

SURFSIDE BEACH TOWN COUNCIL REGULAR MEETING

Civic Center, 89 Pine Drive, Surfside Beach, SC 29575

www.surfsidebeach.org - ? (843) 913-6111 ? (843) 238-5432

TOWN COUNCIL MEETING AGENDA

Wednesday, June 29, 2022, ? 6:30 PM.

Please join the meeting from your computer, tablet, or smartphone.

<https://meet.goto.com/303687805>

You can also dial in using your phone.

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Access Code: 303-687-805

1. Agenda

Documents:

[11-09-2021-AGENDA.PDF](#)

2. Meeting Materials

Documents:

[10-21-2021-CHAPTER-4-WORKSHOP-MINUTES.PDF](#)

[21-0943-CHAPTER-4---2-8-ENABLING-ORDINANCE-1020.PDF](#)

[JULY-AUGUST-SEPTEMBER-2021-PBZ-REPORTS.PDF](#)

This agenda is published pursuant to the Freedom of Information Act Section 30-4-80(A) and (E).

The public is invited to attend all meetings and events.



**SURFSIDE BEACH TOWN COUNCIL REGULAR MEETING Civic Center, 115 US Highway
17 North, Surfside Beach, SC 29575 www.surfsidebeach.org - ☎ (843) 913-6111
📠 (843) 238-5432**

**TOWN COUNCIL MEETING AGENDA
Tuesday, November 9, 2021, • 6:30 PM.**

Please join the meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/469941325>

You can also dial in using your phone.
United States (Toll Free): [1 877 309 2073](tel:18773092073)
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Access Code: 469-941-325

1. CALL TO ORDER

2. INVOCATION AND PLEDGE OF ALLEGIANCE

- a. Invocation: Councilmember Pellegrino
- b. Pledge of Allegiance: Mayor Hellyer

3. PUBLIC HEARING - None

4. MOTIONS RELATING TO AGENDA

5. MINUTES APPROVAL [October 21, 2021, Workshop Meeting](#)

6. PUBLIC COMMENTS – Agenda Items Only (5 minutes per speaker)

7. COMMUNICATIONS

A. [BUILDING AND CODES MONTHLY REPORT](#) – Carol Coleman

8. BUSINESS

A. [SECOND READING ORDINANCE 21-0943 - AN ORDINANCE OF THE TOWN OF SURFSIDE BEACH TO AMEND CHAPTER 4, ARTICLE II thru VIII OF THE CODE OF ORDINANCES FOR THE TOWN OF SURFSIDE BEACH, SOUTH CAROLINA.](#) Mr. Shanahan

9. MAYORS PRESENTATION

10. ELECTED OFFICIALS INAUGURATION

- A. Town Councilmembers
 - i. William Kinken
 - ii. LaVerne Kreklau
 - iii. Chris Stamey

11. MAYOR PRO TEMPORE ELECTION

12. PUBLIC COMMENTS – Town Services or Business Conducted (5 minutes per speaker)

13. TOWN COUNCIL DISCUSSION AND/OR COMMENTS

14. ADJOURNMENT

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SURFSIDE BEACH WORKSHOP MEETING
CIVIC CENTER
115 US HIGHWAY 17 NORTH, SURFSIDE BEACH, SC 29575
www.surfsidebeach.org - ☎ (843) 913-6111 📠 (843) 238-5432

TOWN COUNCIL WORKSHOP MINUTES
Thursday, October 21, 2021, at 10:00 am

- 1. CALL TO ORDER.** Mayor Hellyer called the meeting to order at 10:00 am. Mayor Hellyer, Councilmembers Drake, Holder, Keating, and Pellegrino were in attendance. Others present, Town Administrator Shanahan and Town Clerk Sheri Medina. Absent was Mayor Pro Tempore Scoles and Councilmember Dietrich.
- 2. PUBLIC COMMENT ON AGENDA ITEMS ONLY - None**
- 3. BUSINESS – CHAPTER 4, ARTICLES TWO THRU EIGHT.**

Mr. Shanahan stated there are specific sections to address.

- 4.30 – Solicitation of funds for Town sponsored events, charity and non-profit event: At first, was to be removed. After consideration, it will remain to give guidance.
- 4-42 (d) and 4-43 – Notes that referenced " regulated by LLR " will be removed.
- 4-46 – Construction or repairs by property Owners; Sec. 1 – New Construction, additions, structural alterations or improvements; Paragraph (a) 3: Changes to stipulate that the property not be offered for lease or rent, or sale within 2 years of the work performed must remain and is in alignment with state law.
- 4-46; Sec. 3 – Residential repairs and nonstructural alterations (owner occupied primary residence); Paragraph (a) – Retain all language of the first paragraph, remove additional language referring to other Chapters. This allows homeowners to perform nonstructural maintenance, repairs and updates on their property without the burden of the permitting process.
- 4-47 – Additional requirements and responsibilities of all contractors, subcontractors and property owners; Sec. (a) – At first, was to be removed but will remain for consistency and clarity that business licenses are required of all contractors.
- Article VI was approved with Ordinance 21-0928, approved in May 2021 regarding Hospitality Tax.
- 4-142 - One-time rental fee schedule: This section will be revised to reflect rental of Town facilities, and eliminates specific building designations.

