



CITY of POOLER
— GEORGIA —

CITY COUNCIL WORKSHOP – AGENDA

February 18 at 5:00 p.m. | 100 US Highway 80 SW, Pooler, GA 31322

- I. ROLL CALL
- II. CALL TO ORDER
- III. TOPICS OF DISCUSSION

A. Ordinance O2025-01.A - Flood Ordinance Regulations

CHAPTER 50, FLOODS, ARTICLE II – FLOOD DAMAGE PREVENTION, DIVISION 3- PROVISIONS FOR FLOOD HAZARD REDUCTION, SECTION 50.92- SPECIFIC STANDARDS, SECTION 50.93- BUILDING STANDARDS FOR STREAMS WITHOUT ESTABLISHED BASE FLOOD ELEVATIONS AND/OR FLOODWAY (A- ZONES), SECTION 50-94- STANDARDS FOR AREAS OF SHALLOW FLOODING (AO- ZONES), SECTION 50-95- STANDARDS FOR SUBDIVISIONS OR DEVELOPMENT PROPOSALS AND SECTION 50-96- STANDARDS FOR CRITICAL FACILITIES TO AMEND PROVISIONS RELATED TO BASE FLOOD ELEVATION REQUIREMENTS AND TO COMPLY WITH THE STATE MODEL FLOOD ORDINANCE

B. Council Meeting Agenda Review

C. Open Dialogue (Council)

- IV. ADJOURNMENT

PUBLIC NOTICE
City of Pooler, GA
Council Workshop:
Ordinance O2025-01.A - Flood Ordinance Regulations

Notice is hereby given that the Mayor and Council of the City of Pooler, GA are holding a Council Workshop on Tuesday, February 18, 2025 at 5:00 p.m. to discuss proposed Ordinance O2025-01.A - CHAPTER 50, FLOODS, ARTICLE II – FLOOD DAMAGE PREVENTION, DIVISION 3- PROVISIONS FOR FLOOD HAZARD REDUCTION, SECTION 50.92- SPECIFIC STANDARDS, SECTION 50.93- BUILDING STANDARDS FOR STREAMS WITHOUT ESTABLISHED BASE FLOOD ELEVATIONS AND/OR FLOODWAY (A-ZONES), SECTION 50-94– STANDARDS FOR AREAS OF SHALLOW FLOODING (AO- ZONES), SECTION 50-95- STANDARDS FOR SUBDIVISIONS OR DEVELOPMENT PROPOSALS AND SECTION 50-96- STANDARDS FOR CRITICAL FACILITIES TO AMEND PROVISIONS RELATED TO BASE FLOOD ELEVATION REQUIREMENTS AND TO COMPLY WITH THE STATE MODEL FLOOD ORDINANCE, and any other items that may appear on the regular meeting agenda. The Workshop will be held prior to the City Council Meeting at Pooler City Hall, US Highway 80 SW, Pooler, GA 31322. While members of the public are invited to attend, there will be no public comment.



CITY of POOLER
— GEORGIA —

STATE OF GEORGIA }
 }
COUNTY OF CHATHAM }

ORDINANCE O2025-01.A

Flood Ordinance Regulations

AN ORDINANCE TO AMEND THE CITY OF POOLER CODE OF ORDINANCES CHAPTER 50, FLOODS, ARTICLE II – FLOOD DAMAGE PREVENTION, DIVISION 3- PROVISIONS FOR FLOOD HAZARD REDUCTION, SECTION 50.92- SPECIFIC STANDARDS, SECTION 50.93- BUILDING STANDARDS FOR STREAMS WITHOUT ESTABLISHED BASE FLOOD ELEVATIONS AND/OR FLOODWAY (A-ZONES), SECTION 50-94– STANDARDS FOR AREAS OF SHALLOW FLOODING (AO- ZONES), SECTION 50-95- STANDARDS FOR SUBDIVISIONS OR DEVELOPMENT PROPOSALS AND SECTION 50-96- STANDARDS FOR CRITICAL FACILITIES TO AMEND PROVISIONS RELATED TO BASE FLOOD ELEVATION REQUIREMENTS AND TO COMPLY WITH THE STATE MODEL FLOOD ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Pooler that the Code of Ordinances of the City of Pooler, Georgia are hereby amended as follows:

I

That CHAPTER 50 – FLOODS, Article II. Flood Damage Prevention, Division 3- Provisions for Flood Hazard Reduction, Section 50.92- Specific Standards be amended by deleting the strikethrough language and adding the underlined text as follows:

Sec. 50-92. - Specific standards.

