



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 Wednesday, March 22, 2006, 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. Bill Bootle
Mr. Claude Dinkins

MEMBERS ABSENT

Mr. Chester Williams
Mr. Kevin Mack

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 a moment of silence.

REVIEW OF AGENDA

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

REVIEW OF MINUTES:

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

NICHOLAS & DIANE URSILLO, III (RIVER-BUFFER VARIANCE)

Mrs. Diane Ursillo explained to the board, that she is asking for a variance to place a pool in her backyard. Mrs. Ursillo stated, that she did not know that the setbacks changed from 30 feet to 50 feet.

Mr. E. Williams asked Mrs. Ursillo, "When did you know the setbacks were changed?"

Mrs. Ursillo stated, that the pool company informed her of the 50-foot setback required, at the time she inquired about placing a pool on her property.

Mr. Gasparini asked Mrs. Ursillo, "When did you purchase the property?"

Mrs. Ursillo answered, "May 2005".

Mr. Leroy asked Mrs. Ursillo, "When was the house built?"

Mrs. Ursillo answered, "Seven years ago".

"Professionally we serve; Personally we care!"

Ms. Austin stated to the board, that the County does not oppose to this variance. Ms. Austin asked, that the buffer remain natural.

Mr. Gasparini explained to the applicant, that the County wants the buffer to remain natural, and if the buffer is disturbed, they will be required to replace the buffer and submit a landscape plan. Mr. Gasparini asked Mrs. Ursillo, "Is that acceptable to you?" Mrs. Ursillo answered, "Yes".

MOTION: Mr. Leroy made a motion to grant the variance with the condition to leave the buffer natural. Mr. Edgar Williams seconded the motion. The motion passed unanimously (FOR: Bootle, Dinkins, Gasparini, Leroy, E. Williams).

ST. GREGORY THE GREAT SCHOOL & CHURCH (SPECIAL USE)

Mr. Jonathon Rembold, Ward Edwards Engineering Company, explained to the board, that they are requesting a Special Use Permit to build an elementary school on the campus. Mr. Rembold stated, that the church have been functioning for approximately ten years. Mr. Rembold stated to the board, that the grades will be from Pre-K to 5th grade, and may expand in the future. Mr. Rembold stated, that this request is an extension of the church.

Mr. Gasparini asked Ms. Austin, "Did the County require a Traffic Impact Study"?

Ms. Austin stated, that a traffic impact study was submitted, but the community impact statement was not required. Ms. Austin stated, that they would look at the Traffic Impact Analysis in more detail at the final submittal.

Mr. Gasparini stated, that the Sunday traffic along the church is terrible, and he is worried about the traffic when school is dismissed.

Ms. Austin stated that the Development Review Team had discussions about the traffic, but once the traffic impact analysis was submitted, the Development Review Team approved the application.

Mr. Gasparini stated, that he heard that the church was thinking about building a high school, "Is this the site they are thinking about?"

Mr. Rembold answered, "No, it is located in Jasper County".

Ms. Austin stated to the board, that the Development Review Team did not see the new proposed plan. Ms. Austin stated, that the Development Review Team would have to review the new plan.

Mr. Gasparini asked Mr. Rembold, "Are the wetlands filled yet"?

Mr. Rembold answered, "The wetlands by the school are already filled".

Mr. Gasparini asked Mr. Rembold, "Are they planning on filling anymore wetlands"?

Mr. Rembold answered, "Anything that was permitted will be filled".

Mr. Gasparini stated, that the wetland permit from the Army Corp of Engineers has expired, so they must apply for an extension.

Ms. Austin asked Mr. Gasparini, "Can the ZBOA defer the meeting until the Development Review Team have a chance to look at the new plan".

Mr. Gasparini stated, that the board can either defer the meeting until the Development Review Team have a chance to look at the traffic plan, or approve it subject to the Development Review Team reviewing the proposed plans; including the traffic plan, wetland plan, and drop off center location. Mr.

Gasparini stated, that if there is a problem with the approval, this application shall come back to the Zoning Board of Appeals for review.

MOTION: Mr. Gasparini made a motion to approve the Special Use application with the condition that the drop-off area and traffic plan on the property be accepted by the Development Review Team, the wetlands plans be acceptable to the County and the Army Corp of Engineers, and the County traffic engineer making a positive recommendation. Mr. Edgar Williams seconded the motion. The motion passed unanimously (FOR: Bootle, Dinkins, Gasparini, Leroy, E. Williams). *Mr. Edgar Williams stated for the record, that he hope that every school in Beaufort County get the same consideration as St. Gregory the Great School.*

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

The meeting adjourned at approximately 5:35 p.m.