

MINUTES

YORK COUNTY BUILDING CODES APPEALS BOARD

York County Office Complex
Large Conference Room, Suite 104
1070 Heckle Blvd., Rock Hill, South Carolina
September 28, 2016
1:00 PM

I. CALL TO ORDER

Meeting was called to order at 1:05 p.m. by Roland Harper. Present: Roland Harper, Chairman, Thomas Palmer, Darius Alexander, Rob Worley, Darrell Watts, Jason Whitesell, and Adam Ferrara. Chairman Harper asked the board members present to introduce themselves to the group.

II. REVIEW OF PROCEDURES – PLANNING DIRECTOR

Eddie Moore stated that the board is made up of seven members and three alternates. With a total of seven members present, everyone will be able participate in the discussion and vote on the variance request.

III. ALTERNATE SELECTION

Same as II. Review of Procedures above.

IV. ADOPTION OF MINUTES – JUNE 22, 2016

Chairman Roland asked if there were any changes to the minutes. Hearing none, the minutes were approved.

V. PUBLIC HEARING

This is a variance request to §151.36(M) (8) of the Flood Plain Management Code regarding the placement of fill within a designated floodplain for the construction of a dwelling at 5625 Riverfront Road (TM#562-03-01-027) without the need of a CLOMR and/or LOMR obtained from FEMA.

Eddie Moore explained the code did not state which board a variance request should go to. Due to the nature of the variance, the Building Codes Appeal Board was selected, due to the nature of the request, to hear the variance. The applicant is requesting relief from this section of the code. There are four established criteria the board must consider in granting a variance.

Jennifer Culver explained §151.36(M) (8) and FEMA standards are different. York County requirements are above and beyond what FEMA requires. Though FEMA does not require a CLOMR or LOMR to be obtained, York County does. This property is in a studied AE zone. Since a portion of this property is in a designated floodplain and not a floodway area, FEMA does not require the CLOMR or LOMR.

Various questions and answers were exchanged between staff and the board.

The applicant, Scott Swanson, spoke regarding the current foundation being a crawl space and the proposed construction to be a stem wall foundation.

Mr. Swanson handed out a packet of information. Mr. Swanson believes the stem wall foundation is a better solution and more cost effective than a crawl space foundation. Construction will be on compacted material with the slab on top and compacted material will be contained in the closed system of the stem wall foundation. The foundation will be on the natural grade, not raised. Mr. Swanson noted specifically that the material within the backfilled foundation is considered fill material.

Eddie Moore reminded the board of the four criteria used in granting a variance.

A motion was made by Darrell Watts to approve the variance request to §151.36 (M)(8) of the Floodplain Management Code based on minimal impact that it has on the 1% chance floodplain. The motion was seconded by Adam Ferrara. The variance passed with a vote of 7 to 0.

VI. ADJOURNMENT

Meeting was adjourned at 1:37 PM by Chairman Harper.