your community is required, as a condition of continued eligibility in the National Flood Insurance Program (NFIP), to adopt or show evidence of adoption of floodplain management regulations that meet the standards of Paragraph 60.3(d and e) of the NFIP regulations. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

It must be emphasized that all the standards specified in Paragraph 60.3 (d and e) of the NFIP regulations must be enacted in a legally enforceable document. This includes the adoption of the effective FIRM and FIS report to which the regulations apply and the modifications made by this map revision. Some of the standards should already have been enacted by your community. Any additional requirements can be met by taking one of the following actions:

1. Amending existing regulations to incorporate any additional requirements of Paragraph 60.3 (d and e);
2. Adopting all the standards of Paragraph 60.3 (d and e) into one new, comprehensive set of regulations; or,
3. Showing evidence that regulations have previously been adopted that meet or exceed the minimum requirements of Paragraph 60.3 (d and e).

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the 1973 Act as amended.

A Consultation Coordination Officer (CCO) has been designated to assist your community with any difficulties you may be encountering in enacting the floodplain management regulations. The CCO will be the primary liaison between your community and FEMA. For information about your CCO, please contact:

Mr. Jesse Munoz
 Director, Mitigation Division
 Federal Emergency Management Agency, Region IV
 3003 Chamblee-Tucker Road
 Atlanta, Georgia 30341
 (770) 220 5200

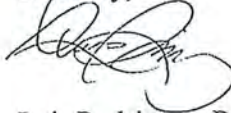
To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions (SOMA) to document previous Letter of Map Change (LOMC) actions (i.e., Letters of Map Amendment (LOMAs), Letters of Map Revision (LOMRs)) that will be superseded when the revised FIRM panels referenced above become effective. Information on LOMCs is presented in the following four categories: (1) LOMCs for which results have been included on the revised FIRM panels; (2) LOMCs for which results could not be shown on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lots or structures involved were outside the Special Flood Hazard Area as shown on the FIRM; (3) LOMCs for which results have not been included on the revised FIRM panels because the flood hazard information on which the original determinations were based is being superseded by new flood hazard information; and (4) LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures cannot be revalidated through an administrative process like the LOMCs in Category 2 above. LOMCs in Category 2 will be revalidated through a single letter that reaffirms the validity of a previously issued LOMC; the letter will be sent to your community shortly before the effective date of the revised FIRM and will become effective 1 day after the revised FIRM becomes effective. For the LOMCs listed in Category 4, we will review the data previously submitted for the LOMA or LOMR request and issue a new determination for the affected properties after the revised FIRM becomes effective.

The FIRM panels have been computer-generated. Once the FIRM and FIS report are printed and distributed, the digital files containing the flood hazard data for the entire county can be provided to your community for use in a computer mapping system. These files can be used in conjunction with other

thematic data for floodplain management purposes, insurance purchase and rating requirements, and many other planning applications. Copies of the digital files or paper copies of the FIRM panels may be obtained by calling our FEMA Mapping and Insurance eXchange (FMIX), toll free, at 1-877-FEMA MAP (1-877-336-2627). In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

If you have any questions regarding the necessary floodplain management measures for your community or the NFIP in general, we urge you to call the Director, Mitigation Division of FEMA Region IV in Atlanta, Georgia, at (770) 220-5200 for assistance. If you have any questions concerning mapping issues in general or the enclosed SOMA, please call our FMIX at the toll free number shown above. Additional information and resources your community may find helpful regarding the NFIP and floodplain management, such as *The National Flood Insurance Program Code of Federal Regulations, Answers to Questions About the National Flood Insurance Program, Use of Flood Insurance Study (FIS) Data as Available Data, Frequently Asked Questions Regarding the Effect that Revised Flood Hazards have on Existing Structures, and National Flood Insurance Program Elevation Certificate and Instructions*, can be found on our website at <http://www.floodmaps.fema.gov/lfd>. Paper copies of these documents may also be obtained by calling our FMIX.

Sincerely,



Luis Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

Enclosure:
Final SOMA

cc: Community Map Repository
Mr. Walter L. Smalls, Chief Deputy Administrator, Charleston County
Maria Cox Lamm, CFM, State NFIP Coordinator, South Carolina Department of Natural Resources

FINAL SUMMARY OF MAP ACTIONS

Community: CHARLESTON COUNTY

Community No: 455413

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the effects of the enclosed revised FIRM panels (s) on previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs), Letter of Map Revision based on Fill (LOMR-Fs), and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on January 29, 2021.

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below will be reflected on the revised FIRM. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMR	11-04-0520P ¹	05/09/2012	Church Creek Drainage Basin	45019C0480J 45019C0483J	45019C0479K 45019C0483K
LOMR	14-04-2513P	02/02/2015	SPRING GROVE - MELLICHAMP BRANCH AND UNNAMED TRIBUTARY 1 TO MELLICHAMP BRANCH	45019C0440J 45019C0445J 45019C0605J 45019C0610J	45019C0440K 45019C0445K 45019C0605K 45019C0610K
LOMR	14-04-2514P	02/02/2015	SPRING GROVE-BRIDGE CARDIN CREEK, UNNAMED TRIBUTARY 4 TO BRIDGE CARDIN CREEK AND MIDDLE BRANCH	45019C0440J 45019C0445J	45019C0440K 45019C0445K

¹The coastal portion of this LOMR has been superseded by the new coastal analyses developed for this Flood Insurance Study

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below will not be reflected on the revised FIRM panels or will not be reflected on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will remain in effect until the revised FIRM becomes effective. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

FINAL SUMMARY OF MAPACTIONS

Community: CHARLESTON COUNTY

Community No: 455413

2A. LOMCs on Revised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	05-04-0335A	12/20/2004	SHAFTESBURY SUBDIV, BLOCK A, LOT 6 -- 864 EAST ESTATES BOULEVARD	45019C0491J	45019C0491K
LOMA	05-04-1399A	02/11/2005	JOHNS ISLAND, LOT X -- 3365 VICTORIA BROOKE LANE	45019C0660J	45019C0658K
LOMA	05-04-2143A	04/01/2005	8126 MANSE ROAD	45019C0760J	45019C0760K
LOMA	05-04-2264A	04/14/2005	4042 DAVIDSON ROAD (PN: 244-00-00-022)	45019C0470J	45019C0470K
LOMA	05-04-2313A	04/14/2005	FOREST LAKES SUBDIV, BLOCK C, LOT 26 -- 2259 FOREST LAKE BLVD	45019C0483J	45019C0483K
LOMA	05-04-2465A	04/14/2005	LYNWOOD SUBDIV, SECTION 3, BLOCK H, LOT 16 -- 1493 KENTWOOD CIRCLE	45019C0677J	45019C0677K
LOMA	05-04-2931A	05/26/2005	LAUREL HILL PLANTATION, LOT C OF LOT 54 -- 1555 JOE ROUSE ROAD	45019C0345J	45019C0345K
LOMA	05-04-3212A	06/13/2005	LONG BRANCH ON THE CREEK, BLOCK R, LOT 49 -- 2510 LONG BRANCH DRIVE	45019C0491J	45019C0491K
LOMA	05-04-2826A	06/23/2005	MELROSE SUBDIV, BLOCK D, LOT 24 -- 807 TRENT STREET	45019C0491J	45019C0491K
LOMA	05-04-3499A	07/01/2005	JOHNS ISLAND, TRACT A-1 -- 3351 VICTORIA BROOKE LANE	45019C0660J	45019C0658K
LOMA	05-04-4057A	08/11/2005	JAMESTOWN ESTATES, BLOCK A, LOT 8 -- 934 YORKTOWN DRIVE	45019C0676J	45019C0676K
LOMA	05-04-5136A	10/25/2005	LAKESHORE SUBDIV PHASE III, LOT 53 -- 1418 WATERSIDE COURT	45019C0529J	45019C0529K
LOMA	06-04-0277A	11/18/2005	PARADISE ACRES, BLOCK A, LOT 5 -- 2242 PARSONAGE ROAD	45019C0483J	45019C0483K
LOMA	06-04-0276A	12/29/2005	WHIPPOORWILL FARM SUBDIV, TRACT 16 -- 1313 WHIPPOORWILL FARM ROAD	45019C0635J	45019C0635K
LOMA	06-04-B299A	02/01/2006	LOT B -- 2980 HUT ROAD (PN: 3180000060)	45019C0660J	45019C0659K
LOMA	06-04-B348A	03/02/2006	PIERPONT SUBDIV, SECTION 1, LOT 1 OF LOT 64 -- 1677 & 1683 PIERPONT AVENUE	45019C0483J	45019C0483K

FINAL SUMMARY OF MAPACTIONS

Community: CHARLESTON COUNTY

Community No: 455413

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	06-04-BB16A	05/18/2006	CLEAR VIEW II SUBDIV, BLOCK TA, LOT 13 -- 661 STERLING DRIVE	45019C0681J	45019C0681K
LOMA	06-04-BJ61A	05/31/2006	BUR CLARE SUBDIV, LOT 6 -- 1520 BUR CLARE DRIVE	45019C0679J	45019C0679K
LOMA	07-04-2070A	04/10/2007	DUCKPOND ESTATES, LOT 7 -- ROAST DUCK LANE	45019C0670J	45019C0666K
LOMA	07-04-5488A	09/04/2007	WAPPOO HALL, BLOCK C, LOT 26 -- 2173 WAPPOO HALL ROAD	45019C0513J	45019C0513K
LOMA	08-04-1017A	03/13/2008	TRACT 1, PN: 1070000068 -- 7081 PARKERS FERRY ROAD	45019C0410J	45019C0410K
LOMA	08-04-2826A	05/22/2008	TRACT E-11, PN: 258-00-00-051 -- 2625 PRESERVE ROAD	45019C0665J	45019C0665K
LOMA	08-04-3326A	05/22/2008	WHIPPOORWILL FARM SUBDIVISION, TRACT 5 -- 5206 WHIPPOORWILL LANE	45019C0635J	45019C0635K
LOMA	08-04-4083A	06/11/2008	Lot 19 - 3489 Plow Ground Road	45019C0655J	45019C0655K
LOMA	08-04-4084A	06/13/2008	Lot 21 - 3481 Plow Ground Road	45019C0655J	45019C0655K
LOMA	08-04-3881A	06/26/2008	BROOKLAND, LOT 6B -- 8615 RACCOON ISLAND ROAD	45019C0755J	45019C0755K
LOMA	08-04-5211A	08/26/2008	FARMINGTON, SECTION II, BLOCK A, LOT 22--1248 HONEYSUCKLE LANE	45019C0677J	45019C0677K
LOMA	08-04-5212A	08/26/2008	CLEARVIEW, BLOCK B, LOT 15--671 CLEARVIEW DRIVE	45019C0681J	45019C0681K
LOMA	08-04-5591A	08/26/2008	CLEARVIEW SUBDIV, BLOCK C, LOT 16 -- 661 CLEARVIEW DRIVE	45019C0681J	45019C0681K
LOMA	08-04-5590A	09/18/2008	CLEAR VIEW SUBDIV, BLOCK B, LOT 16 -- 710 BEAUREGARD STREET	45019C0681J	45019C0681K
LOMA	08-04-6175A	09/18/2008	ALSTON POINT, BLOCK A, LOT 2A1 -- 748 DARRELL CREEK TRAIL	45019C0345J	45019C0345K
LOMA	09-04-0136A	10/28/2008	MELROSE, BLOCK D, LOT 18 -- 2437 TRENT STREET	45019C0491J	45019C0491K
LOMA	09-04-0577A	11/25/2008	PN: 256-00-00-128, TRACT 2-B -- 2932 BOHICKET ROAD	45019C0665J	45019C0665K