There was a short discussion to combine Chapter 4 into one ordinance, versus Article I as one document and Articles II through VIII as another. It was determined to proceed with separate documents.

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Councilmember Keating stated we should not be putting forward ordinances that are not complete. While appropriate to vote on business items at a workshop, we have not been presented with a proper ordinance for approval at this point.

Councilmember Pellegrino made a motion to approve first reading of Chapter 4, Articles II through VIII. Councilmember Holder second. Councilmembers Holder, Pellegrino, Drake and Mayor Hellyer voted in favor. Councilmember Keating voted against. **Motion carried.**

4. ADJOURNMENT.

Councilmember Holder made a motion to adjourn at 10:37 Am. Councilmember Drake second. All voted in favor. **Motion carried.**

Surfside Beach Town Council

Robert Hellyer, Mayor

David L. Pellegrino, Town Council

Bruce H. Dietrich, Town Council

Cindy Keating, Town Council

Michael Drake, Town Council

Debbie Scoles, Mayor Pro Tempore

Paul Holder, Town Council

Attest: _____
Sheri L Medina, Town Clerk

Clerk's Note: This document constitutes summary minutes of the meeting that was digitally recorded and is not intended to be a complete transcript. Appointments to hear recordings may be made with the town clerk; a free copy of the audio will be given to you, provided you bring a new, unopened flash drive. In accordance with FOIA §30-4-80(A) and (E), meeting notice and the agenda was distributed to local media and interested parties via the Town's email subscription list. The agenda was posted on the entry door at

STATE OF SOUTH CAROLINA) AN ORDINANCE OF THE TOWN OF SURFSIDE BEACH
COUNTY OF HORRY) TO AMEND CHAPTER 4, ARTICLES 2 THROUGH 8.
TOWN OF SURFSIDE BEACH) BUSINESS LICENSES, PERMITS
) AND REGULATIONS OF THE CODE OF ORDINANCES OF
) THE TOWN OF SURFSIDE BEACH, SOUTH CAROLINA.

WHEREAS, Chapter 1, Section 1-12 of the Code of Ordinances of the Town of Surfside Beach, South Carolina ("Surfside Beach Code") allows for the amendment of the Code of Ordinances from time to time; and

WHEREAS, pursuant to its authority, the Town Council of the Town of Surfside Beach, in council duly assembled, is authorized to amend the Surfside Beach Code; and

WHEREAS, the Town Council desires to amend, revise and/or eliminate certain sections of the Surfside Beach Code relating to business license, permits and regulations as set forth in Articles I through IV, and Articles VI through VIII for clarity, and as not otherwise pre-empted by state law, in the best interests of the Town; and

WHEREAS, the Town Council desire to eliminate Article V in its entirety, and

NOW, THEREFORE, Town Council hereby directs that Chapter 4, Articles 2 through 8 of the Town Code of Ordinances of the Town of Surfside Beach, South Carolina, is amended all as set forth in redlined changes in **Exhibit A**, attached and incorporated herein, to be codified in clean form, as amended, specifically:

- 1. Article II – PEDDLING AND SOLICITING:** Article II shall be amended per the redlined changes shown in **Exhibit A**.
- 2. Article III – CONTRACTING TRADES AND SERVICES:** Article III shall be amended per the redlined changes shown in **Exhibit A**.
- 3. Article IV – INSURANCE COMPANIES AND BROKERS:** Article IV shall be amended per the redlined changes shown in **Exhibit A**.
- 4. Article V – CABLE TELEVISION OPERATORS:** Article V shall be deleted in its entirety and shown as "Reserved." Note: Cable Communications franchises in the Town of Surfside Beach are subject to the S.C. Competitive Cable Services Act of 2006, SEC.58-12-300 et. Seq.
- 5. Article VI – HOSPITALITY FEE:** Article VI all shall be amended per the redline changes shown in **Exhibit A**.
- 6. Article VII – LOCAL ACCOMMODATIONS:** Article VII all shall be amended per the redline changes shown in Exhibit A

7. Article VIII – RENTAL FEES – DICK M JOHNSON CIVIC CENTER AND FLORAL CLUBHOUSE: Article VIII shall be renamed as "RENTAL FEES FOR TOWN FACILITIES" and shall be amended per the redline changes shown in **Exhibit A**.

