



CITY of POOLER
— GEORGIA —

STATE OF GEORGIA }
 }
COUNTY OF CHATHAM }

ORDINANCE O2025-06.D
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 50.93- BUILDING STANDARDS FOR STREAMS WITHOUT ESTABLISHED BASE FLOOD ELEVATIONS AND/OR FLOODWAY (A-ZONES), SECTION 50-94– BUILDING STANDARDS FOR AREAS OF SPECIAL FLOOD HAZARD (AE-ZONES) WITH ESTABLISHED BASE FLOOD ELEVATIONS AND WITHOUT DESIGNATED FLOODWAY AND SECTION 50-95- STANDARDS FOR AREAS OF SHALLOW FLOODING (AO ZONES) AND APPENDIX B, SUBDIVISIONS, ARTICLE VI – DESIGN STANDARDS, SECTION 602- LOTS, AND ARTICLE VII- ADMINISTRATION, SECTION 703- FINAL PLAT; PERFORMANCE BOND TO AMEND PROVISIONS RELATED TO BASE FLOOD ELEVATION REQUIREMENTS AND PLAT REQUIREMENTS TO COMPLY WITH THE STATE MODEL FLOOD ORDINANCE AND PROVIDE FOR INCREASED OPEN SPACE REQUIREMENTS AND FLOOD HAZARD DISCLOSURE PROVISIONS; 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 50.93- 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), the following provisions apply:

(1) and (2) No Change

(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 four feet above the highest adjacent grade at the building site. (Note: Require the lowest floor to be elevated 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. 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~~ four feet above the highest adjacent grade at the building site.

II

That CHAPTER 50 – FLOODS, Article II. Flood Damage Prevention, Division 3- Provisions for Flood Hazard Reduction, Section 50.94- Building standards for areas of special flood hazard (AE-Zones) with established base flood elevations and without designated floodway, be amended by deleting the strikethrough language and 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 change
- (2) New construction and substantial improvements shall be elevated or flood-proofed to elevations established in accordance with section 50-912.

III

That CHAPTER 50 – FLOODS, Article II. Flood Damage Prevention, Division 3- Provisions for Flood Hazard Reduction, Section 50.95- Standards for areas of shallow flooding (AO-zones) be amended by deleting the strikethrough language and adding the underlined text as follows:

Sec. 50-95. - 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~~ two feet 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~~ four 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.

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

- (2) And (3) No Change

IV

That APPENDIX B – SUBDIVISIONS, Article VI. Design Standards, Section 602, Lots be amended by deleting the strikethrough language and adding the underlined text as follows:

Sec. 602. - Lots.

All lots which shall hereafter be established within a subdivision shall comply with the following design standards:

(602.01) *General provisions.* The following general requirements shall apply to all lots hereafter established within a subdivision:

(a) Street access. Each lot shall abut on a street which shall be dedicated as a public street and which conforms to the design requirements of this ordinance; provided the aldermanic board may approve a residential, commercial and/or industrial lot which does not abut a public street but which is served by a perpetual privately maintained access easement which meets the design and construction of this ordinance.

(b) Lot lines. Side lot lines shall be as nearly as practical at right angles to straight street lines and radial to curved street lines.

(c) Corner lots. Corner lots for residential use shall be provided with sufficient width and depth to permit the establishment of front yard building setback lines from both streets.

(d) Double frontage lots. Double frontage lots shall only be permitted where it shall be found necessary to separate a development from major arterials or to overcome specific disadvantages of topography and orientation.

(e) Minimum lot elevation. No lot shall be approved that does not contain a suitable building site of sufficient elevation to permit a finished floor elevation at least ~~one foot~~ two feet above the level of the 100-year flood. The entire lot shall be properly drained. To the extent possible, each lot in a new subdivision must provide a building site that is on natural high ground, out of the regulatory floodplain. If a lot does not have a buildable site out of the regulatory floodplain, all new structures, pavement, and other development must be sited where they have the least impact on habitat. This can be done by locating the structures as far from the water body as possible or placing the structures on the highest land on the lot.

(f) Residential lots in floodplain. Residential subdivision lots shall be prohibited within floodplain areas where the cost of providing governmental services in the area would pose an unreasonable economic burden.