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LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	09-04-0804A	11/25/2008	Lot D-3, Bugsby Plantation Subdivision - 1828 Four Paws Path	45019C0655J	45019C0655K
LOMA	09-04-1053A	12/18/2008	AVONDALE SUBDIV, LOT 11 -- 764 SAINT ANDREWS BOULEVARD	45019C0511J	45019C0511K
LOMA	09-04-2149A	02/10/2009	PN: 3510200010 -- ST. ANDREWS PARISH, LOT C -- 1851 RICHMOND STREET	45019C0491J	45019C0491K
LOMA	09-04-3131A	04/09/2009	RIVERLAND TERRACE, BLOCK G, LOT 18-A -- 121 OLD POINT ROAD	45019C0513J	45019C0513K
LOMA	09-04-3612A	04/23/2009	LIVE OAK PLANTATION, TRACT A-1 -- 4195 LIVE OAK AVENUE	45019C0470J	45019C0470K
LOMA	09-04-7377A	10/01/2009	PN: 280-00-00-096 --1141 MICHELLE LANE	45019C0655J	45019C0655K
LOMA	09-04-7681A	11/19/2009	ANGLERS POND JOHNS ISLAND, LOT 10 -- 5720 Anglers Pond Road	45019C0655J	45019C0655K
LOMA	10-04-0453A	12/11/2009	LOT 1 -- 4195 BETSY KERRISON PARKWAY	45019C0645J 45019C0785J	45019C0645K 45019C0785K
LOMA	10-04-0922A	12/31/2009	LAWTON BLUFF SUBD., BLOCK E, LOT 7 -- 674 GREGG DRIVE	45019C0677J	45019C0677K
LOMA	10-04-1908A	01/12/2010	PN: 278-00-00-003, LOT 1 -- 2380 SHADY MOSS LANE	45019C0660J	45019C0658K
LOMA	10-04-1376A	02/11/2010	EDGEWATER PARK SUBD., LOT 76 -- 1352 SOUTH EDGEWATER PARK DRIVE	45019C0494J 45019C0513J	45019C0494K 45019C0513K
LOMA	10-04-2706A	02/19/2010	PN: 221-00-00-030 -- 4908 CHISOLM ROAD	45019C0635J	45019C0635K
LOMA	10-04-5189A	05/25/2010	TMS: 312-00-00-192 -- 2964 MURRAYWOOD ROAD	45019C0493J	45019C0493K
LOMR-F	10-04-5847A	07/20/2010	FOXFIRE FARMS, BLOCK H, PARCEL 2 -- 1623 YELLOW HOUSE ROAD	45019C0640J	45019C0640K
LOMA	10-04-7617A	08/26/2010	GEDDES HALL SUBDIVISION, BLOCK O, LOT 4 -- 443 GEDDES AVENUE	45019C0492J	45019C0492K
LOMA	10-04-7980A	10/05/2010	PN:5610000015 -- 1420 PAGE TREE LANE	45019C0529J	45019C0529K
LOMA	11-04-3658A	04/21/2011	PONDEROSA, BLOCK T, LOT 24 -- 711 CORRAL DRIVE	45019C0487J	45019C0487K
LOMA	11-04-6399A	07/19/2011	GLENWOOD SUBDIVISION, LOT 9 -- 3036 PLOWGROUND ROAD	45019C0660J	45019C0658K

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LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	11-04-7267X	08/11/2011	LAWTON BLUFFS SUBDIVISION, PARCEL A, LOT 148 -- 683 FORT SUMTER DRIVE	45019C0677J	45019C0677K
LOMA	11-04-6428A	08/18/2011	LOG BRIDGE LANDING, LOT 18 -- 4445 FRANCIS YONGE WAY	45019C0470J	45019C0470K
LOMA	11-04-6415A	09/15/2011	PN: 6580000016 --- 1900 IRON SWAMP ROAD	45019C0170J	45019C0170K
LOMA	12-04-1419A	01/10/2012	J STUART LEVI, LOT 7 -- 1695 SUMMER MARSH LANE	45019C0640J	45019C0640K
LOMA	12-04-2136A	02/02/2012	PN: 2810000169, LOT 4 --- 1198 WALDON JONES ROAD	45019C0655J	45019C0655K
LOMA	12-04-2284A	02/21/2012	FOREST LAKES, BLOCK L, LOT 10 --- 1791 GUN CLUB ROAD	45019C0483J	45019C0483K
LOMA	12-04-3022A	03/22/2012	THE HAMLET, LOTS 3 AND 4A -- 4264 CLOUDMONT DRIVE	45019C0470J	45019C0470K
LOMA	12-04-6399A	08/14/2012	FARMINGTON SUBDIVISION, SECTION II, BLOCK A, LOT 12 --- 1268 HONEYSUCKLE LANE	45019C0677J	45019C0677K
LOMA	13-04-6470A	07/23/2013	Lot 19, Bur-Clare Subdivision - 1519 Bur Clare Drive	45019C0679J	45019C0679K
LOMA	13-04-5205A	08/01/2013	PN: 120-00-00-050 -- LOT 2A -- BING HILL ROAD	45019C0440J	45019C0440K
LOMA	13-04-6874A	08/29/2013	GEDDES HALL SUBDIVISION, LOT 150B -- 1881 HALO LANE	45019C0492J	45019C0492K
LOMA	13-04-7272A	09/24/2013	MACLAURA HALL SUBDIVISION, BLOCK B, LOT 10 -- 3182 HAGERTY DRIVE	45019C0477J	45019C0477K
LOMA	14-04-0257A	11/14/2013	(TMS: 664-00-00-013) -- 6471 COME ABOUT WAY	45019C0360J	45019C0360K
LOMA	14-04-1234A	01/07/2014	PN: 086-00-00-022 -- 7311 JENKINS HILL ROAD	45019C0760J	45019C0760K
LOMA	14-04-1326A	01/07/2014	HOPE PLANTATION, LOT 67 -- 3215 WAVERLY LANE	45019C0785J	45019C0785K
LOMA	14-04-1463A	01/07/2014	WOODLAND SHORES, LOTS 89, 91 & 93 -- 349 WOODLAND SHORES ROAD	45019C0513J	45019C0513K
LOMA	14-04-2205A	01/23/2014	PONDEROSA SUBDIVISION, BLOCK Q, LOT 2 -- 763 HOSS ROAD	45019C0487J	45019C0487K

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LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	14-04-1664A	02/18/2014	LOT A -- 6644 BEARS BLUFF ROAD	45019C0640J	45019C0640K
LOMA	14-04-3379A	02/18/2014	Lot Tract 3, Woodville Subdivision - 4669 Causey Pond Road	45019C0365J	45019C0365K
LOMA	14-04-3012A	03/20/2014	WEST ASHLEY PLANTATION, BLOCK N, LOT 16 -- 1826 WEDGEFIELD ROAD	45019C0484J	45019C0484K
LOMA	14-04-3694A	04/01/2014	LOT 6 -- 1077 BEN ROAD	45019C0677J	45019C0677K
LOMA	14-04-3791A	04/08/2014	WEST ASHLEY PLANTATION, BLOCK N, LOT 15 -- 1830 WEDGEFIELD ROAD	45019C0484J	45019C0484K
LOMA	14-04-4422A	05/08/2014	PN: 278-00-00-010 -- 3238 PLOWGROUND ROAD	45019C0660J	45019C0658K
LOMA	14-04-5182A	06/05/2014	CHISOLM GREEN SUBDIVISION, BLOCK A, LOT 19 -- 5558 STONOVIEW DRIVE	45019C0635J	45019C0635K
LOMA	14-04-6768A	07/10/2014	TURKEY HILL TRACT, LOT A -- 3566 DOCTOR WHALEY DRIVE	45019C0488J	45019C0488K
LOMA	14-04-8021A	08/14/2014	EDENVALE FARMS, TRACT E-12 -- 3048 BLACK SWAMP ROAD	45019C0665J	45019C0665K
LOMA	14-04-8353A	09/04/2014	OL- (PN: 156-00-00-017) PORTIONS OF LOT 1 & LEADENWAH RANCH --- 6204 ROCKEFELLER RD & RANCH RD	45019C0640J	45019C0640K
LOMA	14-04-8638A	09/02/2014	WALLACE SUBDIVISION, BLOCK A, LOT 2 -- 1817 WALLACE LANE	45019C0492J	45019C0492K
LOMA	14-04-3218A	09/08/2014	Lot 22, Block L, Forest Lakes Subdivision - 1708 Sulgrave Road	45019C0483J	45019C0483K
LOMA	14-04-8487A	09/16/2014	WOODLAND SHORES, LOT 2 -- 2012 MINOTT STREET (PREVIOUSLY 502 MINOTT STREET)	45019C0513J	45019C0513K
LOMA	14-04-A542A	11/04/2014	GIFT PLANTATION, PHASE II, LOT 65 -- 3919 EGRET POND COURT	45019C0488J	45019C0488K
LOMA	15-04-0182A	11/20/2014	PN:0400000019 --- 9348 WILLTOWN ROAD	45019C0595J	45019C0595K
LOMR-F	14-04-AB54A	12/11/2014	ROYAL PALMS HOLDINGS, TRACTS A, B, C & DINGLE RD (PN: 578-00-00--559, -162, -595, -596)	45019C0535J	45019C0535K
LOMA	15-04-3105X	01/20/2015	DUCKPOND ESTATES, TRACT A, LOT 5 -- ROAST DUCK LANE	45019C0670J	45019C0666K

