



COUNTY COUNCIL OF BEAUFORT COUNTY

Beaufort County Zoning & Development

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The regular monthly meeting of the Beaufort County Zoning Board of Appeals was held on Thursday, June 24, 2010, in the Council Chambers, Beaufort County Administration Building, at 100 Ribaut Road, Beaufort, South Carolina.

MEMBERS PRESENT

Mr. Thomas Gasparini, Chairman	Mr. Timothy Rentz
Mr. Edgar Williams, Vice Chairman	Mr. Chester Williams
Mr. Claude Dinkins	

MEMBERS ABSENT

Mr. Phillip LeRoy
Mr. Kevin Mack

STAFF PRESENT

Ms. Hillary Austin, Zoning & Development Administrator
Mr. Anthony Criscitiello, Planning Director
Mrs. Tamekia Judge, Zoning Analyst I

CALL TO ORDER: Mr. Gasparini called the meeting to order at 5:06 p.m.

PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE: Mr. Gasparini led those assembled in the Pledge of Allegiance, and a moment of silence in honor of our country's military service members.

REVIEW OF AGENDA:

Mr. E. Williams made a motion to postpone the variance request for Gray's Hill Baptist Church until the July 22, 2010 meeting.

MOTION: Mr. E. Williams made a motion to postpone the Gray's Hill Baptist Church variance request and the public comment, until the July 22, 2010 meeting. Mr. Rentz seconded the motion. The motion passed unanimously (FOR: Dinkins, Gasparini, Rentz, C. Williams, and E. Williams).

Mr. Timothy Rentz made a motion to adopt the agenda, removing item #5, Frank Anthony Appeal from the agenda, due to the South Carolina state regulations.

MOTION: Mr. Timothy Rentz made a motion to adopt the agenda, removing item #5, Frank Anthony Appeal from the agenda, due to the South Carolina state regulations. Mr. Edgar Williams seconded the motion. The motion passed unanimously (FOR: Dinkins, Gasparini, Rentz, C. Williams, and E. Williams).

REVIEW OF MINUTES (MAY 27, 2010):

MOTION: Mr. Timothy Rentz made a motion to approve the May 27, 2010 minutes as submitted. Mr. E. Williams seconded the motion. The motion passed (FOR: Gasparini, Rentz, C. Williams, and E. Williams; ABSTAINED: Dinkins).

Mr. Gasparini explained to the applicants and members of the public present at the meeting, that the applicant has ten minutes to present his/her case to the board; the time limit for public comment is 3 minutes each, and is limited to variances and special use permits.

WIDGEON POINT PARK (SPECIAL USE)

Mr. Tony Criscitiello, Planning Director for Beaufort County stated, that Widgeon Point is a park that was acquired by Beaufort County, through the Rural and Critical Lands program. Mr. Criscitiello stated, that the park is a special use, as designated in the Zoning & Development Standards Ordinance. Mr. Criscitiello stated, that the project went before the Development Review Team for recommendations, and the Development Review Team favorably recommended approval of the Master Plan for Widgeon Point Park. Mr. Criscitiello also stated, that if the board agrees that the plans are suitable, then the project will go back before the Development Review Team for final approval. Mr. Criscitiello stated, that the project consist of two phases; the first phase is a parking lot, and the second phase will come at a later date, once OCRM provides the permit for the wetland delineation.

Mr. C. Williams asked Mr. Criscitiello, "Were there any conditions to the DRT approval?"

Mr. Criscitiello replied, "No Sir, only the requirements of the Zoning & Development Standards Ordinance were required, which were met through the Master Plan."

There being no further comments from the applicant or the County and no further questions from the Board, Mr. Gasparini called for public comment and limited the comments to 3 minute each; there were no public comments..

Mr. C. Williams made a motion to approve the Special Use request as submitted.

MOTION: Mr. C. Williams made a motion to approve the Special Use request; this application meets the criteria for a Special Use, set forth in Section 106-522 of the Beaufort County Zoning & Development Standards Ordinance. Mr. E. Williams seconded the motion. The motion passed unanimously (FOR: Dinkins, Gasparini, Rentz, C. Williams, and E. Williams).

ADJOURNMENT

MOTION: There being no further business to come before the Board, Mr. Chester Williams made a motion to adjourn. Mr. Edgar Williams seconded the motion. The motion passed unanimously (FOR: Dinkins, Gasparini, Rentz, C. Williams, and E. Williams).

The meeting adjourned at approximately 5:20 p.m.