

The regular monthly meeting of the Beaufort County Zoning Board of Appeals was held on Thursday, September 23, 2010, in the Council Chambers, Beaufort County Administration Building, at 100 Ribaut Road, Beaufort, South Carolina.

MEMBERS PRESENT

Mr. Edgar Williams, Vice Chairman
Mr. Claude Dinkins
Mr. Kevin Mack

Mr. Philip LeRoy
Mr. Timothy Rentz
Mr. Chester Williams

MEMBERS ABSENT

Mr. Thomas Gasparini, Chairman

STAFF PRESENT

Mr. Anthony Criscitiello, Planning Director
Ms. Hillary Austin, Zoning Administrator
Mrs. Lisa Glover, Zoning Analyst III

CALL TO ORDER: Mr. Edgar Williams called the meeting to order at 5:07 p.m.

PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE: Mr. Edgar Williams 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:

MOTION: Mr. Rentz made a motion to adopt the agenda. Mr. Mack seconded the motion. The motion passed unanimously (FOR: Dinkins, LeRoy, Mack, Rentz and E. Williams).

Mr. C. Williams arrived at 5:08 p.m.

REVIEW OF MINUTES (JULY 22, 2010):

MOTION: Mr. C. Williams made a motion to adopt the July 22, 2010 minutes as submitted. Mr. LeRoy seconded the motion. The motion passed unanimously (FOR: Dinkins, Mack, LeRoy, Rentz, C. Williams and E. Williams).

REVIEW OF MINUTES (AUGUST 26, 2010):

MOTION: Mr. Rentz made a motion to adopt the August 26, 2010 minutes as submitted. Mr. Dinkins seconded the motion. The motion passed (FOR: Dinkins, Mack, Rentz and E. Williams, ABSTAINED: LeRoy and C. Williams).

BEAUFORT JASPER COMPREHENSIVE HEALTH FACILITY (SPECIAL USE)

Mr. Roland Gardner, representative for Beaufort Jasper Comprehensive Health explained, that Beaufort Jasper Comprehensive Health Services has been in existence for 40 years. Mr. Gardner stated, that when the original building was built in 1973, there was 7,500 square feet of building, and only one expansion was completed in 1993, where an additional 3,800 square feet was added for medical, dental and pharmacy services; and since that time, an additional square footage was added for WIC services, Ryan White and Migrant health services. Mr. Gardner stated, that the services they provide will be enhanced with the American Recovery Reinvestment Act. Mr. Gardner stated, that they anticipate that over the next three to five years, there would be a major expansion of the service population and the patients; currently there are 19,000 patients registered with Beaufort Jasper Comprehensive Health. Mr. Gardner stated, that they conduct about 98,000 businesses per year at the eight sites. Mr. Gardner stated, that the Chelsea site is the busiest site; the stress is the Migrant Health services, WIC, nutrition, and school based. Mr. Gardner stated, that they are not able to operate as in the past, because of the anticipation of the additional 2,000-3,000 patients within the next 24-36 months. Mr. Gardner stated, that at the Chelsea site, they now serve about 3,800 patients and approximately 1,800 visits at the Chelsea site; they will have 20,000 contacts with pharmacy, lab, x-ray and dental services at the site. Mr. Gardner stated, that it is important to remain located at the site, because it is a primary health care center with physicians, x-rays, laboratories, pharmacy, home health, Ryan White and special services for school based. Mr. Gardner stated, that the American Recovery Reinvestment Act is providing funding for the facility.

Mr. Chris Caudle with AAG Associates Architects, explained the site plans to the board members. Mr. Caudle explained, that the drawings show the existing buildings, the existing clinic, of which the clinic is proposing to replace, which consist of 13,200 square feet. Mr. Caudle stated, that with the economy, the building would have to remain in use, while the new building is under construction. Mr. Caudle stated, that they would have tried to reuse the existing clinic building, but the building is in such poor shape, it cannot be used. Mr. Caudle stated, that the administration building will remain, because the funds are not available to build a new facility. Mr. Caudle stated, that there is an existing portable building on site, which services the WIC program. Mr. Caudle also stated, that there are three existing residences on the property that has been there since the 1970's, and as part of this project, those buildings will be removed. Mr. Caudle stated, that the existing portable that house the WIC service program, will be removed, and the WIC service program will be located inside the new facility. Mr. Caudle stated, that the new facility will be 14,300 square feet.

Mr. Mack asked Mr. Caudle, "What is the square footage of the existing building?"

Mr. Caudle replied, "The square footage of the existing clinic is 13,140 square feet".

Mr. Mack asked Mr. Caudle, "What is the square footage for the new building?"

Mr. Caudle replied, "The first floor for the new building is 14,366, and there is about 10,000 square feet for the second floor; we will double the facility in size, but reduce the footprint of the building".

Mr. Mack asked Mr. Caudle, "Will there be any trees disturbed on the property?"

Mr. Caudle replied, "No Sir, there are large trees on the property, but they will not be disturbed".

Mr. Criscitiello, Beaufort County Planning Director, read the Staff Recommendation report from the Development Review Team members into the record, indicating that the Development Review Team members recommend approval of the project. Mr. Criscitiello explained, that this project is before the Zoning Board of Appeals, because it is a Special Use, and the proposed use is not allowed in the Rural zoning district, however; the use is allowed through the Special Use process, which allows uses to become conforming. Mr. Criscitiello stated, that the non-conformities are outlined in the documents provided; it has to do with the maximum size of the building, the amount of open space, and the setbacks in regards to the front buffer. Mr. Criscitiello stated, that based on the site plans that were submitted to the DRT, the DRT has reviewed the site plans and determined that the non-conformities have been adequately addressed, and the DRT recommends approval of the Special Use application.

Mr. E. Williams asked Mr. Criscitiello, "Have you presented Mr. Gardner with a copy of the Staff Recommendation report?"

Mr. Criscitiello replied, "Yes".

Mr. E. Williams asked Mr. Gardner, "Do you have any questions regarding the recommendation report from the DRT?"

Mr. Gardner replied, "No".

Mr. E. Williams asked Mr. Gardner, "Were the property owners properly notified?"

Mr. Gardner replied, "Yes".

There being no further comments from the applicant or the County, and no further questions from the Board, Mr. Edgar Williams called for public comment, and limited the comments to 3 minutes; 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. Mack seconded the motion. The motion passed unanimously (FOR: Dinkins, LeRoy, Mack, Rentz, C. Williams, and E. Williams).

ADJOURNMENT

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

The meeting adjourned at approximately 5:29 p.m.