



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, April 28, 2011, in the Council Chambers, Beaufort County Administration Building, at 100 Ribaut Road, Beaufort, South Carolina.

MEMBERS PRESENT

Mr. Edgar Williams, Vice Chairman
Mr. Philip LeRoy
Mr. William Mitchell

Mr. Timothy Rentz
Mr. Chester Williams

MEMBERS ABSENT

Mr. Thomas Gasparini, Chairman
Mr. Kevin Mack

STAFF PRESENT

Mr. Anthony Criscitiello, Planning Director
Mrs. Tamekia Judge, Zoning Analyst I

CALL TO ORDER: Mr. Edgar Williams called the meeting to order at 5:01 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. C. Williams made a motion to adopt the agenda. Mr. LeRoy seconded the motion. The motion passed unanimously (FOR: LeRoy, Mitchell, Rentz, C. Williams and E. Williams).

REVIEW OF MINUTES (MARCH 24, 2011):

MOTION: Mr. Rentz made a motion to adopt the March 24, 2011 minutes as submitted. Mr. C. Williams seconded the motion. The motion passed unanimously (FOR: LeRoy, Mitchell, Rentz, C. Williams and E. Williams).

Mr. LeRoy recused himself from voting on Orange Grove Baptist Church Special use, due to a personal conflict of interest. Mr. LeRoy left the meeting at 5:04 p.m.

ORANGE GROVE BAPTIST CHURCH – SPECIAL USE

Mr. John Crouch, architect for Orange Grove Baptist Church explained to the board, that they are requesting a Special Use permit to expand the existing church. Presently, the church has an inadequate bathroom facility for handicap people and the congregation in general; and in order to get to the bathroom in the front of the building, you will need to exit the building. Mr. Crouch stated, that there is no covered entry hallway into the building to help with the weather, and it is their proposal to construct two bathrooms on either side of the church, and enclose the

front by erecting a cantilever canopy. This addition will be closer to the road, thus, requiring a Special Use permit. Mr. Crouch stated, that the Development Review Team recommended approval.

Mr. Criscitiello, Planning Director, read the Beaufort County staff recommendation report into the record. Mr. Criscitiello stated, that this special use request by the Orange Grove Baptist church, is before the board because, the site is a non-conforming grandfathered site; and in order to avoid the continuation of the non-conformity, they're asking to use the Special Use privileges of the Zoning & Development Standards Ordinance, to expand six feet further into the front street yard setback. The typical setback is 25 feet in Rural; currently, the building sits at 21 feet 4 inches without the expansion. The expansion will extend into the setbacks by an additional six feet. The wing addition is not an issue, it's merely the front setback from the street; the staff has reviewed this from the standpoint of all aspects of the non-conformity, and the Development Review Team recommends approval.

Mr. C. Williams asked Mr. Criscitiello, "Am I correct in understanding, that the staff did not require a Traffic Impact Analysis or a Community Impact Statement?"

Mr. Criscitiello replied, "That is right".

There being no further comments from the applicant or the County, and no further questions from the Board, Mr. E. Williams called for public comment, and limited the comments to 3 minutes each.

Mr. Carpenter, pastor of Orange Grove Baptist church stated to the board, that he supports the Special Use permit, and that he thanks the board for the support as they venture forward in doing the work that is set before them in expanding the church.

Mr. E. Williams asked Mr. Carpenter, did he review the staff recommendation report from the county, and if he had any problems with the recommendation.

Mr. Carpenter stated, that he did not have any problems with the staff recommendations.

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

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

The meeting adjourned at approximately 5:15 p.m.