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LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	15-04-3352A	04/13/2015	TRACTS B-1 & B-2 -- 1018, 1020 BROWNSWOOD ROAD	45019C0489J	45019C0489K
LOMA	15-04-4724A	04/24/2015	FOREST LAKES, BLOCK L, LOT 21 -- 1712 SULGRAVE ROAD	45019C0483J	45019C0483K
LOMA	15-04-4990A	04/22/2015	GREENACRES SUBDIVISION, LOT 32 -- 433 BUCKNER STREET	45019C0513J	45019C0513K
LOMA	15-04-5156A	06/01/2015	LAWTON BLUFF, SECTION 2, BLOCK E, LOT 1 -- 1039 FORT SUMTER DRIVE	45019C0677J	45019C0677K
LOMA	15-04-6755A	06/19/2015	PEPPER PLANTATION SUBDIVISION, LOT 12 -- 1472 OLD ROSEBUD TRAIL	45019C0365J	45019C0365K
LOMA	15-04-8020A	08/05/2015	WHIPPOORWILL FARM SUBDIVISION, TRACT 18 -- 1329 WHIPPOORWILL FARM ROAD	45019C0635J	45019C0635K
LOMA	15-04-7063A	08/25/2015	LOT 2 -- 2236 LEADENWAH DRIVE	45019C0640J	45019C0640K
LOMA	15-04-8635A	09/18/2015	8121 BING HILL ROAD	45019C0440J	45019C0440K
LOMA	15-04-8848A	09/25/2015	LOT 5A -- 3007 HOLLINGTON ROAD EXTENSION	45019C0655J	45019C0655K
LOMA	15-04-9612A	10/09/2015	CHEROKEE HALL, LOTS 109 AND 110 -- 2337 SAVANNAH HIGHWAY	45019C0491J	45019C0491K
LOMA	16-04-0063A	10/13/2015	Lot 10, Block B, Alston Point Subdivision - 535 Flannery Place	45019C0345J	45019C0345K
LOMA	16-04-7303A	09/07/2016	MARSHALL CREEK SUBDIVISION, LOT 13 -- 725 SONNY BOY LANE	45019C0489J	45019C0489K
LOMA	16-04-6861A	09/28/2016	MELROSE, BLOCK G, LOT 9 -- 831 MELROSE DRIVE	45019C0491J	45019C0491K
LOMA	16-04-7924A	09/28/2016	2359 READEN ROAD	45019C0660J	45019C0658K
LOMA	17-04-1660A	01/20/2017	STILES POINT SUBDIVISION, PART 2, 4TH PORTION, BLOCK A, LOT 7 -- 727 WATERLOO STREET	45019C0681J	45019C0681K
LOMA	17-04-4663A	05/12/2017	BULOW PLANTATION, LOT 14 -- 915 HUGHES ROAD	45019C0460J 45019C0470J	45019C0460K 45019C0470K
LOMA	17-04-5765A	07/12/2017	LIVE OAK TERRACE, LOT 11 -- 1439 CECILIA DRIVE	45019C0484J	45019C0484K

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LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	17-04-6378A	08/09/2017	HOPE PLANTATION, PHASE V, LOT 2 E -- 3250 JOHNSTOWNE STREET	45019C0785J	45019C0785K
LOMA	18-04-1007A	12/20/2017	WOODLAND SHORES, LOTS 86 -- 340 WOODLAND SHORES ROAD	45019C0513J	45019C0513K
LOMA	17-04-7638A	01/03/2018	(Verified) CAROLINA BAY PHASE 21A, LOT 126 -- 2819 CONSERVANCY LANE	45019C0487J	45019C0487K
LOMA	18-04-0984A	01/17/2018	HOPE PLANTATION, PHASE V, LOT 2E -- 3250 JOHNSTOWNE STREET (GARAGE)	45019C0785J	45019C0785K
LOMA	18-04-1400A	01/17/2018	8950 WEEKS ROAD	45019C0410J	45019C0410K
LOMA	18-04-4066A	05/10/2018	NUTHATCH BUGBY, PARCEL 4 -- 4507 MAYBANK HIGHWAY	45019C0665J	45019C0665K
LOMA	18-04-4569A	06/04/2018	EASTWOOD, LOT 100-A -- 668 STERLING DRIVE	45019C0681J	45019C0681K
LOMA	18-04-5798A	08/01/2018	WAPPOO HALL, BLOCK C, LOT 25 -- 2181 WAPPOO HALL ROAD	45019C0513J	45019C0513K
LOMA	18-04-6016A	08/14/2018	BULOW PLANTATION, TRACT E -- 1185 HUGHES ROAD	45019C0460J	45019C0460K
LOMA	19-04-4665A	06/26/2019	2129 BRIGGER HILL ROAD	45019C0780J	45019C0780K
LOMR-F	19-04-4933A	07/11/2019	CASSINA POINT PLANTATION, TRACT A1, LOT 1 -- 1665 CLARK ROAD EXTENSION	45019C0760J	45019C0760K
LOMA	19-04-4937A	10/09/2019	(VERIFIED) WATERLOO ESTATES, LOT 46 -- 3276 OLIVIA MARIE LANE	45019C0660J	45019C0656K
LOMR-F	19-04-6704A	10/17/2019	LOT 17 -- 6697 BEARS BLUFF ROAD	45019C0640J	45019C0640K
LOMA	20-04-3110A	05/06/2020	1625 HOSPITAL DRIVE	45019C0528J	45019C0528K
LOMA	20-04-3202A	05/14/2020	CLEARVIEW SUBDIVISION, SECTION E, LOT 8 -- 719 TENNENT STREET	45019C0681J	45019C0681K
LOMA	20-04-3342A	05/21/2020	HUNT CLUB, PHASE IV, LOT 261 -- 878 HUNT CLUB RUN	45019C0480J	45019C0478K
LOMA	20-04-3445A	06/01/2020	LOT 3 -- 8040 BING HILL ROAD	45019C0440J	45019C0440K

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LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	20-04-3803A	06/19/2020	LOCKWOOD HALL, PART 3, LOT 53 -- 819 PICCADILLY CIRCLE	45019C0681J	45019C0681K
LOMA	20-04-3830A	06/19/2020	CLEARVIEW SUBDIVISION, BLOCK D, LOT 37 -- 665 BEAUREGARD STREET	45019C0681J	45019C0681K

2B. LOMCs on Unrevised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

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3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Final revised FIRM panels because they are being superseded by new or revised flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMR	06-04-C113P	12/12/2006	LAKES OF SUMMERVILLE	4
LOMA	11-04-1380A	12/21/2010	LAWTON BLUFFS SUBDIVISION, PARCEL A, LOT 148 -- 683 FORT SUMTER DRIVE	6
LOMR	11-04-5329P	07/28/2011	TIP LANE SUBDIVISION	4
LOMA	12-04-7311A	10/09/2012	HUNT CLUB, PHASE IV, LOT 256 -- 904 HUNT CLUB RUN	2
LOMR	12-04-8055P	03/15/2013	OCEAN NEIGHBORS COMMUNITY	4
LOMR	13-04-5644P	01/31/2014	FORT LAMAR PROPERTIES	4
LOMR	13-04-7776P	03/28/2014	SEWEE PRESERVE, LOT 25	4
LOMR	14-04-4488P	11/04/2014	HAMLIN FLOOD ZONE	4
LOMR	14-04-3646P	11/20/2014	MARAIS POA	4
LOMA	15-04-1497A	12/23/2014	DUCKPOND ESTATES, TRACT A, LOT 5 -- ROAST DUCK LANE	6
LOMR	14-04-3481P	02/02/2015	SPRING GROVE - CAW CAW SWAMP	4
LOMR	15-04-7267P	01/15/2016	FIDDLERS MARSH HOA	4

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LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMR	15-04-8691P	02/22/2016	PALMETTO FORT PARCEL	4
LOMR	15-04-5698P	03/03/2016	OAK & LITTLE OAK ISLAND	4
LOMR	15-04-A378P	05/11/2016	OYSTER POINT	4
LOMA	16-04-4967A	06/10/2016	HUNT CLUB, PHASE II, LOTS 66 & 67 -- 1223 WHITE TAIL PATH	2
LOMR	16-04-3547P	10/03/2016	HOME FARMS	4
LOMR	16-04-2610P	12/08/2016	OAKHAVEN PLANTATION	4
LOMR	17-04-2666P	11/20/2017	RAVEN'S RUN NEIGHBORHOOD	4
LOMR	17-04-5432P	12/20/2017	TOLER'S COVE HOA	4
LOMR	17-04-6335P	02/16/2018	OYSTER POINT	4
LOMR-VZ	18-04-4193A	07/03/2018	STRATTON PLACE, LOT 2 -- 1491 STRATTON PLACE	4

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.
6. Superseded by another LOMC.

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4. LOMCs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures is no longer valid, the LOMC cannot be revalidated through this administrative process.

Therefore, we will review the data previously submitted for the LOMC requests listed below and if appropriate issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

CHARLESTON COUNTY ORDINANCE NO. #####

AN ORDINANCE REPLACING CHAPTER 9 OF THE CODE OF ORDINANCES,
CHARLESTON COUNTY, ENTITLED "FLOOD DAMAGE PREVENTION AND
PROTECTION" AND OTHER MATTERS RELATED THERETO:

WHEREAS, it is in the best interests of the citizens of Charleston County to have an updated Ordinance for the management of the flood hazard areas in the County in order for the citizens of Charleston County to be able to receive federal flood insurance through the National Flood Insurance Program, and to receive discounts thereto as a result of the participation by Charleston County in the Community Rating System; and

WHEREAS, the Charleston County flood insurance rate maps have been updated by the Federal Emergency Management Agency (FEMA) into a County-wide format that provides more accurate risk data then previously available; and

WHEREAS, as the environment changes, rising floodwaters due to sea level rise and outdated or incomplete drainage systems is a growing concern in Charleston County; and

WHEREAS, this Ordinance takes strides to reduce flooding risk in adaptive and innovative ways to protect citizens **and build resilience**; and

WHEREAS, Charleston County Council finds it in the public interest and a benefit to the general health, safety and welfare of the residents of Charleston County to adapt this Ordinance replacing the County's current floodplain management regulations.

NOW, THEREFORE, BE IT ORDAINED by Charleston County Council, in meeting duly assembled, that Chapter 9 of the *Code of Ordinances, Charleston County, South Carolina* is amended by replacing the provisions of the "Flood Damage Prevention and Protection" Ordinance as follows:

ARTICLE I.
IN GENERAL

Sec. 9-1. Statutory authorization.

