



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 November 16, 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. Phillip Leroy
Mr. Claude Dinkins

Mr. Bill Bootle
Mr. Chester Williams
Mr. Kevin Mack

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 5:05 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. Bootle seconded the motion. The motion passed unanimously (FOR: Bootle, Dinkins, Gasparini, Leroy, Mack, C. Williams, E. Williams).

REVIEW OF MEETING MINUTES:

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

Mr. Gasparini stated that item #7 on the agenda (Wayne Medlin's River-Buffer Variance) was taken off the agenda because, the notices were not mailed in an appropriate time. The item will be placed on the agenda at a later date.

WALTERBORO DISTRICT UNITED METHODIST CHURCH (SPECIAL USE PERMIT)

Mr. Ernest Ethedge explained to the board that they are starting a new church on Lady's Island located at 415 Sams Point Road, and the property is approximately 10-acres with two existing buildings. Their plan is to purchase the property and do some cosmetic type work on the building and make it user friendly, and functional for worship services, bible study, and the regular activities and functions of the church.

Mr. Bootle asked Mr. Ethedge, "What is the current use of the building"?

Mr. Ethedge said, "The building is vacant; it used to be used for a boys home".

"Professionally we serve; Personally we care!"

Mr. Gasparini stated that the board received a recommendation from the County, to issue a special use permit. Mr. Gasparini asked Ms. Austin, did the County require a Community Impact Statement from the applicant?

Ms. Austin said, "No". Ms. Austin stated, that this is an existing building and the applicant is not changing anything. Ms. Austin stated that the only reason this case had to come to the board is because, it's a special use under the Lady's Island Community Preservation District. Ms. Austin stated, that according to the Transportation Planner, a Traffic Impact Analysis is not required for churches because, it does not generate the peak hour trips; churches are only used for Sunday morning services. Ms. Austin stated, that if the applicant decides to build anything on the lot, they would have to come back to the ZBOA for a Special Use Permit.

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

BANK OF AMERICA – C/O TRAMMELL CROW COMPANY (VARIANCE)

Mr. David Morgan, Representative for Bank of America, stated to the board that the bank is experiencing heavy customer traffic, and the site is at its parking capacity. Mr. Morgan stated that the customers are parking on the street, and it is causing problems with the local community and the customers safety. The bank is offering to purchase the adjacent property, and expand its parking lot to add additional parking spaces to resolve this problem.

Mr. Bootle asked Mr. Morgan, "How many parking spaces are existing"?

Mr. Morgan stated that they currently have 28 regular parking spaces with 2 handicap spaces; which is a total of 30 parking spaces.

Mr. Dinkins asked Mr. Morgan, "How many acres are they purchasing"?

Mr. Morgan said, "1.3 acres". Mr. Morgan stated that they have 30 existing parking spaces, and they are proposing 14 parking spaces.

Mr. E. Williams asked Mr. Morgan, "Is there a drive through window"?

Mr. Morgan said, "Yes".

Ms. Austin asked Mr. Morgan, "Where is he going to put the 5 staking"?

Mr. Morgan said, "He is going to have to check that".

Mr. C. Williams read Section 106-9892 (c), which allows additional parking for employees. Mr. Williams asked Ms. Austin, "Could the Development Review Team look into the additional parking for the employees"?

Ms. Austin said, "We could". Ms. Austin stated to the board, that the County recommends approval subject to the parking being pervious.

Mr. Dinkins asked Ms. Austin, "Will the Development Review Team approve the final plan"?

Ms. Austin said, "Yes".

MOTION: Mr. Chester Williams made a motion to approve the variance subject to the parking being pervious, and the construction materials and layout being approved by the Development Review Team. Mr. Edgar Williams seconded the motion. The motion passed unanimous (FOR: Bootle, Dinkins, Gasparini, Leroy, Mack, C. Williams, E. Williams).

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

The meeting adjoined at approximately 5:30 p.m.