

MINUTES OF THE REGULAR MEETING OF THE CONSTRUCTION BOARD
OF ADJUSTMENTS AND APPEALS HELD ON FEBRUARY 17, 2004
COUNTY COUNCIL CHAMBERS

MEMBERS PRESENT: Andrew Corriveau, Chairman; Phil Leroy, Vice Chairman, Don Dean, Herbert Brown, John Garber and John Catoe were present. John Tuckwiller was absent.

STAFF PRESENT: Arthur L. Cummings, Edward Nelson, Hakim Bayyoud, and Marjorie Arnold.

1. BEAUFORT COUNTY FLOOD HAZARD MITIGATION PLAN:

Arthur Cummings stated that he wanted to introduce the Beaufort County Flood Hazard Mitigation Plan, which we have been working on for almost two years. The County received a \$30,000 grant from the SC Department of Natural resources for development of a HMP.

Mr. Cummings explained that the County would have to adopt this plan by November 2004. He referred to an excerpt from a newsletter from the Association of Flood Plain Managers that was mailed to Board members. The article explained the importance of why the state and the local governing body must adopt this hazard mitigation plan. Mr. Cummings stated that the more people involved the better the plan will be and he thought it would be important for the Board of Appeals be a part of the process. He said the plan would go to the Planning Commission and on to County Council for adoption. He stated that he would like for the Board members to read it and if there are any suggestions please notify us. Mr. Cummings stated that since the Board will be involved with flood regulation as far as enforcement, variances, etc. he would like to get the endorsement of the Board to forward to the Planning Commission.

Edward Nelson, Deputy Director of Building Codes, stated that the plan started with the Disaster Mitigation Act of 2000. This plan includes the City of Beaufort, Town of Port Royal, Town of Hilton Head as well as the unincorporated Beaufort County. He said the two items that have gone to the consultants is a slosh model from William Winn, which looked at a category 2 storm coming from the southeast heading northwest and about a five foot tide and displayed what would happen upon inundation of water throughout the county. He said they also had some flood topographic maps of flood depth level throughout the area from the GIS Department. Mr. Nelson stated that the final draft copy should arrive in the next couple of weeks.

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Andrew Corriveau stated that there was no mention in the HMP about the affect on the community rating credit. He said that adopting the plan will give us additional credit, but he asked if it would prevent us from keeping the credits we have now if we do not adopt this plan.

Edward Nelson stated that you wouldn't loose where you are, but if there was a disaster down the road and you didn't pass it you wouldn't receive federal assistance.

Andrew Corriveau stated that he thought relevant to the Board that historically we have not granted variances to the Flood Plain Management requirements, but he didn't see any mention of this in the plan. Edward Nelson stated that this was addressed in a meeting in a question directly as to whether the Board grants variances on flood items.

Arthur Cummings stated that once the plan is approved by Beaufort County, we can apply for a lower class rating either a 7 or even a 6 as passing this plan will be 300 points. He stated that he couldn't submit the application until the plan is passed.

Arthur Cummings stated that when Department of Natural Resources did our Community Assistance Visit they recommended that we add to the Flood Ordinance the definition for increased cost for compliance and that we put a (2) two foot free board in the ordinance. He told the board that he believed a 2 feet freeboard would probably be difficult to include in the flood ordinance, as this will impact affordable housing.

2. ELECTRICAL EXAM APPLICANTS: Craig Fuhrman, Michael Cansler, Eric Hughes, Michael Nickolich, and Luther Fields, Jr. were approved to take the next Beaufort County Electrical Exam.

3. MINUTES – FEBRUARY 17, 2004: The minutes were approved as presented.

4. SECRETARY'S REPORT: Arthur Cummings stated that there is a project being proposed in the Town of Bluffton. It is a cinema and KRA is the architectural firm. He said they are requesting a special meeting for an interpretation of the code. Mr. Cummings stated that they are proposing this project to be an "open-air mall" and there is no such definition in the code. He said the reason for this is to reduce the fire rating of the structural members. He stated that the code required the cinema, which would be an A1 occupancy classification, and to get the square footage and height needed they would have to do some fire rating and sprinkle the building. He said if it were a covered mall, the code would allow you to reduce the rating. They are saying that they do not believe this meets the definition of a covered mall and believe that the intent is met and would like to consider this under the section of the code that gives alternate method of construction and would like the Board to approve this.

There being no further business the meeting adjourned.

Andrew Corriveau, Chairman