In all areas of special flood hazard the following provisions are required:

(1) *New construction and/or substantial improvements.* Where base flood elevation data are available, new construction and/or substantial improvement of any structure or manufactured home shall have the lowest floor, including basement, elevated no lower than ~~one foot~~ two feet above the base flood elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with standards of section 50-92(3)(a), (c) "elevated buildings".

a. All heating and air conditioning equipment and components (including ductwork), all electrical, ventilation, plumbing, and other service facilities shall be elevated at or above ~~one foot~~ two feet above the base flood elevation.

(2) *Nonresidential construction.* New construction and/or the substantial improvement of any structure located in A1-30, AE, or AH zones, may be floodproofed in lieu of elevation. The

structure, together with attendant utility and sanitary facilities, must be designed to be water tight to ~~one foot~~ two feet above the base flood elevation, with walls substantially impermeable to the passage of water, and structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A registered professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions above, and shall provide such certification to the official as set forth above and in subsection 50-67(6).

(3) *Standards for manufactured homes and recreational vehicles.* Where base flood elevation data are available:

- a. All manufactured homes placed and/or substantially improved on:
 1. Individual lots or parcels,
 2. In new and/or substantially improved manufactured home parks or subdivisions,
 3. In expansions to existing manufactured home parks or subdivisions, or
 4. On a site in an existing manufactured home park or subdivision where a manufactured home has incurred "substantial damage" as the result of a flood, must have the lowest floor including basement, elevated no lower than ~~one foot~~ two feet above the base flood elevation.
- b. Manufactured homes placed and/or substantially improved in an existing manufactured home park or subdivision may be elevated so that both:
 1. The lowest floor of the manufactured home is elevated no lower than ~~one foot~~ two feet above the level of the base flood elevation; and
 2. The manufactured home chassis is elevated and supported by reinforced piers (or other foundation elements of at least an equivalent strength) of no less than 36 inches in height above grade.
- c. All manufactured homes must be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement. (Ref. section 50-91(6),
- d. All recreational vehicles placed on sites must either:
 1. Be on the site for fewer than 180 consecutive days;
 2. Be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is licensed, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached structures or additions); or
 3. The recreational vehicle must meet all the requirements for "new construction", including the anchoring and elevation requirements of section 50-92(3)(a), (c) above.

(4) No change

II

That CHAPTER 50 – FLOODS, Article II. Flood Damage Prevention, Division 3- Provisions for Flood Hazard Reduction, Section 50.93- Building standards for streams without established

base flood elevations and/or floodway (A-zones) be amended by deleting the strikethrough language and adding the underlined text as follows:

Sec. 50-93. - Building standards for streams without established base flood elevations and/or floodway (A-zones).

Located within the areas of special flood hazard established in section 50-36, where streams exist but no base flood data and/or floodway data have been provided (A-zones), ~~or where base flood data have been provided but a floodway has not been delineated,~~ the following provisions apply:

- (1) When base flood elevation data or floodway data have not been provided in accordance with section 50-36, then the administrator shall obtain, review, and reasonably utilize any scientific or historic base flood elevation and floodway data available from a federal, state, or other source, in order to administer the provisions of division 3. Only if data are not available from these sources, then the following provisions (2) and (3) shall apply.
- (2) No encroachments, including structures or fill material, shall be located within an area equal to the width of the stream or 25 feet, whichever is greater, measured from the top of the stream bank, unless certification by a registered professional engineer is provided demonstrating that such encroachment shall not result in any increase in flood levels during the occurrence of the base flood discharge.
- (3) In special flood hazard areas without base flood elevation data, new construction and substantial improvements of existing structures shall have the lowest floor of the lowest enclosed area (including basement) elevated no less than ~~three~~ four feet above the highest adjacent grade at the building site. (Note: Require the lowest floor to be elevated ~~one foot~~ two feet above the estimated base flood elevation in A-zone areas where a Limited Detail Study has been completed.) Openings sufficient to facilitate the unimpeded movements of floodwaters shall be provided in accordance with standards of section 50-91(4) ~~"elevated buildings"~~. The administrator shall certify the lowest floor elevation level, and the record shall become a permanent part of the permit file.
 - a. All heating and air conditioning equipment and components (including ductwork), all electrical, ventilation, plumbing, and other service facilities shall be elevated no less than three feet above the highest adjacent grade at the building site.

