

Media Release



bluffton
HEART OF THE LOWCOUNTRY

November 19, 2015

For More Information:

Debbie Szpanka
Public Information Officer
Town of Bluffton
20 Bridge Street
Bluffton, South Carolina 29910
(Office): 843.706.4534
(Cell): 843.540.2274
(Email): dszpanka@townofbluffton.com

Town of Bluffton Offers Residents Flood Zone Map & Provides Flood Zone Determinations and Elevation Certificates for Residents; Town Providing More Services To Better Educate Residents in Light of SC Recent Floods

The Town of Bluffton has created a flood zone map for residents which can be accessed via the Town's website (www.townofbluffton.sc.gov). The map allows for a resident to enter his or her address and that home site and flood zone will display. The three flood categories for Bluffton residents are: 100-year floodplain, 500-year floodplain and 500-plus year floodplain.

A 100-year floodplain is considered to be the land which is adjoining lakes or rivers. This means each year, this flood is considered to be the flood that has a 1 percent chance of occurring.

- 100 year = 1% chance of flood per year
- 500 year = .5% chance of flood per year

"What doesn't sound like a likely event is more likely than you think," George Owens, chief building official and town's floodplain manager, said. "The terms can be confusing. To make it simple, if you live near water, you may want to speak to your insurance agent about your options. There is always the possibility of flooding when you live in a region called the Lowcountry.

"Let us all learn from October's flood event in South Carolina and take precautions to safeguard our homes and belongings."

If your home is not in a 100 or 500-year flood zone, your house is not in an immediate flood hazard area. However, flooding can occur anywhere.

If you have a home in the 100-year floodplain zone, it is a federal requirement to maintain flood coverage on mortgaged properties.

If you need more information about floodplain zones or if you are purchasing a home, it is advisable to determine your correct flood zone. The Town of Bluffton provides a Flood Zone Determination at no charge; call George Owens at (office) 843- 706-4525 or (email) gowens@townofbluffton.com

The Town of Bluffton also provides elevation certificates; call the Town's Customer Service Center at 706-4500. If your home's construction was permitted by the Town of Bluffton, the Town will have your elevation certificate. If your home was built before 2009, you need to obtain your certificate from Beaufort County. (The Town's Building Safety Department started permitting in 2009).

The Town is pleased to provide residents the floodplain zone map and other services which are efforts to raise awareness and educate.

Media Release



How to Access the Town's Flood Zone Map:

- Town of Bluffton (www.townofbluffton.sc.gov) Home Page
- Left-Hand Margin of Home Page: Click "News & Info"
- Within "News and Info," Use the dropdown menu and click "Town of Bluffton Flood Zone Information"
- Right-Hand side of Map, type in address
- Map will direct you to specific address and display floodplain zone.

Town of Bluffton Flood Zone Information is located on the News & Info menu:

