

Each year, taxpayers and insurance companies spend millions of dollars for disaster relief assistance as a result of flooding. Approximately thirteen percent of South Carolina's land area is subject to flooding; as a result the Department of Homeland Security and the Federal Emergency Management Agency (DHS-FEMA), in conjunction with the South Carolina Department of Natural Resources, have directed local communities to implement certain floodplain management policies to ensure that insurance from the National Flood Insurance Program (NFIP) and other federal disaster assistance is available to the citizens of Oconee County.

Development is defined by the NFIP and the Oconee County Flood Damage Prevention Ordinance, codified in Article II of Chapter 16 in the Oconee County Code of Ordinances, as amended, as any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.

The Oconee County Flood Damage Prevention Ordinance requires all development in a Special Flood Hazard Area (SFHA) comply with the federal regulations governing floodplains. This is an overview of the policies and procedures that will be implemented in the effort to ensure compliance with the ordinance

RESOURCES

Chapter 16, Article II, *Flood Damage Prevention*, of the Oconee County Code of Ordinances may be accessed online at the following addresses:

www.oconeesc.com/planning

www.municode.com/Resources/gateway.asp?pid=13747&sid=40

Information about FEMA Flood Hazard Maps may be accessed online at the following addresses:

www.fema.gov/business/nfip/fhamr.shtm#80

www.fema.gov/media/fhm/firm/ot_firm.htm



Oconee County Planning Department
415 South Pine Street
Walhalla, SC 29691
864-638-4218

Last updated on September 1, 2009

An overview of the FLOODPLAIN MANAGEMENT POLICY IN OCONEE COUNTY, SC



PREPARED BY
OCONEE COUNTY PLANNING DEPARTMENT



PERMIT PROCEDURES

Procedures for obtaining permits for development within parcels impacted by the Special Flood Hazard Area (SFHA)

Submission of Application - When application for a development permit is submitted to Oconee County, Oconee County will review the application to determine whether any portion of the property is located in a SFHA.

- 1. Conference with Applicant** - If the property, or any portion thereof, is located in a SFHA, the appropriate County staff will notify the Oconee County Flood Plains Manager. The Flood Plains Manager will then schedule a conference with the applicant.
- 2. Flood Development Permit** - If it is determined that, upon initial review that the proposed development is located within a SFHA, a floodplain development permit (FDP) is required along with any other federal permits that may be required, including, without limitation, a Letter Of Map Amendment, a Conditional Letter Of Map Revision, or a Letter Of Map Revision. Any development within a SFHA will be required to meet all elevation and/or floodproofing requirements, as set forth in the Oconee County Flood Damage Prevention Ordinance.
- 3. If the proposed development is less than 50 horizontal feet from the SFHA**, the applicant shall provide the Flood Plains Manager with an elevation certificate or a stamped survey by a South Carolina licensed surveyor or engineer showing the SFHA, the development, the distance between the development and the SFHA, and the elevation of the site where the development is located.

When an FDP is issued, the following items may be required by the Flood Plains Manager:

- A flood elevation or floodproofing certification is required after the lowest floor is completed. As soon as possible after the completion of the flood proofing or the lowest floor and before any further vertical construction commences, the FDP holder shall submit an elevation certificate of the lowest floor or a floodproofing certificate, whichever is applicable. The elevation certificate shall be prepared and issued by a South Carolina licensed surveyor or engineer. The floodproofing certificate shall be prepared and issued by a South Carolina licensed engineer or architect. The Flood Plains Manager shall review the elevation or floodproofing certificate for any deficiencies. Any deficiencies detected shall be corrected prior to further work being done. Failure to submit the survey or failure to make said corrections may constitute cause to issue a stop-work order.
- The Flood Plains Manager may conduct a site visit to verify the information contained within the submitted documents.
- A final inspection by the Flood Plains Manager may be necessary near or at the completion of work to verify and certify compliance with the Oconee County Flood Damage Prevention Ordinance.
- For those projects, that involve the Building Codes Department, approval of the inspection by Building Codes staff will be contingent upon receiving certification of compliance by the Flood Plains Manager.
- All other provisions concerning construction in a flood hazard area shall comply with the applicable Oconee County Ordinances and other regulations.

READING A F.I.R.M. MAP:

Hazard Area Designation: These areas appear as dark and light tints. Dark tints indicate areas of greater flood hazard, light indicates areas of lesser flood hazard.



Base Flood Elevation: (BFE) For detailed study areas, this line indicates the water surface elevation of the 1 percent flood event.