The Legislature of the State of South Carolina has in Code of Laws, §4-9-30(5), 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 County Council, of Charleston County, South Carolina, does ordain these flood damage prevention and protection regulations.

Sec. 9-2. Findings of fact.

1. The flood hazard areas of Charleston County are subject to periodic inundation, which results in loss of life and property, health and safety hazards, disruption of

commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

2. These flood losses are caused by the cumulative effect of obstructions in flood plains, rising ocean and tidal waters, and outdated or incomplete drainage systems, 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, flood proofed, or otherwise unprotected from flood damage.
3. In order for owners of property located in Charleston County to obtain flood insurance through the National Flood Insurance Program, through regulations promulgated by the Federal Emergency Management Agency (FEMA), Charleston County is required to enact floodplain regulations designed to reduce the amount of potential flood losses and to reduce the development of a property negatively impacting surrounding property, which is detrimental to the public benefit.

Sec. 9-3. Statement of purpose.

It is the purpose of this Ordinance to promote the public health, safety and general welfare and to minimize public and private losses due to the effects of hurricanes and flood conditions in specific areas by provisions designed to:

1. Restrict or prohibit uses which are dangerous to health, safety and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
2. Require that structures vulnerable to floods, including appurtenant structures, be protected against flood damage.

Sec. 9-4. Objectives.

The objectives of this Ordinance are:

1. To protect human life and health;
2. To minimize expenditure of public money for costly flood control projects;
3. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
4. To minimize prolonged business interruptions;
5. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, street and bridges located in floodplains;

6. 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;
7. To ensure that potential homebuyers are notified that property is in a flood area;
8. To provide protection to assets and infrastructure against sea level rise;
9. To build resilience throughout the community to better respond to recurrent burdens and sudden disasters;
10. To increase property protection for all structures during flooding events due to hurricanes and rainwater flooding, and;
11. To protect the natural floodplain functions and capacity for flooding within the community.

Secs. 9-5 - 9-9. Reserved.

ARTICLE II. DEFINITIONS

Sec. 9-10. Definitions.

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 in light of its stated objectives. Where it states "means" is the literal definition.

"A" Zones is an area subject to inundation by the 1-percent-annual-chance flood event. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown.

"AE" Zones is an area subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. BFEs are shown within these zones.

Accessory residential structure is a structure on the same parcel of property as the principal structure, used for parking of vehicles or typical residential equipment, or for limited storage. A SMALL ACCESSORY STRUCTURE is defined as one that has a footprint of less than 120 square feet, and a LOW VALUE ACCESSORY STRUCTURE as one that has a value of less than \$1,000.

Addition (to an existing building) is 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.

Appeal is a request for a review of the Building Official's interpretation of any provision of the chapter to the Construction Board of Adjustment and Appeals.

Appurtenant Structure is a structure which is on the same parcel of property as the principal structure, the use of which is incidental to the use of the principal structure in light of its stated objectives.

Area of Special Flood Hazard is the land in the floodplain within a community, subject to a one (1) percent or greater chance of flooding in any given year. For purposes of these regulations, the term "special flood hazard area (SFHA)" is synonymous in meaning with the phrase "area of special flood hazard".

Base Flood is the flood having a one (1) percent chance of being equaled or exceeded in any given year.

Basement is area of a building having its floor subgrade (below ground level) on all sides.

Breakaway Wall is a wall that is not part of the structural support of a building that is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or the supporting foundation system.

Building see structure.

Building Official is the individual charged with administration and enforcement of the building codes for the County.

Building Permit includes mechanical, electrical, plumbing, and any other permits issued by the County Building Official.

Coastal "A" Zone is an area subject to inundation by at least 1-percent-annual-chance flood event as determined by detailed methods, and where wave action is expected with wave heights between 1.5 and 3.0 feet. Coastal A Zones are landward of the VE Zone up to the Limit of Moderate Wave Action (LiMWA) line.

Coastal High Hazard Area is an area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to flooding and high velocity waters caused by, but not limited to, hurricane wave wash.

Critical Facility is a structure or facility that:

1. Produces, uses, or stores highly volatile, flammable, explosive, toxic and/or water-reactive materials; or
2. Is a hospital, nursing home, or housing likely to contain occupants who may not be sufficiently mobile to avoid death or injury during a flood; or

3. Is a police station, fire station, vehicle/equipment storage facility, **shelter, school** or emergency operations center that is needed for flood response activities before, during or after a flood; or
4. Is a public or private utility facility that is vital to maintaining or restoring normal services to flooded areas before, during or after a flood.

Critical Feature is an integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

Curvilinear Line is the border on either a FHBM or FIRM that delineates the special flood, mudslide (i.e., mudflow) and/or flood-related erosion hazard areas and consists of a curved or contour line that follows the topography.

Datum is National Geodetic Vertical Datum of 1929 (NGVD 29) on FIRMs dated November 17, 2004 or before and North American Vertical Datum of 1988 (NAVD 88) on FIRMs dated after November 17, 2004.

Design Flood Elevation is the base flood elevation (BFE) plus freeboard.

Development is any building, construction, renovation, mining, extraction, dredging, filling, excavation, or comparable activity or operation; any material change in the use or appearance of any structure or in the land itself; the division of land into parcels; any change in the intensity of use of land (such as an increase in the number of dwelling units in a structure); any change from one use of another use; and any activity that alters a river, stream, lake, pond, canal, woodland, wetland, endangered species habitat, or other natural resource area. Development does not include agriculture and forestry operations.

Director of Public Works is the director of the Charleston County Department of Public Works.

Elevated building is a non-basement building which has its lowest elevated floor raised above the ground level by means of fill, solid foundation perimeter walls, pilings, columns, piers, or shear walls.

Existing construction is, for the purposes of determining rates, structures for which the start of construction commenced before January 1, 1975. "Existing construction" may also be referred to as "existing structures".

Existing manufactured home park or subdivision means 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 pads) was completed before November 15, 1973.

Expansion to an existing manufactured home park or subdivision is 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 pads).

Farm structure is a structure which is constructed on a farm, other than a residence or a structure attached to it, for use on the farm including, but not limited to, barns, sheds and poultry houses, but not including public livestock areas.

FEMA is the Federal Emergency Management Agency.

Flood or Flooding is a general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters; and/or
2. The unusual and rapid accumulation or runoff of surface waters from any source.

Note: A flood inundates a floodplain. Most floods fall into three major categories: riverine flooding, coastal flooding, and shallow flooding. Structures could fall in the floodplain.

Flood elevation study is 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.

Flood hazard boundary map (FHBM) is an official map of a community, issued by the Federal Insurance Administrator, where the boundaries of the flood, mudslide (i.e., mudflow) and related erosion areas having special hazards have been designated.

Flood insurance rate map (FIRM) is an official map of a community, on which the Federal Insurance Administrator has delineated both the areas of special flood hazard and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM). A FIRM may also refer to a Flood Insurance Risk Map.

Flood insurance study see flood elevation study.

Floodplain or flood-prone area is any land area susceptible to being inundated by water from any source.

Floodplain management is the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

Floodplain management regulations is such **federal**, state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

Flood proofing is any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Floodway see regulatory floodway.

Floodway encroachment lines is the lines marking the limits of floodways on federal, state and local floodplain maps.

Freeboard is a factor of safety usually expressed in feet above a mandatory base flood elevation for purposes of flood plain management.

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

Hazardous Velocities is the 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.

Highest adjacent grade is the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.

Historic building see historic structure.

Historic structure is any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. 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;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
4. Individually listed on a local inventory of historic places as approved by Council.

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.

Improvement is any alteration, addition, or structural repair to an existing structure where “substantial improvement” or “substantial damage” is not a factor.

Land Characteristic is an attribute of land that can be measured or estimated.

Limit of Moderate Wave Action (LIMWA) is the line shown on FIRMs to indicate the inland limit of the area expected to receive 1.5-foot or greater breaking waves during a 1-percent-annual flood event.

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.A.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.

Low value structure see “Accessory Structure.”

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

Lowest floor means the lowest floor of the lowest enclosed area (including basement). Unfinished or flood resistant enclosure, usable solely for the parking of vehicles, building access, or storage in an area other than a basement area is not considered a building’s lowest floor; provided such enclosure is not built so as to render the structure in violation of this Ordinance.

Mangrove stand means an assemblage of mangrove trees which is mostly low trees noted for a copious development of interlacing adventitious roots above the ground and which contain one (1) or more of the following species: Black mangrove (*Avicennia nitida*); Red mangrove (*Rhizophora mangle*); White mangrove (*Longunculariaracemosa*); and buttonwood (*Conocarpus erecta*).

Manufactured home means a structure, transportable in one (1) or more sections, which is built on a permanent chassis and is designed to meet HUD standards, for use with or without a permanent foundation when attached to the required utilities. The term “manufactured home” does not include a “recreational vehicle”.

Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.

Manufactured home permanent foundation is a foundation designed by a Professional Engineer registered in South Carolina, with said design subject to the approval of the

building official. A bolt-on/bolt-off foundation system is considered as a permanent foundation for mobile homes placed into a manufactured home park.

Mean sea level is, for the purpose of this ordinance, the Nations 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 (FIRM) are shown.

Modular building unit is a building or set of building components manufactured off-site and transported to the point of use for installation or erection, with or without other specified components, as a finished building and not designed for ready removal to another site, and built in accordance to the Modular Construction Act of the State of South Carolina. This term is not to be limited to residential dwellings.

New construction is, for flood plain management purposes, structures for which the start of construction commenced on or after the effective date of a Flood Plain Management Ordinance adopted by the community, November 15, 1973 and includes subsequent improvements to such structures. (Exception: An addition to an existing structure (built prior to November 15, 1973) is not considered "new construction" unless it is a substantial improvement.)

New development is any of the following actions undertaken by any person, including, without limitation, any public or private individual entity: a) division or combination of lots, tracts, or parcels or other divisions by plat or deed; b) the construction, installation, or alteration of land, a structure, impervious surface or drainage facility; c) clearing, scraping, grubbing or otherwise significantly disturbing the soil, vegetation, mud, sand or rock of a site, or changing the physical drainage characteristics of the site; or d) adding, removing, exposing excavating, leveling, grading, digging, burrowing, dumping, piling, dredging, or otherwise disturbing the soil, vegetation, mud, sand or rock of a site. The transition from native landscapes to a developed condition reduces the infiltration, evapotranspiration, and surface roughness onsite, regardless of the amount of green space and BMPs implemented into the site design.

New manufactured home park or subdivision is 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 pads) was completed on or after November 15, 1973.