~~(602.02) Lot width and lot area requirements~~ Open Space requirements. ~~Lots hereafter established within subdivisions shall conform to the lot area and lot width requirements set forth in the following schedule, provided, however, that if a zoning ordinance is in effect, then the lot area and lot width requirements for the zoning district in which the subdivision will be located shall apply when such requirements are more restrictive than as set below:~~ For all subdivisions of 5 lots or greater, whether it is new development or redevelopment, a minimum of ten percent (10%) of the gross acreage shall be specifically platted and labeled as open space and accessible to the residents for use and enjoyment. Open space shall not include buildings, buffers, easements, impervious pavement or rights-of-way. It is recommended that open space in a subdivision be used in the floodplain or in flood prone areas, to avoid encroachment to flood flows. A notation shall be placed on all subdivision plats stating who shall be responsible for maintenance of the open space. Open space is intended to serve as an amenity to provide gathering spaces and should include features such as:

- a. Natural features, such as groupings of trees and areas of preserved vegetation;
- b. Recreation areas, such as gazebo and picnic areas, playgrounds, parks, or other like features;

Sq. Ft.	Min. Lot width at building	% Open space in development
---------	----------------------------	-----------------------------

Lot sizes with public water and public sewers		
10,500 or more (a)	80	5%*
Lot sizes with public water and septic tank		
20,000	75	
Lot sizes with private water and septic tank		
40,000	100	

~~*Open space is defined to be an area usable by residents of the development and shall not include buffers, easements, or rights of way (r-o-w). Open space shall be calculated by deducting all easements, buffers and r-o-w to determine the developable area. Wetlands will not be included in meeting open space. The developer must submit a sketch plan to the building official and planning commission for approval of open space locations and landscape plans required by the city's tree ordinance prior to submittal of preliminary plan.~~

(602.03) no change

V

That APPENDIX B – SUBDIVISIONS, Article VII. Administration, Section 703, Final Plat; Performance Bond, be amended by adding the underlined text as follows:

Sec. 703. – Final Plat; Performance Bond.

Before a plat of a subdivision is recorded with the clerk of the superior court of Chatham County and the lots thereon offered for sale, an original, and five prints of the final design of the subdivision shall be submitted to the planning commission for review. The applicant shall indicate whether the units in the proposed subdivision will be constructed "for-sale" or "for-rent," or a combination thereof.

Until a final plat of a subdivision has been submitted to and reviewed by the planning commission and approved by city council, the clerk of the superior court of Chatham County shall not record the plat of such subdivision, nor shall the owner or agent of such subdivision be authorized to transfer or sell any of the land within such subdivision by reference to a plat. For large subdivisions, the final plat may be submitted for approval progressively in contiguous sections satisfactory to the planning commission and city council.

(703.01) *Final plat requirements.* The original copy of the final plat shall be drawn on 18-inch by 24-inch sheets of linen with black India ink at a scale of not less than 200 feet to the inch. Where necessary, the final plat may be several linen sheets accompanied by an index sheet showing the entire subdivision. Any plat that has right-of-way that is to become public property owned by the City, shall be accompanied by a deed. The final plat shall contain the following information:

- (a) Primary control points to which all dimensions, angles, bearings, and similar data on the plat shall be referred.
- (b) Tract boundary lines; right-of-way lines of streets, easements and other rights-of-way; property lines of all lots; and in all such cases with surveyed dimensions, bearings or deflection angles, radii, arcs, and central angles of all curves shown.
- (c) Name and right-of-way width of each street or other right-of-way.
- (d) Location, dimensions, and purpose of any easement.

- (e) Number to identify each lot or site.
- (f) Purpose for which sites, other than residential lots, are dedicated or reserved.
- (g) Minimum building set back line on all lots and other sites.
- (h) Location and identification of monuments.
- (i) Names of record owners of adjoining unplatted land.
- (j) Reference to recorded subdivision plats of adjoining platted land by record name.
- (k) Certificate that all survey work was performed by a registered civil engineer or registered surveyor.
- (l) Statement by owner dedicating streets, rights-of-way, easements, and any sites for public use. Such dedications must be formally accepted by the aldermanic board of the city before such dedications shall be binding on the city.
- (m) Title, scale, north arrow, and date.
- (n) Key map showing the location of the subdivision in the city.
- (o) All plats shall show the expected limits of the 100-year flood where appropriate.
- (p) Approved record drawings.
- (q) Location and identification of any wetlands.
- (r) On all plats within "A", "AE" or "AO" zones for which lots, sites, or structures are to be sold, the following statement shall be clearly affixed to the plat and shall be recorded:

Some or all areas on this plat are flood hazard areas and have been identified as having at least a one percent chance of being flooded in any given year by rising tidal waters associated with possible hurricanes. Local regulations require that certain flood hazard protective measures be incorporated in the design and construction of structures in these designated areas. In addition, federal law requires mandatory purchase of flood insurance as a prerequisite to federally insured mortgage financing in these designated flood hazard areas.
- (s) On all plats within "AE" zones, provide the Base Flood Elevation on the plat.

(703.02) through (703.06) no change

VI

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

VII

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.

VIII

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