



## COUNTY COUNCIL OF BEAUFORT COUNTY

### Beaufort County Zoning & Development

Multi Government Center ♦ 100 Ribaut Road  
Post Office Drawer 1228, Beaufort, SC 29901-1228  
OFFICE (843) 470-2780  
FAX (843) 470-2784

The scheduled meeting of the Beaufort County Zoning Board of Appeals was held on August 24, 2005, in 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. Bill Bootle  
Mr. Claude Dinkins

#### MEMBERS ABSENT

Mr. Phillip Leroy  
Mr. Kevin Mack  
Mr. Chester Williams

#### STAFF PRESENT

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

**CALL TO ORDER:** Mr. Gasparini called the meeting to order at 5:14 p.m.

**INVOCATION:** Mr. Gasparini led those assembled in prayer.

#### REVIEW OF AGENDA

**MOTION:** Mr. Dinkins made a motion to adopt the agenda as submitted. Mr. E. Williams seconded the motion. The motion passed unanimously (FOR: Bootle, Dinkins, Gasparini, E. Williams). Mr. Gasparini stated for the record that Mr. Chester Williams is absent due to legal business in California.

#### REVIEW OF MEETING MINUTES:

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

#### MT. PISGAH AME CHURCH (C/O REVEREND SINCLAIR FRASIER) VARIANCE

Mr. Philip Murphy, Contractor, stated to the board that Mt. Pisgah AME Church is requesting a side-yard setback variance to place an addition on the church. Mr. Murphy stated that the addition couldn't go toward the rear, because there's a cemetery in the rear.

Ms. Austin stated that she recommends approval since there's a cemetery, and the church cannot extend to the rear.

**MOTION:** Mr. E. Williams made a motion to approve the variance. Mr. Dinkins seconded the motion. The motion passed unanimously (FOR: Bootle, Dinkins, Gasparini, E. Williams).

#### WILLIAM BLEDSOE (C/O JON & MAGGIE POMEROY) VARIANCE

Mr. Pomeroy explained to the board that he is requesting a side-yard setback for the construction of an enclosed garage. Mr. Pomeroy stated that the enclosed garage would replace an existing carport, which is unsightly and offers little or no protection for stored goods or vehicles. Mr. Pomeroy stated that the

*"Professionally we serve; Personally we care!"*

garage would enhance and contribute to the overall esthetic of the neighborhood. Mr. Pomeroy stated that the garage would extend into the 18-foot right-of-way; the right-of-way exists for the sole use of the plantation residents and will not be infringed upon by the variance request.

Mr. E. Williams asked, "Is Beach Road a private or public road"?

Ms. Austin said, she believes it's a County Road.

Mr. Pomeroy stated, that the property is under contract.

Ms. Austin stated, that the County recommends disapproval because the applicant is requesting a zero foot setback from Beach Road.

Mr. Gasparini asked Mr. Pomeroy, "Who owns the property across from Beach Road"?

Mr. Pomeroy answered, "I do".

*Mr. Gasparini called for public comment. Mr. Gasparini asked the public to limit their comments to three minutes, and he also asked the public not to repeat what someone else already said.*

Mr. Lowell Rorrer stated, that he lives directly across the street from this property, and he totally objects to this variance.

Ms. Camilo Macia stated, that she lives on The Avenue of Oaks, and she objects to the applicant encroaching into Beach Road.

Ms. Sallie A. Elson stated, that she objects to the variance.

Mr. Gasparini asked, "Is this property tidal influenced"?

Ms. Austin answered, "Yes".

Mr. Jones stated to the board, that he was not notified regarding this variance. Mr. Jones stated that he lives in Sea Pines, and have a concern about public roads.

Mr. Gasparini asked Mr. Jones, "How many beach accesses is there on St. Helena Island"?

Mr. Jones answered, he counted three so far. Mr. Jones stated that Dan Morgan, the GIS Director, faxed him a copy of the map.

Mr. Gasparini asked Mr. Jones, is he aware of any zero lot line setbacks?

Mr. Jones answered, no.

*End of public comment.*

Mr. Bootle stated that, he doesn't understand why the applicant can't move the garage.

Mr. Gasparini stated, that he sense the board is not satisfied with the applicant placing the garage zero feet from the property line. Mr. Gasparini suggested to the applicant to withdraw his application and come back with additional plans.

Mr. Pomeroy stated to the board that he wants to withdraw his application, and get his trees surveyed by a registered surveyor.

*Mr. Gasparini stated that the applicant has withdrawn his application, and will reapply when all of the supported documents have been submitted.*

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

*The meeting adjoined at approximately 5:58 p.m.*