Planning and Zoning Official is the individual charged with administration and enforcement of planning and zoning for the County.

Pre-Development is the conditions that existed prior to the initiation of the land disturbing or redevelopment activity, or at the time of application, whichever is earlier, in terms of topography, vegetation, land use and rate, volume, quality, and direction of stormwater runoff.

Primary frontal sand dune is a continuous or nearly continuous mound or ridge of sand with relatively steep seaward and landward slopes immediately landward and adjacent to the beach and subject to erosion and overtopping from high tides and waves during major 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.

Recreational vehicle is a vehicle, for flood insurance purposes, which is:

1. Built on a single chassis;
2. Four Hundred (400) square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light duty truck; and
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Redevelopment is development on a previously developed site where the impervious surface on the previously developed site is equal to or greater than 20 percent of the total site or where any repair, reconstruction, or improvement to that site or to any structures located on that site such that the cumulative costs of repairs, reconstruction, or improvements, over a five-year period equals or exceeds 49 percent of the fair market value of the property and the structures located on that property. The cost of repairs, reconstruction, or improvements includes remodeling of existing building interiors, resurfacing of paved areas, and exterior building changes. The cost of repairs excludes ordinary maintenance activities that do not materially increase or concentrate stormwater runoff, or cause additional nonpoint source pollution.

Regulatory floodway is 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 to a designated height.

Remedy a violation means to bring the structure or other development into compliance with state or local flood plain management regulations, or, if this is not reasonably possible as provided in the standards for grant of a variance, to reduce the impacts of its noncompliance. Ways that impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of the Ordinance or otherwise deterring future similar violations, or reducing federal, state or local financial exposure with regard to the structure or other development.

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.

Repetitive Loss Area is an area with one or more repetitive loss structures and includes at-risk properties for flooding who may or may not be in a special flood hazard area (SFHA)

as well as those who have made a flood insurance claim previously but do not qualify as a repetitive loss property.

Repetitive Loss Property is any insurable building for which two or more claims of more than \$1,000 were paid by the National Flood Insurance Program (NFIP) within any rolling ten-year period, since 1978. A RL property may or may not be currently insured by the NFIP.

Resilience is the ability of a community to respond, adapt, and thrive under changing conditions, including, but not limited to, recurrent burdens and sudden disasters.

Riverine means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

Sand dune is a naturally occurring accumulations of sand in ridges or mounds landward of the beach.

Sea Level Rise is an increase in sea level that is primarily related to climate change: added water from melting ice sheets and glaciers and the expansion of seawater as it warms. Global sea level has been increasing over the past century, and the rate has increased in recent decades.

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.

60-year setback is a distance equal to sixty (60) times the average annual long term recession rate at a site, measured from the reference feature.

Severe Repetitive Loss Property is a properties with at least four claims for buildings and/or contents of more than \$5,000 or at least two building- only payments that cumulatively exceeded the value of the property.

Small accessory structure see "accessory structure"

Special flood hazard area (SFHA) see "area of special flood hazard."

Special hazard area is an area having special flood, mudslide (i.e., mudflow), or flood-related erosion hazards, and shown on a flood hazard boundary map or flood insurance rate map.

Start of construction (for other than new construction or substantial improvements under the Coastal Barrier Resources Act (Pub. L. 97-348)), includes substantial improvement, and means the date the construction permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab

or footings, the installation of piles, the 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 a basement, 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 a building, whether or not that alteration affects the external dimensions of the building.

Stem walls are a solid perimeter foundation wall on a continuous spread footing backfilled to the underside of the floor slab. Refer to Flood Elevation Diagram Number 1B.

Structure is, for floodplain management purposes, a walled and roofed building, including gas or liquid storage tanks that is principally above ground, as well as modular and manufactured homes.

Subdivision is all divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, lease, or building development, and includes all division of land involving a new street or change in existing streets, and includes re-subdivision which would involve the further division or relocation of lot lines of any lot or lots within a subdivision previously made and approved or recorded according to law; or, the alteration of any streets or the establishment of any new streets within any subdivision previously made and approved or recorded according to law, and includes combination of lots of record. (Stormwater and Planning/Zoning)

Substantial damage is damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed forty-nine (49) percent of the market value of the structure before the damage occurred as determined by the Building Official. Floodplain management requirements for new construction apply to substantial damage.

Substantial improvement is any reconstruction, rehabilitation, addition or other improvement of a structure, taking place during any five (5) consecutive years in the life of a building, the cumulative cost of which equals or exceeds forty-nine (49) percent of the market value of the existing structure at the date of "start of construction" of the improvement as determined by the Building Official. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of 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

2. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure by the Department of Interior.

30 year setback is a distance equal to thirty (30) times the average annual long term recession rate at a site, measured from the reference feature.

Unnumbered A Zone is a zone without base flood elevations determined. These are still considered special flood hazard areas.

"VE" Zone is a high risk areas subject to inundation by at least a 1-percent-annual-chance flood event as determined by detailed methods, and where wave action is expected with wave heights of more than 3.0 feet. BFEs or base flood depths are shown within these zones.

Variance is a grant of relief from the requirements of this Ordinance which permits construction in a manner otherwise prohibited by this Ordinance where specific enforcement would result in exceptional hardship.

Violation is the failure of a structure or other development to be fully compliant with the county's flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this Ordinance is presumed to be in violation until such time as that documentation is provided.

Watersheds are areas of land that drains to a single point, bounded by higher elevations at the edges. Within a watershed, water travels over land until it reaches a body of water, and as the water passes farther downstream, draining a larger area, eventually everything leads to the ocean. In coastal areas, wetlands border the land, and many of the local streams and creeks enter wetlands before discharging to the ocean. Wetlands perform a crucial function in the watershed, intercepting pollutants carried downstream and removing them from the water in a natural treatment process. Additionally, wetlands slow the water down, acting as a buffer for hurricanes and reducing severity of flooding.

Water surface elevation is the height, of floods of various magnitudes and frequencies in the flood plains of coastal or riverine areas.

"X" Zone (shaded) is the moderate risk areas within the 0.2-percent-annual-chance floodplain, areas of 1-percent-annual-chance flooding where the average depths are less than one (1) foot. No BFEs or base flood depths are shown within these zones

"X" Zone (unshaded) is the minimal risk areas outside the 1-percent and 0.2-percent-annual-chance floodplains. No BFEs or base flood depths are shown within these zones.

100 Year Flood see Base Flood.

Secs. 9-11 - 9-19. Reserved.

ARTICLE III.

GENERAL PROVISIONS

Sec. 9-20. Lands to which this Ordinance applies.

This Ordinance shall apply to all areas of special flood hazard within the jurisdiction of Charleston County.

Sec. 9-21. Basis for establishing the areas of special flood hazard.

Charleston County declares that the Charleston County Flood Insurance Study, including the FIRMS dated **January 29, 2021**, copies of which are on file in the Office of Building Inspection Services and online at charlestoncounty.org and msc.fema.gov, is hereby adopted and declared to be as fully a part of this chapter as if set forth herein. Letters of Map Change (LOMC) to these adopted maps authorized by the National Flood Insurance Program (NFIP) shall become effective immediately upon the date established by the NFIP.

Sec. 9-22. 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 Charleston County or by any officer or employee thereof for any flood damages that result from reliance on this Ordinance or any administrative decision lawfully made thereunder.

Sec. 9-23. Severability.

If any provision of this Ordinance or its application to any circumstance is held by a court of competent jurisdiction to be invalid for any reason, then this holding does not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and, to this end, the provisions of this Ordinance are severable.

Secs. 9-24 - 9-29. Reserved.

ARTICLE IV. ADMINISTRATION

Sec. 9-30. Designation of Building Official.

The County Building Official ("Building Official"), and/or his designee, is hereby appointed to administer and implement the provisions of this Ordinance.

Sec. 9-31. Duties and responsibilities of the Building Official.

1. Duties of the Building Official shall include, but not be limited to:
 - a. Review all applications for construction permits to assure that proposed work meets all of the requirements of this Ordinance, the requirements of 44 CFR, and are adequate to determine whether proposed building sites will be reasonably safe from flooding.
 - b. Review Application for a construction permit prior to authorizing the commencement of any construction activities. The following information, as a minimum, is required to be reviewed:
 - i. A complete set of building plans drawn to scale and showing, at a minimum, elevations for each exterior wall; floor plan(s); foundation and wall sections and details; stair details; and electrical, plumbing and mechanical riser diagrams. The plans shall give a full description of proposed construction including a site plan identifying area(s) having special flood related hazards as applicable.
 - ii. Plans shall indicate the Base Flood Elevation (BFE) and the Design Flood Elevation (DFE) elevation of the proposed building, verification that materials proposed below the DFE are flood resistant per FEMA Technical Bulletin 2; If applicable, include flood proofing certification (non-residential), hydrostatic venting information, breakaway wall details and certifications from a Registered Architect/Engineer.
 - c. Maintain permanent copy of building permits issued and copies of all required certifications for the life of the structure.
 - d. Where interpretation is needed as to the exact location and elevation of all areas of special flood hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), the Building Official shall make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this Ordinance.
 - e. Maintain a copy of letter of map changes (LOMC) issued by FEMA in the Office of the Building Official.
 - f. Maintain on file for public access flood maps issued by the Federal Emergency Management Agency (FEMA).

- g. Review violations that occur during the course of construction. Failure of the contractor to make required changes shall be cause for issuance of a stop-work order for the project.
- h. When base flood elevation or floodway data have not been provided by the applicants, the Building Official shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a federal, state or other source.
- i. Advise owners that no new flood insurance coverage may be provided for any new construction of, or substantial improvement to, a structure located within the coastal barrier resources system as defined in Section 4 of the Coastal Barrier Resources Act.
- j. Determine the elevation requirement for construction in flood zones.
- k. 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 **and that no adverse impact occurs during the development process as authorized by the 44 CFR 59 and 60.**
- l. Notify adjacent communities and the South Carolina Department of Natural Resources prior to any alteration or relocation of a watercourse and submit evidence of such notification to the Federal Emergency Management Agency.
- m. Ensure that maintenance and inspections are provided within the altered or relocated portion of watercourses so that the flood-carrying capacity is not diminished, and maintain records of the same until completion of the project.
- n. **Notify all repetitive loss area structures of their risk of flooding and the services available to them.**

Sec. 9-32. Duties and responsibilities of the Planning and Zoning Official shall include, but not be limited to: require a zoning permit to be issued in conformance with the provisions of the Charleston County Zoning and Land Development Regulations, as amended, and/or the *Charleston County Comprehensive Plan* prior to the commencement of any development or construction activities. The permit shall give a full description of proposed construction.

