



COUNTY COUNCIL OF BEAUFORT COUNTY

Beaufort County Zoning & Development

Multi Government Center ♦ 100 Ribaut Road
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The scheduled meeting of the Beaufort County Zoning Board of Appeals was held on January 26, 2005, in the County Council Chambers of the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

MEMBERS PRESENT

Mr. Thomas Gasparini, Chairman
Mr. Edgar Williams, Vice Chairman
Mr. Claude Dinkins
Mr. Phillip LeRoy

Mr. Charles Bootle
Mr. Chester Williams
Mr. Kevin Mack

MEMBERS ABSENT

None

STAFF PRESENT

Ms. Hillary Austin, Zoning Director
Mrs. Lisa Glover, Zoning Analyst III

CALL TO ORDER: Mr. Gasparini called the meeting to order at 5:05 p.m.

INVOCATION: Mr. Gasparini led those assembled in prayer.

ADOPTION OF AGENDA:

MOTION: Mr. Chester Williams made a motion to adopt the agenda as submitted. Mr. Dinkins seconded the motion. The motion passed unanimous (FOR: Bootle, Dinkins, Gasparini, LeRoy, Mack, C. Williams, E. Williams).

REVIEW OF MEETING MINUTES:

MOTION: Mr. E. Williams made a motion to adopt the minutes as submitted. Mr. Dinkins seconded the motion. The motion passed (FOR: Bootle, Dinkins, Gasparini, Leroy, E. Williams; ABSTAINED: Mack, C. Williams)

SITE ENHANCEMENT SERVICES (PIER 1, INC.) VARIANCE

Mr. Ryan Kring, Pier 1 representative, explained to the board that Pier 1 property is located in the shopping plaza on Malphrus Road. Mr. Kring asked the board to allow a wall sign on the southeast elevation traveling along Malphrus Road. Upon approving the sign, Pier 1 Corporation will only have 123.13 square feet of signage. The proposed square footage of the two wall signs will be 106.75 square feet. The signs are consistent with Pier 1 national wide signs used around the country.

Mr. LeRoy asked, what is the applicant asking for?

Ms. Austin stated that the applicant is requesting two wall signs exceeding 80 square feet.

Mr. LeRoy stated that if the building fronts on two highways it would qualify for two 80 square feet wall signs.

Ms. Austin stated that the property is a stand-alone piece of property; it does not front on Hwy 278, and it does not qualify for two 80 square foot wall signs.

"Professionally we serve; Personally we care!"

Mr. Chester Williams asked Mr. Kring to explain the conditions that effectively prohibits or unreasonable restricts the utilization of the property?

Mr. Kring stated that the hardship is that people would not be able to find the business.

Mr. Chester Williams stated that he does not see that limiting the sign to 80 square feet will create a hardship to grant a variance.

Mr. Kring stated that if the word Pier 1 Imports is limited to 80 square feet, then they will not have a big enough sign that's visible from HWY 278.

MOTION: Mr. Bootle made a motion to approve the variance as requested. Mr. LeRoy seconded the motion. The motion passed (FOR: Bootle, Dinkins, Gasparini, LeRoy; OPPOSED: Mack, C. Williams, E. Williams).

OLD BUSINESS

The board unanimously agreed to receive written input toward the board's decision, but will give the input weight depending upon individual determinations of how persuasive it is, and if someone wants to appear in person to speak to the board and then board will consider what they have to say.

MOTION: Mr. Edgar Williams made a motion to adjourn. Mr. Mack seconded the motion. The motion passed unanimously. (FOR: Bootle, Dinkins, Gasparini, LeRoy, Mack, C. Williams, E. Williams).

The meeting adjourned at approximately 5:50 p.m.