

TOWN OF SEABROOK ISLAND
Special Town Council Meeting of February 1, 2018

MINUTES

After the pledge of allegiance, Mayor Ciancio called the February 1, 2018, Special Town Council meeting to order at 10:00 a.m. Councilmen Crane, Gregg and Wells, Councilwoman Finke, Town Clerk Allbritton and Town Administrator Cronin attended the meeting. The meeting was properly posted and the requirements of the SC Freedom of Information Act were met.

Mayor Ciancio stated that the only item on the agenda is a briefing by Carl Simmons, Charleston County Building Services, regarding the proposed FEMA Flood Maps and the appeal process. FEMA has published notice of the proposed flood map determinations and there is an appeal period in which property owners, where the base flood level or the designation of the hazard area are technically incorrect, can appeal. The appeal is either to the municipality in which the property is located or to an agency designated by the municipality. At the last Town Council meeting, the Town designated Charleston County Building Services as the agency to whom the Town's appeals should be directed.

Mr. Simmons stated that FEMA ran two notices in the *Post & Courier* in January and that started the process toward formal adoption of the proposed flood maps. There is a three month period, which will end on April 18, 2018, during which appeals may be filed. The data and imagery used to produce the proposed flood maps was obtained in 2012. There have been a lot of changes to all of Charleston County since the last maps were issued in 2004 and between the periods of 2012 to 2018. The Charleston County Building Inspection Services floodplain management team is currently reviewing the maps to determine items they deem incorrect or in need of new data. The staff is reviewing areas where there are new roads and bridges, new subdivisions and individual properties that have been filled significantly.

Citizens and municipalities are encouraged to notify Charleston County Building Services of anything they see as being issues. A special telephone line (843-202-6957) has been set up in order for property owners to ask questions and express their concerns. Mr. Simmons stated that he will be meeting with Councilman Crane in a few days to give step by step details on how a property owner can go on Charleston County's website (www.charlestoncounty.org) to determine how their property is currently zoned, how it will be zoned with the proposed maps and other helpful information.

Mayor Ciancio stated that the way the appeal process will work is that appeals or comments will come from the property owner to Charleston County, who will aggregate them and send them to Department of Natural Resources. DNR, in turn, will forward the appeals or comments to FEMA, who will decide if they are worthy of a review by a scientific panel. Once the map reflects all the determinations FEMA feels are appropriate, the County has six months to adopt the map. Mr. Simmons responded that this is the first time FEMA has made the local government adopt the maps by ordinance. A resident questioned if that would mean that the County has six months to adopt the maps and the Town will then have another six months to adopt the maps. Mr. Simmons stated that the time is not cumulative and there would be just one six month period in which the County and Town will have to adopt the maps.

Mr. Simmons stated that he knew Charleston County would be filing some appeals and, at least one that they have been working on, is located on Seabrook Island. All appeals will have to be submitted to Charleston County by April 11, 2018. When FEMA has reviewed the comments and appeals, all will be posted to the Federal Registry. Mr. Simmons estimated that the maps may be finalized by December of 2018 or January of 2019.

Mayor Ciancio remarked that it is important now to get information out to property owners as to the availability of the maps and the details of the appeal process. When the six month period begins, the Town should publicize what the homeowner can expect from their insurance company, what to do in terms of getting a new Elevation Certificate, etc.

The meeting was adjourned at 11:00 a.m.

Date: March 27, 2018

Faye Allbritton, Town Clerk