Sec. 9-33. Duties and responsibilities of the Public Works Official shall include, but not be limited to: requiring stormwater permit approval in conformance with the provisions of the Charleston County Stormwater Management Program, and the Charleston County Stormwater Program Permitting Standards and Procedures Manual prior to the commencement of any land disturbance or development activities and requiring

encroachment permit approval in conformance with the Encroachment Permit Procedure prior to impacting public right-of-way or easement. The stormwater approval should provide a full description of the proposed construction.

1. To coordinate, implement, maintain, and manage Charleston County's drainage systems.
2. To deny an applicant connection to Charleston County stormwater systems or facilities if County requirements are not met.

Sec 9-34 – 9-39. Reserved.

ARTICLE V. PROVISIONS FOR FLOOD HAZARD REDUCTION

Sec. 9-40. General standards.

1. All new construction and substantial improvements within the areas of special flood hazard and when established as a flood area outside the special flood hazard areas shall comply with the following:
 - a. Be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy and debris impact.
 - b. Be constructed to meet or exceed the required Design Flood Elevation (DFE), which is the base flood elevation plus a two (2) foot freeboard.
 - c. When proposed new construction and substantial improvements are partially located in an area of special flood hazard, the entire structure shall meet the standards for new construction.
 - d. When proposed new construction and substantial improvements are located in multiple flood hazard risk zones or in a flood hazard risk zone with multiple base flood elevations, the entire structure shall meet the standards for the most hazardous flood hazard risk zone and the highest base flood elevation.
 - e. Be constructed with Class 4 or 5 materials resistant to flood damage as per FEMA Technical Bulletin 2, entitled "Flood-Resistant Materials Requirements for Buildings Located in Special Flood Hazard Areas", incorporated herein by reference, in all areas below the design flood elevation,
 - f. Be constructed by methods and practices that minimize potential for flood damages.

- g. A temporary construction trailer may only be permitted to be on site for fewer than 180 consecutive calendar days at a time, and must be fully ready for highway use, and shall be attached to the site only by quick disconnect type utilities and security devices.
 - h. 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 2 feet (freeboard).
 - i. **Be constructed with methods and practices outlined in ASCE24 or an at least equally stringent standard.**
2. Elevation Certificate Requirements when a structure is constructed or substantially improved in the area of special flood hazard:
- a. A certified under construction Elevation Certificate is required, after the lowest floor is completed and before any further inspections are accepted and vertical construction commences.
 - b. Floodproofing Certificate for non-residential construction including flood-proofing level is required immediately after the flood-proofing is completed. When flood-proofing is utilized for non-residential structures, said certification shall be prepared by or under the direct supervision of a professional engineer or architect and certified by same.
 - c. A certified finished construction Elevation Certificate shall be provided after completion of construction including final grading of the site.
 - d. Elevation Certificates shall be prepared by or under the direct supervision of a registered land surveyor or professional engineer and certified by same.
 - e. Any work undertaken prior to approval of these certifications shall be at the permit holder's risk. The Building Official shall review the above referenced certification data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further work being allowed to proceed.
 - f. Failure to submit certification or failure to make the corrections required hereby shall be cause to issue a stop work order for the project and/or the Certificate of Occupancy may be withheld.
3. New development in the area of special flood hazard shall minimize disruption to shorelines, stream channels, stream banks, and the regulatory floodway.
4. **Water Supply Systems - All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system. 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.

5. Existing buildings and structures:
 - a. Where substantial improvement or substantial damage is not a factor, replacement of electrical, heating, plumbing, heating and air conditioning equipment to existing structures shall be elevated to at least the existing lowest floor level or to the design flood elevation; and replacement ductwork installed below DFE shall be designed so as to prevent water from entering or accumulating within during conditions of flooding.
 - b. Improvements to a structure where substantial improvement or substantial damage is not a factor shall be designed and constructed so as to meet the requirements of this Ordinance, with an exception that the minimum elevation of the lowest floor of an improvement may match the existing legally non-conforming structure existing lowest floor.
6. Modular construction shall be consistent with the South Carolina Modular Building Construction Act (South Carolina Code Section 23-43-10 *et seq.*) as may be amended from time to time, which is incorporated herein by reference.
7. Enclosures below the design flood elevation, shall be the minimum necessary to allow for parking of vehicles, limited storage, or entry to the living area.
8. An exterior door with a landing shall be installed at the top of the stairs that provides access to the building.
9. Accessory Residential Structure Specific Standards:

New construction or substantial improvements to residential accessory structures that contain habitable space shall meet the requirements of new construction as contained in this Ordinance.

Small and/or low value accessory structures that do not contain habitable space may be exempted from the elevation requirements in AE Zones only, provided the following conditions are met:

 - a. The building is constructed of flood-resistant materials below the design flood elevation.
 - b. Exterior perimeter walls are provided with openings to relieve hydrostatic pressure and the interior is not partitioned or finished into separate rooms.
 - c. Electrical, heating, ventilation, plumbing, air conditioning, and other service facilities are prohibited, except for essential lighting and power circuits. Flood elevation certificates may be required to determine the elevation of electric or other utility

services provided to the accessory structure. Services facilities such as electrical and heating equipment shall be elevated or floodproofed to DFE.

- d. Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters. Accessory structures shall be firmly anchored to prevent flotation which may result in damage to other structures.
- e. The building is used only for parking of vehicles and/or limited storage of equipment used to service the principal building.

10. Manufactured Home Additional Specification Standards:

- a. Permits shall be obtained for placement of manufactured homes or temporary construction trailers.
- b. All manufactured homes permitted to be placed shall be installed using methods and practices which minimize flood damage, which include but are not limited to elevating the lowest floor of the manufactured home on a permanent foundation, as defined herein as a *manufactured home permanent foundation*, to or above the design flood elevation in A or AE zones only.
 - i. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement.
 - ii. Methods of anchoring may include, but are not to be limited to, use of over-the-top or frame ties to ground anchors.
 - iii. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.
 - iv. Designs for manufactured home permanent foundations are subject to approval of the Building Official.

11. Recreational Vehicles Additional Specific Standards:

All recreational vehicles, other than those parked at another permanent structure temporarily while not in use, placed or sited within special flood hazard areas must:

- a. Be on the site for fewer than 180 consecutive calendar days, and
- b. Be fully registered and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.
- c. If the vehicle is to remain in an A or AE zone, it must be elevated in accordance with requirements for manufactured homes as provided in section 9-41 of this article.

Sec. 9-41. Specific standards in addition to 9.40 general standards for Unnumbered A Zones and AE Zones

1. All new construction and substantial improvements of residential structures shall be elevated so that the top of the lowest floor level (including basement) is elevated to or above the design flood elevation.
2. All new construction and substantial improvements of non-residential structures may be floodproofed below DFE if they are designed so that below the design flood elevation the structure 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 including attendant utilities and sanitary facilities.
 - a. Where a non-residential structure is intended to be made watertight below the base flood level,
 - i. A Registered Professional Engineer or Architect licensed in South Carolina shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of this Ordinance, including but not limited to *Floodproofing Non- Residential Buildings* (FEMA P-936) as published by the Federal Emergency Management Agency incorporated herein by reference, and
 - ii. A record of such certificates which includes the specific elevation (in relation to mean sea level) to which such structures are flood proofed shall be maintained with the Building Official.
3. Enclosed areas below the design flood elevation, including foundation crawl space areas, shall be designed to automatically equalize hydrostatic and hydrodynamic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered Professional Engineer or Architect licensed in South Carolina or meet or exceed the following minimum criteria.
 - a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
 - b. The bottom of all openings shall be no higher than one foot above grade.
 - c. **Only the portions of openings that are below the base flood elevation (BFE) can be counted towards the required net open area.**
 - d. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of flood waters.

- e. The area of the opening is the net clear opening calculated as the open area (excluding area of screening or other coverings that prohibit the free flow of water through the opening).
 - f. **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.**
4. In special flood hazard areas without base flood elevation data, new construction or substantial improvements of structures shall be elevated to at least two (2) feet above the anticipated flood elevation during a *base flood*, as determined through an engineering analysis meeting the Federal Emergency Management Agency guidelines for flood insurance studies with the floodway to be established with no more than 0.5 ft. rise.

Sec. 9-42. Specific standards in addition to 9.40 general standards for VE and Coastal A Zones.

1. VE zones and Coastal A Zones are areas designated as coastal high hazard areas. These areas have special flood hazards associated with wave wash, and therefore, the following provisions shall apply:
- a. All new construction and buildings that are substantially damaged or improved within VE zones and Coastal A Zones are to be located landward of the reach of 2 feet above the nationally recognized mean high tide.
 - b. Provide that all new construction and substantial improvements in zone VE and Coastal A Zone on the Charleston County FIRM, are elevated on pilings or columns so that:
 - i. The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to or above the design flood elevation, and
 - ii. The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by the *International Building Code or International Residential Code* as adopted and periodically amended by the State.
 - iii. A Registered Professional Engineer or Architect licensed in South Carolina shall develop and/or review the structural design, specifications and plans for construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions.

- c. New construction and substantial improvements shall have the space below the lowest floor either free of obstruction or constructed with non-supporting breakaway walls, open wood latticework, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system. A breakaway wall shall be permitted only if a Registered Professional Engineer or Architect licensed in South Carolina certifies that the designs proposed meet the following conditions:
 - i. Breakaway wall collapse shall result from a water load less than that which would occur during the base flood; and,
 - ii. The elevated portion of the building and supporting foundations system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and non- structural). Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable state or local building standards.
 - iii. Electrical, mechanical and plumbing system components are not to be mounted on or penetrate through walls that are designed to break away under flood loads.
- d. There shall be no fill used as structural support. Non-compacted fill may be used around the perimeter of a building for landscaping/aesthetic purposes provided the fill will wash out from storm surge, thereby rendering the building free of obstruction prior to generating excessive loading forces, ramping effects, or wave deflection. The Building Official shall approve design plans for landscaping/aesthetic fill only after the applicant has provided an analysis by an Engineer, Architect, and/or Soil Scientist licensed in South Carolina which demonstrates that the following factors have been fully considered:
 - i. Particle composition of fill material does not have a tendency for excessive natural compaction;
 - ii. Volume and distribution of fill will not cause wave deflection to adjacent properties; and,
 - iii. Slope of fill will not cause wave run-up or ramping.
- e. Man-made alteration of sand dunes and mangrove stands within VE and Coastal A Zones which would increase potential flood damage shall be prohibited.
- f. Pre-construction and as-built design and breakaway wall certifications, where applicable, shall be provided by Registered Professional Engineers and/or Architects licensed in South Carolina for new and substantially improved

structures in VE and Coastal A Zones on the Charleston County FIRM. These certificates shall also be provided for all lateral additions to structures in the VE and Coastal A Zones.

