

The scheduled meeting of the Beaufort County Zoning Board of Appeals was held on Wednesday, July 25, 2007, in Council Chambers, Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

MEMBERS PRESENT

Mr. Thomas Gasparini, Chairman
Mr. Edgar Williams, Vice Chairman
Mr. Chester Williams

Mr. Bill Bootle
Mr. Claude Dinkins
Mr. Phillip LeRoy

MEMBERS ABSENT

Mr. Kevin Mack

STAFF PRESENT

Ms. Hillary Austin, Zoning Administrator
Mrs. Lisa Glover, Zoning Analyst III
Mr. Tony Criscitiello, Planning Director/Interim Deputy Administrator

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

REVIEW OF MINUTES:

MOTION: Mr. Edgar Williams made a motion to adopt the June minutes as submitted. Mr. Chester Williams seconded the motion. The motion passed (FOR: Bootle, Gasparini, C. Williams, E. Williams; ABSTAINED: LeRoy).

Mr. Gasparini briefly reviewed the ZBOA rules to the public. Mr. Gasparini limited public comment to three minutes each.

JOHN W. ROBINSON (DOCK VARIANCE)

Mr. David Tedder, attorney for the applicant, explained to the board that this variance request came before the board last month, but was not heard due to one property owner not being notified. Mr. Tedder stated, that this property is located in the Stuart Point/Whale Branch area. This property has been owned by the applicant for several years, and the lot was created in 1993.

Mr. Gasparini noted the arrival of Mr. Dinkins @ 5:07 p.m.

Mr. Tedder stated, that all of the docks in this particular area is over 300 feet. Mr. Tedder stated, that they explored the possibility of a shared dock, but was unsuccessful, because everyone else in the neighborhood already had an existing dock. Mr. Tedder stated, that they exhausted the alternatives of trying to find a community dock, where they could have gotten a larger length.

Mr. Bootle asked Mr. Tedder, "How long has Mr. Robinson owned the property?"

Mr. Tedder answered, "Since 2003".

Mr. Gasparini stated, that if this board were to grant a variance, it would have to be the minimum necessary to relieve an unnecessary hardship. Mr. Gasparini asked Mr. Tedder, "Do you think that this design is the minimum?"

Mr. Tedder answered, "It is the minimum to be consistent with this area".

Ms. Austin stated, that staff recommends disapproval for this variance. Ms. Austin stated, that the applicant has not proved a hardship, other than the creek is too far away from the property line.

Mr. Bootle asked Mr. Tedder, "When was the dock permit issued?"

Mr. Tedder answered, "Since 2006".

Mr. E. Williams asked Mr. Tedder, "What is the length of the longest dock?"

Mr. Tedder answered, "The longest dock is 880 feet".

Mr. E. Williams asked Mr. Tedder, "Do you know when the existing docks were built?"

Mr. Tedder answered, "I don't know".

Mr. E. Williams asked Ms. Austin, "Does the county know when those docks were built?"

Mr. Austin answered, "The county does not have any records for any docks prior to 2000".

Mr. Gasparini called for public comment; there were no public comment for this project.

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

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

The meeting adjourned at approximately 5:32 p.m.