8. SEVERABILITY. If any provision, clause, sentence, or paragraph of this ordinance or the application thereof shall be held invalid, that invalidity shall not affect the other provisions of the Chapter, which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

9. EFFECTIVE DATE. This ordinance shall take effect immediately upon approval at second reading by the Town Council of the Town of Surfside Beach, South Carolina.

BE IT SO ORDERED AND ORDAINED by the Mayor and Town Council of the Town of Surfside Beach, South Carolina, in assembly this 26th day of October 2021.

Bob Hellyer, Mayor

Debbie Scoles, Pro Tempore

Bruce H. Dietrich, Town Council

Michael Drake, Town Council

Paul Holder, Town Council

Cindy Keating, Town Council

David Pellegrino, Town Council

Attest:

Sheri Medina, Town Clerk

Building & Codes Department July, August, September 2021 Quarterly Report



Permits / Inspections / Plan Review Information

July 2021 Staff business report:

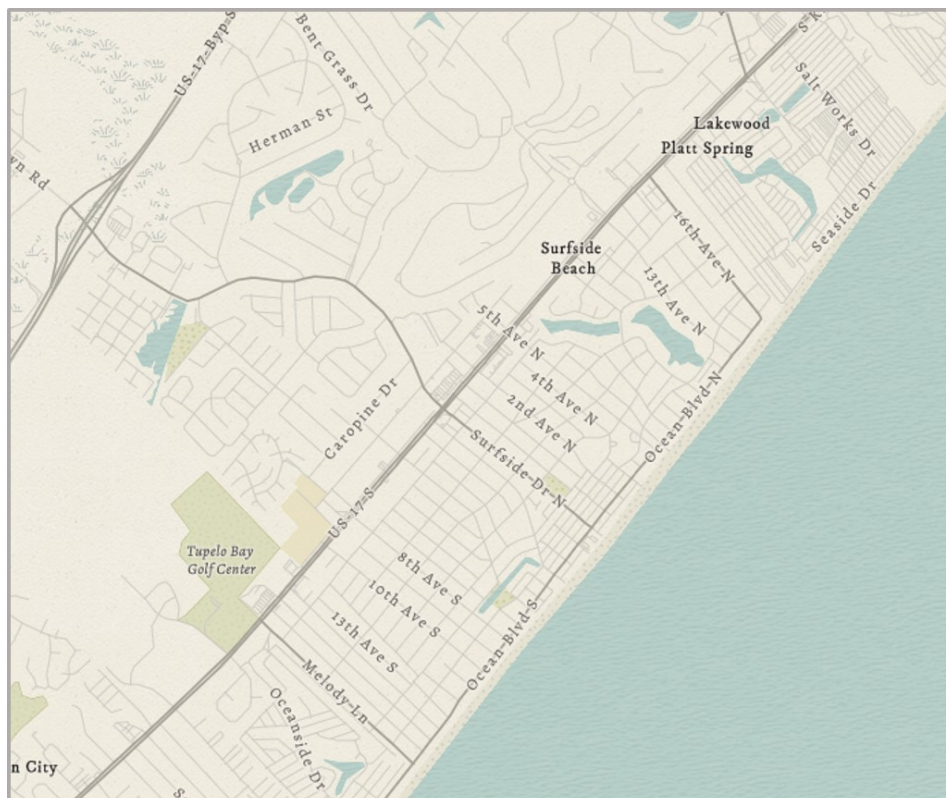
- ❖ **138 permits were issued in July, down from 2020's 158**
- ❖ **Performed 119 inspections (2020 had 152)**
- ❖ **Permit fees were steady (\$17,739.56) compared to 2020 (\$17,263.05)**

August 2021 Staff business report:

- ❖ **132 permits were issued in September, up from 118 in 2020.**
- ❖ **Performed 99 inspections (2020 had 125)**
- ❖ **Permit fees increased (\$17,043.29, up from 2020 \$12,402.65)**

September 2021 Staff business report:

- ❖ **151 permits were issued in September, down from last year's 158**
- ❖ **Performed 159 inspections (2020 had 105)**
- ❖ **Permit fees were up (\$17,330.07) from 2020 (\$11,582.82)**