- g. Enclosed areas below the lowest floor shall be the minimum necessary to allow for parking of vehicles, limited storage, and access to the primary occupancy.
 - h. Walls intended to break away under flood loads as specified shall have flood openings that meet the criteria in the general standards section for enclosed space below design flood elevation.
2. Appurtenant features; defined as swimming pools, decks, gazebos, fences, and other features as determined by the building official as potentially causing an obstruction in the *coastal high hazard area*; must comply with the Federal Emergency Management Agency (FEMA) Technical Bulletin 5, *Free of Obstruction Requirements*, or any revisions thereto, incorporated herein by reference.
 3. Any and all other obstructions located in the VE Zone shall meet all applicable requirements of this Ordinance.
 4. Additional Specifications for Manufactured Homes and Recreational Vehicles in VE and Coastal A Zones:
 - a. New or replacement manufactured homes (e.g. those designed to meet HUD standards) shall not be placed within property located in VE and Coastal A Zones.
 - b. Existing manufactured homes in VE and Coastal A Zones may be permitted to remain as long as the structure complies with minimum health and safety standards and is anchored to resist flotation, collapse, lateral movement or debris impacts.
 - c. The placement of a permanent recreational vehicle is prohibited in VE and Coastal A Zones.
 5. In Coastal A Zones, stem wall foundations supporting a floor system above and backfilled with soil or gravel to the underside of the floor system shall be permitted provided that the foundations are designed to account for wave action, debris impact, erosion and local scour. Where soils are susceptible to erosion and local scour, stem wall foundations shall have deep footings to account for the loss of soil. Stem walls are to be limited to a height of two feet above existing grade.

Sec. 9-43. Standards for Floodways.

1. Areas of special flood hazard established as regulatory floodways in the Charleston County Flood Insurance Rate Map (FIRM) and/or the Charleston County Flood

Insurance Study are the Charleston County designated floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles and has erosion potential, the following provisions shall apply:

- a. Prohibition of encroachments, including fill, new construction, substantial improvements and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice in accordance with the Charleston County Flood Insurance Study or as otherwise deemed appropriate by FEMA or the Building Official, certified by a South Carolina licensed Engineer, that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharges.
 - b. Encroachments may be permitted within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the applicant first applies for a conditional FIRM and floodway revision, fulfills the requirements for such revisions as established under the provisions of §65.12 of 44 CFR and receives the approval of the federal insurance administrator.
 - c. The area chosen for the regulatory floodway must be designed to carry the waters of the base flood, without increasing the water surface elevation of more than 0.5 foot at any point.
2. Standards for streams with established base flood elevations but without floodways along rivers and streams where base flood elevation data is provided but no floodway is identified for a Special Flood Area on the FIRM or in the FIS. The following provisions apply within such areas:
- a. No encroachments, including fill material, new construction, or substantial improvement 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 at any point.

Sec. 9-44. Standards for subdivision proposals and other development.

Standards for subdivision proposals shall meet or exceed the following minimum criteria:

1. All subdivision proposals shall be consistent with the need to minimize flood damage;
2. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage;

3. Base flood elevation data shall be provided for all subdivision proposals (including manufactured home parks and subdivisions).
4. All subdivision proposals and other proposed new development shall have adequate drainage provided to reduce exposure to flood damage.
5. In all areas of special flood hazard where base flood elevation data is 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.

Secs. 9-47–9-49. Reserved.

ARTICLE VI. APPEALS AND VARIANCES

Sec. 9-50. Appeal and variance procedures.

1. The Charleston County Construction Board of Adjustment & Appeals as established by County Council shall hear and decide appeals and requests for variance meeting the following provisions from the requirements of this Ordinance:
 - a. Public notice of all meeting of the Board shall be provided by at least electronic delivery to the news television stations, the newspaper of general circulation, the radio communication companies, and several individual town/jurisdictional distribution papers.
 - b. Decisions on which a variance or appeal pertinent to floodplain management issue is requested shall be those made by the Building Official or his designee.
 - c. Requests for a hearing for a variance or appeal of a decision shall be in writing, and shall be received in the Office of the Building Official within 30 calendar days of notice to the appellant of the decision.
 - d. The appellant shall be the owner of the property affected by the decision or his or her duly authorized representative.
2. This Board shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Building or the Planning and Zoning Official in the enforcement or administration of this Ordinance.
3. Any person aggrieved by the decision of this Board or any taxpayer may appeal such decision, as provided in §4-9-30 of the S.C. Code of Laws.

4. Variances may be issued for the repair or rehabilitation of historic structures upon a 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 to preserve the historic character and design of the structure.
5. Variances may be issued for a new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that requirements of this article are met and the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.
6. Variances may be issued to wet flood proof an expansion to an existing farm structure in accordance with Technical Bulletin 7, *Wet Flood Proofing Requirements for Structures Located in Special Flood Hazard areas in accordance with the National Flood Insurance Program* available from the Federal Emergency Management Agency. The structure must meet all of the conditions and considerations for variances otherwise established within this Ordinance. In addition, the following standards shall apply:
 - a. Use of the structure must be limited to agricultural purposes such as pole frame buildings with open or closed sides used exclusively for the storage of farm machinery and equipment; steel grain bins and steel frame corn cribs; and general purpose barns for temporary feeding of livestock;
 - b. The expansion to an existing farm structure must be built or rebuilt, in the case of an existing building which is substantially damaged, with flood resistant materials for building elements below the base flood elevation;
 - c. The expansion to an existing farm structure must be adequately anchored to prevent flotation, collapse or lateral movement. All of the structure's components must be capable of resisting specific flood-related forces including hydrostatic, buoyancy, hydrodynamic and debris impact forces;
 - d. The expansion to an existing farm structure shall meet the requirements for hydrostatic venting requirements of this Ordinance.
 - e. Electrical, mechanical or other utility equipment must be located at or above the design flood elevation, or must be maintained in a flood proofed enclosure complying with this Ordinance which is capable of resisting damage during flood conditions;
 - f. The expansion to an existing farm structure must comply with floodway encroachment provisions of this Ordinance;
 - g. Major equipment or machinery must be protected from damage by flooding, which may include safely removing the contents of an expansion to an existing farm structure to a specified site out of the flood plain upon notification of potential flooding event.

7. In passing upon such applications, this board shall consider all staff reports and technical evaluations, all relevant factors and all standards specified in other sections of this Ordinance, and
 - a. The danger that materials may be swept onto other lands to the injury of others;
 - b. The danger to life and property due to flooding or erosion damage;
 - c. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - d. The importance of the services provided by the proposed facility to the community;
 - e. The necessity of the facility to a waterfront location, in the case of a functionally dependent usage;
 - f. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
 - g. The conformance of the proposed use to the *Charleston County Comprehensive Plan* and the *Charleston County Zoning and Land Development Regulations*;
 - h. The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - i. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site during a base flood event, and
 - j. The costs of providing governmental services to the site 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.
8. The Board may attach such reasonable conditions to the granting of variances as it deems necessary to further the purpose of this Ordinance.
9. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result, nor shall a variance be based on financial hardship alone; nor solely due to existing or as-built elevation deficiencies that will cause extreme hardship.
10. Conditions for variances:
 - a. Variances shall be issued only on a determination that the variance is the minimum necessary needed to afford relief considering the flood hazard; and in the instance of an historical building, a determination that the variance is

the minimum necessary so as not to destroy the historic character and design of the building;

- b. Variances shall be issued only upon:
 - i. a showing of good and sufficient cause; and
 - ii. a determination that failure to grant the variance would result in exceptional hardship; and
 - iii. a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, creation of a nuisance, fraud on or victimization of the public, or conflict with other existing laws or Ordinances.
- c. Any applicant to whom a variance is granted shall be given written notice specifying the differences between the base flood elevation and the elevation of which the building is to be built and a statement that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation, and
- d. The Building Official shall maintain the records of all appeal actions and report any variances granted to the Federal Emergency Management Agency upon request.
- e. Variances may not be issued when the variance will make the structure in violation of other federal, state or local laws, regulations or Ordinances.

Secs. 9-51 – 9-59. Reserved.

ARTICLE VII.
COMPLIANCE FOR PROPOSED REAL ESTATE TRANSACTIONS

Section 9-60. Provision for Inspections.

1. For the purpose of establishing pre-existing conditions which may not be in compliance with the Charleston County Flood Damage Prevention and Protection Ordinance, it is hereby established that the Building Services Department is authorized to conduct inspections of existing structures at the request or with the consent of the owner of the structure or his agent for compliance with the Charleston County Flood Damage Prevention and Protection Ordinance when requested for a proposed real estate transaction or insurance policy issue.
2. The County Building Official may promulgate regulations for the implementation of this program, consistent with the intent hereof and with the terms of the remainder of Chapter 9 of the code of Ordinances of Charleston County.

3. These inspections are to be conducted at a convenient time for the property owner or his agent and during the normal operating hours of the Building Services Department.
4. Reports generated as a result of these inspections are to be considered public records and are to be maintained in the Office of the Building Official in accordance with the County Records Retention schedule.

Secs. 9-61-9-69. Reserved.

ARTICLE VIII.
NUISANCES, PENALTIES, ORDINANCE CUMULATIVE, EFFECTIVE DATE

Sec. 9-70. Nuisances within a special flood hazard area.

1. Certain nuisances defined: Notwithstanding anything to the contrary set forth in the *Code of Ordinances, Charleston County, South Carolina*, the following activities occurring within a special flood hazard area constitute a danger to the health, safety, and welfare of the residents of the county, are hereby defined as public nuisances and are prohibited within any special flood hazard area.
 - a. The manufacture, processing, blending, mixing or refining of the following products as defined in the *International Fire Code* as adopted by County Council:
 - i. explosives;
 - ii. blasting agents
 - b. Storage of the products listed in subsection (a) above, except that the retail sale of packages products off-the-shelf at properly licensed and otherwise authorized retail sales outlets, is allowed.
2. *Defense* – Prior use of property. It shall be a defense to prosecution pursuant to section (1) above if:
 - a. Property located within a special flood hazard zone was being used for a purpose defined as a nuisance in section (a) above, before August 3, 1971, has been continuously used for such purpose thereafter, and such use:
 - i. Was a permitted use pursuant to the County zoning Ordinance as of August 3, 1971; or
 - ii. Constituted a lawful non-conforming use under the County's Zoning Ordinance on August 3, 1971; and

- b. Property which becomes located within a special flood hazard area as the result of an amendment to the County's FIRM was being used for a purpose defined as a nuisance in section (a) above, before the effective date of the amended FIRM, has been continuously used for such purpose thereafter, and such use:
 - i. Was permitted use pursuant to the County's Zoning Ordinance as of the effective date of the FIRM; or
 - ii. Constituted a lawful non-conforming use under the County's Zoning Ordinance on the effective date of the FIRM.