~~The administrator shall certify the lowest floor elevation level and the record shall become a permanent part of the permit file.~~

III

That CHAPTER 50 – FLOODS, Article II. Flood Damage Prevention, Division 3- Provisions for Flood Hazard Reduction, a new section be added after Section 50.93, by adding the underlined text as follows:

Sec. 50-94. - Building standards for areas of special flood hazard (AE-Zones) with established base flood elevations and without designated floodway.

Located within the areas of special flood hazard established in section 50-36, where streams with base flood elevations are provided but no floodway has been designated, (AE-zones), the following provisions apply:

- (1) No encroachments, including fill material, new structures or substantial improvements shall be located within areas of special flood hazard, unless:

a. Certification 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 within the community. The engineering certification should be supported by verifiable technical data that conforms to standard hydraulic engineering principles.

b. Any fill material or portion of any other improvement placed inside a special flood hazard area (SFHA) below base flood elevation shall be mitigated on site or on an adjacent site by an equal to or greater volume of excavated material. The mitigation excavation must be connected to the SFHA at an elevation less than or equal to an elevation two feet below the 100-year flood plain elevation or the stormwater conveyance system shall be sized and constructed to convey the 100-year 24-hour storm to a suitable outfall.

(2) New construction and substantial improvements shall be elevated or flood-proofed to elevations established in accordance with section 50-91.

IV

That CHAPTER 50 – FLOODS, Article II. Flood Damage Prevention, Division 3- Provisions for Flood Hazard Reduction, Section 50.94- Standards for areas of shallow flooding (AO-zones) be amended by changing the section number and by deleting the strikethrough language and adding the underlined text as follows:

Sec. 50-945. - Standards for areas of shallow flooding (AO zones).

Areas of special flood hazard established in section 50-36 may include designated "AO" shallow flooding areas. These areas have base flood depths of one to three feet above ground, with no clearly defined channel. The following provisions apply:

- (1) All new construction and substantial improvements of residential and nonresidential structures shall have the lowest floor, including basement, elevated to at least one foot above the flood depth number specified on the flood insurance rate map (FIRM), above the highest adjacent grade. If no flood depth number is specified, the lowest floor, including basement, shall be elevated at least three feet above the highest adjacent grade. Openings sufficient to facilitate the unimpeded movements of flood waters shall be provided in accordance with standards of section 50-91(4) ~~"elevated buildings"~~.

The administrator shall certify the lowest floor elevation level and the record shall become a permanent part of the permit file.

- (2) New construction or the substantial improvement of a nonresidential structure may be floodproofed in lieu of elevation. The structure, together with attendant utility and sanitary facilities, must be designed to be water tight to the specified FIRM flood level plus ~~one foot~~ two feet, above highest adjacent grade, with walls substantially impermeable to the passage of water, and structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A registered professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions above, and shall provide such certification to the official as set forth above and as required in section 50-68(1) and section 50-68(2).
- (3) Drainage paths shall be provided to guide floodwater around and away from any proposed structure.

V

That CHAPTER 50 – FLOODS, Article II. Flood Damage Prevention, Division 3- Provisions for Flood Hazard Reduction, Section 50.95- Standards for subdivisions or development proposals by changing the section number as follows:

Sec. 50-956. - Standards for subdivisions or development proposals.

1 through 5 no change

VI

That CHAPTER 50 – FLOODS, Article II. Flood Damage Prevention, Division 3- Provisions for Flood Hazard Reduction, Section 50.96- Standards for critical facilities be amended by changing the section number and by adding the underlined text as follows:

Sec. 50-967. - Standards for critical facilities.

(1)Critical facilities shall not be located in the 100-year floodplain or the 500-year floodplain.

(2)All ingress and egress from any critical facility must be protected to the 500-year flood elevation.

(3) Hazardous materials shall not be stored in the SFHA. The following materials are prohibited in the SHFA: acetone, ammonia, benzene, calcium carbide, carbon disulfide, celluloid, chlorine, hydrochloric acid, prussic, magnesium, nitric acid, oxides of nitrogen, phosphorus, potassium, sodium and sulfur.

VII

All ordinances or parts of ordinances in conflict with the ordinance are hereby repealed.

VIII

If any section, clause, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the said holding shall in no way affect the validity of the remaining portions of this ordinance.

IX

This ordinance shall be effective immediately upon its adoption by the Mayor and City Council of Pooler, Georgia.

FIRST READING: _____ day of _____, _____

SECOND READING: _____ day of _____, _____

ADOPTED: _____ day of _____, _____

CITY OF POOLER, GEORGIA

Karen L. Williams, Mayor

ATTEST:

Kiley Fusco, Clerk of Council