



COUNTY COUNCIL OF BEAUFORT COUNTY

Beaufort County Zoning & Development

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The scheduled meeting of the Beaufort County Zoning Board of Appeals was held on July 27, 2005, in the Executive Conference Room 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. Kevin Mack
Mr. Chester Williams

Mr. Bill Bootle
Mr. Claude Dinkins
Mr. Phillip Leroy

MEMBERS ABSENT

None

STAFF PRESENT

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

CALL TO ORDER: Mr. Gasparini called the meeting to order at 5:04 p.m.

INVOCATION: Mr. Gasparini led those assembled in prayer.

REVIEW OF AGENDA

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

REVIEW OF MEETING MINUTES: Mr. Chester Williams stated that on the first page, second paragraph from the bottom, the word "do, should be does"; and on the last page in the motion, under opposed, it should be "C. Williams, instead of E. Williams. Mr. Gasparini stated on the second page where it states, "Mr. Gasparini called for public comment, and limited the comments to three minutes", add to the sentence, "in accordance to the previous adopted rules".

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

DONALD & THERESA WIPER'S VARIANCE

Mr. Tedder, attorney for Donald & Theresa Wiper, stated to the board that this property is a Planned Unit Development that was approved in 1979, there are adjacent homes that have docks that exceed 300 feet. Mr. Tedder stated that this particular lot has no ability to obtain a shared community dock because, all of the other lots have already obtained a dock and there is no place to put the shared dock. This is the last home that does not have a dock. The ARB believes that it is a reasonable use of the property to allow docks along that creek. If this variance is not granted it would be dissimilar to the other lots in the area.

Mr. Bootle asked, "Is this particular lot for sale right now"?

Mr. Tedder answered, "Yes".

Mr. Mack asked, "What is the length of the dock of the adjacent property owners"?

"Professionally we serve; Personally we care!"

Mr. Tedder answered, "Approximately 460 feet to 480 feet".

Mr. Tedder explained that it was his understanding from the original applicant, that the adjacent property owners do have docks.

Ms. Austin stated, that the person who sent the letter complaining does not have a dock. Ms. Austin stated, that the County recommends disapproval of the variance because the reason for asking for the variance contradicts item #3, which states, "the fact that property may be utilized more profitably, should a variance be granted, may not be considered for grounds for a variance".

Mr. Tedder stated that the realtors did not write the correct language in the application. Mr. Tedder stated that the money is a consideration, but not a sole consideration in this variance.

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

STOKES TOYOTA PARKING EXPANSION (AMENDMENT TO PREVIOUS SPECIAL USE)

Mr. Chester Williams asked, if the board approves the amended special use permit, is any variances/buffer modulations needed?

Ms. Austin stated that the applicant is bringing a non-conforming site into conformance. The Development Review Team will grant a buffer modulation, and the Corridor Review Team already granted approval.

Mr. Gasparini stated that when the board make a motion, they should be mindful of the two conditions, which are, landscape plan showing the River Buffer being replanted with native plants, and adhere to all of the Corridor Review Board requirements.

MOTION: Mr. Edgar Williams made a motion to approve the special use permit with the stipulation of the recommendation being applied for approval. Mr. Chester Williams seconded the motion. The motion passed unanimously (FOR: Bootle, Dinkins, Gasparini, Leroy, Mack, C. Williams, E. Williams).

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

The meeting adjourned at approximately 5:40 p.m.