Sec. 9-71. Penalties.

1. *Criminal penalties:* 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 (\$500.00) dollars or imprisoned for not more than thirty (30) days, or both, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent Charleston County from taking such other lawful actions as are necessary to prevent or remedy any violation.
2. *Civil Remedies:* In addition to any other criminal or civil remedies that may be available to the County, the County may seek and obtain an injunction against the owner or owner's representative with control over the property in accordance with applicable laws and procedures.

Sec. 9-72. Ordinance cumulative.

The provisions of this Ordinance are to be cumulative of all other Ordinances or parts of Ordinances governing or regulating the same subject matter as that covered herein, provided, however, that all prior Ordinances or parts of Ordinances inconsistent with or in conflict with any of the provisions of this Ordinance, including, but not limited to, Ordinance No. ####, 2035, 1838, 1526, and 1349, are hereby expressly repealed to the extent of any such inconsistency or conflict. The enactment of this Ordinance shall not serve to terminate or be cause for the termination of the prosecution of any civil or criminal actions under the prior Ordinances which were pending at the time of the enactment hereof.

Sec. 9-73. Abrogation and Greater Restriction:

This Ordinance shall not in any way impair/remove the necessity of compliance with any other applicable laws, Ordinances, regulations, etc. Where this Ordinance imposes a greater restriction, the provisions of this Ordinance shall control.

Sec. 9-74. Effective date is as follows:

Flood Ordinance No. ####

This Ordinance shall be effective immediately for all new permits issued on or after date of ratification.

Ordinance No.	Adopted	Effective
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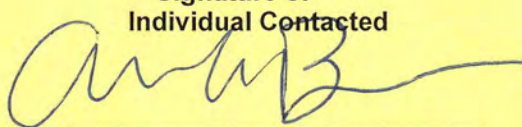
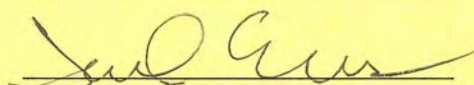
9.

**SHORT-TERM
RENTAL ZONING
PERMIT FEE
AMENDMENTS**

COMMITTEE AGENDA ITEM

TO: BILL TUTEN, CHIEF OF STAFF/ACTING COUNTY ADMINISTRATOR
 THROUGH: WALT SMALLS, CHIEF DEPUTY ADMINISTRATOR *W.L.S. 8/17*
 FROM: JOEL EVANS DEPT. PLANNING
 SUBJECT: SHORT-TERM RENTAL ZONING PERMIT FEE AMENDMENTS
 REQUEST: AMEND THE ZONING PERMIT FEES FOR SHORT-TERM RENTALS
 COMMITTEE OF COUNCIL: FINANCE DATE: SEPT. 3, 2020

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Yes	N/A	Signature of Individual Contacted
Legal Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Procurement/Contracts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Zoning Regulations / Comp. Plan Compliance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Community Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Grants Auditor	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item
			\$0.00	

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: *Paul Mile*
 Fiscal impact: *Additional revenue would assist Planning in covering costs to administer short-term rentals.*

**CHIEF OF STAFF/
 ACTING COUNTY ADMINISTRATOR'S SIGNATURE:** 

ORIGINATING OFFICE PLEASE NOTE:

DUE DATE TO ADMINISTRATOR'S OFFICE IS 5:00 P.M. ON TUESDAY OF THE WEEK PRECEDING THE COMMITTEE MEETING.

SITUATION

On July 24, 2018, County Council adopted ZLDR Article 6.8, Short-Term Rentals, which regulated short-term rentals for the first time, and amended the County Fee Ordinance to incorporate fees for Short-Term Rental Zoning Permits. Since the adoption of the Short-Term Rental Regulations (STR) Ordinance, the County has hired a code enforcement officer dedicated solely to enforcing it and has purchased software that tracks short-term rental advertisements and identifies their addresses, which allows staff to identify whether or not they are operating in violation of the STR Ordinance. After almost two years of implementing and enforcing the STR Ordinance, staff has identified several matters that need to be clarified or changed, which are being addressed through amendments to the STR Ordinance. In addition, the cost of administering and enforcing the STR Ordinance is far higher than envisioned when the Fee Ordinance was amended to include Short-Term Rental Zoning Permit Fees in 2018; therefore, increases in those fees are being proposed.

ACTION REQUESTED OF COUNCIL

Approve the proposed amendments to the Fee Ordinance recommended by the Planning Commission (see attached).

DEPARTMENT HEAD'S RECOMMENDATION

Amend the Fee Ordinance to increase Short-Term Rental Zoning Permit fees as recommended by the Planning Commission.

Proposed Amendments to the Charleston County Fee Ordinance for Short-Term Rental Zoning Permit Fees

Service	Fee
SHORT-TERM RENTAL ZONING PERMITS	
<p>a. Short-Term Rental Permit: <i>Limited Home Rental (LHR)</i> Note that additional applications, processes, and fees may apply pursuant to the requirements for Short-Term Rentals contained in the Charleston County ZLDR.</p>	<p>\$100.00 \$50.00, provided, however, that the fee for the initial Zoning Permit for a Limited Home Rental Short-Term Rental use shall be \$25.00 if the Zoning Permit application is submitted between July 1st and December 31st.</p>
<p>b. Short-Term Rental Permit: <i>Extended Home Rental (EHR)</i> Note that in addition to the EHR Zoning Permit application and fee, Site Plan Review and Special Exception applications and required fees must be submitted pursuant to the requirements and processes contained in the ZLDR. Zoning Permits for EHRs will not be issued until/unless the Site Plan Review application is approved and the Board of Zoning Appeals approves the Special Exception application.</p>	<p>\$200.00 \$100.00, provided, however, that the fee for the initial Zoning Permit for an Extended Home Rental Short-Term Rental use shall be \$50.00 if the Zoning Permit application is submitted between July 1st and December 31st.</p>
<p>c. Short-Term Rental Permit: <i>Commercial Guest House (CGH)</i> Note that in addition to the CGH Zoning Permit application and fee, a Site Plan Review application (with the required fee) must be submitted pursuant to the requirements and processes contained in the ZLDR. Zoning Permits for CHRs will not be issued until/unless the Site Plan Review application is approved.</p>	<p>\$300.00 \$150.00, provided, however, that the fee for the initial Zoning Permit for a Commercial Guest House Short-Term Rental use shall be \$75.00 if the Zoning Permit application is submitted between July 1st and December 31st.</p>

Notes (for general information – not to be included in the Fee Ordinance):

- When all zoning related application and permit fees are included, the EHR Short-Term Rental Permit zoning permit fees total \$700 (\$200 zoning permit fee + \$250 Site Plan Review application fee + \$250 Special Exception application fee).
- When all zoning related application and permit fees are included, the CGH Short-Term Rental zoning permit fees total \$550 - \$800 (\$300 zoning permit fee + \$250 - \$500 Site Plan Review application fee). In addition, commercial assessment would apply.

**AN ORDINANCE
AMENDING THOSE PORTIONS OF
CHAPTER 2 / ARTICLE V / DIVISION 2 / SECTION 2 - 137
DEALING WITH FEES TO AMEND THE SHORT-TERM RENTAL ZONING PERMIT
APPLICATION FEES**

Section 1.0 - Purpose of Amendment, Finding

WHEREAS, County Council has adopted Short-Term Rental regulations on July 24, 2018, and

WHEREAS, the cost to administer the Short-Term Rental regulations, including purchasing software and adding additional staff, has identified a need to increase the fees associated with Short-Term Rental Zoning Permit Applications, and

WHEREAS, the Planning Commission has reviewed the proposed fees and unanimously recommended approval at their July 13 and August 10, 2020 meetings, and

WHEREAS, Council finds that fees for these applications should be increased in the County's Fee Schedule.

NOW, THEREFORE, be it ordained by Charleston County Council, in meeting duly assembled, as follows:

Section 2.0 - Text Change:

The pertinent portions of Section 2 - 137 of the Charleston County Code of Ordinances entitled "Schedule established" are hereby amended as follows:

County Council hereby establishes the fees of the below-listed services and authorizes the specified fee amounts by the appropriate department of the County government prior to the service being performed:

1. Zoning and Planning Department
 - a. Short-Term Rental Zoning Permit Applications.

Service	Fee
SHORT-TERM RENTAL ZONING PERMIT APPLICATIONS	
a. Short-Term Rental Permit: <i>Limited Home Rental (LHR)</i> <i>Note that additional applications, processes, and fees may apply pursuant to the requirements for Short-Term Rentals contained in the Charleston County ZLDR.</i>	\$100.00
b. Short-Term Rental Permit: <i>Extended Home Rental (EHR)</i> <i>Note that in addition to the EHR Zoning Permit application and fee, Site Plan Review and Special</i>	\$200.00

<p><i>Exception applications and required fees must be submitted pursuant to the requirements and processes contained in the ZLDR. Zoning Permits for VHRs will not be issued until/unless the Site Plan Review application is approved and the Board of Zoning Appeals approves the Special Exception application.</i></p>	
<p>c. Short-Term Rental Permit: <i>Commercial Guest House (CGH)</i> <i>Note that in addition to the CGH Zoning Permit application and fee, a Site Plan Review application (with the required fee) must be submitted pursuant to the requirements and processes contained in the ZLDR. Zoning Permits for CHRs will not be issued until/unless the Site Plan Review application is approved.</i></p>	<p>\$300.00</p>

Section 3.0 – Severability

If any provision of this ordinance or its application to any circumstance is held by a court of competent jurisdiction to be invalid for any reason, this holding does not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are severable.

Section 4.0 - Effective dates; severability

This ordinance shall be effective immediately following approval at third reading. The changes in the Administrative code shall be effective as of approval of third reading.

- First Reading: September 8, 2020
- Second Reading: September 22, 2020
- Public Hearing: October 6, 2020
- Third Reading: October 6, 2020

10.

**PUBLIC SAFETY
COMMITTEE
ACTION ITEMS,
IF ANY**