Type of Permit	Number Issued			Type of Permit	Number Issued		
	July	August	September		July	August	September
New Business	4	1	2	New Construction (Residential)	2	3	0
Plan Reviews	12	6	4	Additions	4	0	0
Renovations	1	9	4	Re-Review Fee (corrections required)	1	0	1
Storm-water Permit	5	3	2	New Construction (Commercial)	0	0	0
Storm-water Plan Review	5	5	4	Mechanical (Electrical, Plumbing ,HVAC)	21	36	39
Remodel	1	3	3	General Repairs	10	5	11
Roof	9	9	8	Accessory Building	3	2	0
Deck	0	3	0	Pool	0	4	1
Sign	2	3	3	Pool Plan Review	3	3	2
Open Display	0	0	4	Sign Plan Review	4	1	2
Fence	3	4	4	Tent / Banner	1	0	0
Survey	7	2	1	Tree	16	20	31
Permit Fines	1	1	4	Bulkhead/Seawall	0	0	0
Tree Fines	0	0	0	Encroachment Driveway/RoW	6	9	3
Maintenance Approvals	1	2	5	Grading/ Landscaping/Drive	7	1	5
Solar Panels	0	0	0	Demolition Permit	1	0	0
Move	1	0	0	CBA / BZA	1	0	1
Zoning Yard Sale	3	8	6	Minor Subdivision	3	0	2
				Alarm	0	3	0
Total Permits Issued in July, August, September					138 + 132 + 151 = 421		
Total Fees Paid in July, August, September					\$52,112.92		
Total Inspections					119 + 99 + 159 = 377		

FEMA Flood Insurance Rate Maps Update

Beginning Oct. 1, FEMA's National Flood Insurance Program (NFIP) began offering more equitable and risk informed rates.

The new premiums are the result of the program's new pricing methodology delivering rates that are actuarially sound, equitable, easier to understand, and better reflect an individual property's flood risk. New policies will be sold using the new methodology, and some existing policyholders may be eligible for immediate premium decreases when their policy renews. To date, FEMA has provided more than 2.8 million quotes and trained 20,792 agents. Potential and existing policyholders can learn their specific rates with a call to their insurance company or agent.

"The NFIP's new rating methodology is long overdue since it hasn't been updated in more than 40 years," said David Maurstad, senior executive of the National Flood Insurance Program. "Now is the right time to modernize how risk is identified, priced and communicated. By doing so we empower policyholders to make informed decisions to protect their homes and businesses from life-changing flooding events that will strike in the months and years ahead due to climate change."

Also known as Risk Rating 2.0, the new methodology uses increased technological and mapping capabilities to determine and communicate a property's full flood risk. In addition, the new rating methodology has exposed inequities in pricing whereby some policyholders have been unjustly subsidizing other policyholders. The new methodology considers the cost to rebuild along with several other flood variables to determine a property's true flood risk. Under the legacy pricing system, every policyholder would have seen rate increases now and into the future. Beginning Oct. 1, about 23%, or more than 1 million policyholders will see a decrease in their premium at the time of their policy's renewal. These policyholders with older pre-Flood Insurance Rate Map homes have some of the highest rates in the nation under the current rating methodology. FEMA has shared information about the new methodology on their website ([FEMA.gov](https://www.fema.gov)) that explains in detail the rating system methodology as well as providing rate impacts at the state, county, and ZIP code level.


- Beginning Oct. 1, 2021
 - Existing National Flood Insurance Program policyholders will be able to take advantage of decreases at the time of the policy's renewal.
 - New policies will be subject to the new pricing methodology, which reflects a property's full risk rate.
- Beginning, April 1, 2022
 - All remaining policies will be written under the new pricing plan at the time of renewal allowing these policyholders extra time to prepare.

Under the previous methodology, all policyholders received annual increases year after year without knowing their full risk rate. While some policyholders will experience a decrease under the new methodology, others will experience an increase that is commensurate with their full risk rate. By statute, most rate increases are capped at 18% per year. The new methodology maintains features that have benefitted communities and flood insurance policyholders:

- FEMA will continue to offer premium discounts for pre-Flood Insurance Rate Maps subsidized and newly mapped properties.
- Policyholders will still be able to transfer their discount to a new owner by assigning their flood insurance policy when their property changes ownership.
- Discounts of 5% to 45% to policyholders in communities who participate in the Community Rating System (CRS) will continue and will be extended to all policies in the community instead of just those located in the high-risk area.






The new methodology adapts to climate change by using the full range of flood risk across a suite of catastrophe models, both government models and private sector models. Because actuarial rates are based on the expected claims during the one-year policy period, they should reflect today's risk. Future rates will be updated to reflect any changes, including climate impacts.



Let *Building Codes* Save You from Flood Loss

Findings from across the nation indicate the adoption and enforcement of modern flood-resistant building codes since 2000 indicates an average annual savings of \$484 million. Texas and Florida account for 48% of the nation's total savings.

State	Number of Post-2000 Structures	Money Saved annually, on average
 TX	95k	\$63 million
 FL	311k	\$169 million
 National	786k	\$484 million

The study's model considers freeboard and requires building to have a design flood elevation higher than the minimum elevation standard to estimate the total annual average losses avoided to structural damage as well as content inside the building.







