



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) 255-2170
FAX (843) 255-9446

The regular monthly meeting of the Beaufort County Zoning Board of Appeals was held on Thursday, May 26, 2011, in the Council Chambers, Beaufort County Administration Building, at 100 Ribaut Road, Beaufort, South Carolina.

MEMBERS PRESENT

Mr. Edgar Williams, Vice Chairman
Mr. Kevin Mack

Mr. William Mitchell
Mr. Chester Williams

MEMBERS ABSENT

Mr. Thomas Gasparini, Chairman
Mr. Philip LeRoy
Mr. Timothy Rentz

STAFF PRESENT

Ms. Hillary Austin, Zoning Administrator
Mrs. Katherine Smith, Zoning Analyst II

CALL TO ORDER: Mr. Edgar Williams called the meeting to order at 5:05 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. Mack seconded the motion. The motion passed unanimously (FOR: Mack, Mitchell, C. Williams and E. Williams).

REVIEW OF MINUTES (APRIL 28, 2011):

MOTION: Mr. C. Williams made a motion to defer the April 28, 2011 minutes until the next scheduled meeting. Mr. Mack seconded the motion. The motion passed unanimously (FOR: Mack, Mitchell, C. Williams and E. Williams).

WINGMEN MOTORCYCLE CLUB – SPECIAL USE

Mr. David Gasque of Gasque & Associates, representative of the Wingmen Motorcycle club explained to the board, that they are requesting a special use permit. Mr. Gasque explained, that there is an existing building that they are going to use as an office.

Arthur Connelly, one of the Wingmen motorcycle club member's explained to the board, that they chose this location because they are out of the public way, when it comes to making noise.

Mr. E. Williams asked Mr. Connelly, "Would there be any impact on the Air Station, as it relates to noise or flight patterns?"

Mr. Connelly stated, that he was not aware of any impacts, and that they were not in the noise restriction zone.

Ms. Austin, Zoning Administrator read the Beaufort County Staff recommendation report into the record. Ms. Austin stated, that the County voted to approve the office, with the condition that the applicant meets all of the recommendations that the CRB administrator may have, and the Building Codes requirements, prior to the building being occupied.

Mr. C. Williams asked Ms. Austin, "Is this particular property in the Highway Corridor, and do they have to get CRB approval for any changes to the building?"

Ms. Austin stated, that the CRB administrator will look at the site and speak with the board members, and then decide if they have to go through the CRB process; that's why the recommendation was made in case they have to go through the CRB process.

Mr. C. Williams stated, that if the applicant has to go through the CRB process then he certainly understand, but if the applicant doesn't go through the CRB process, why would the conditions be included?"

Ms. Austin stated, that CRB would be required because the building is existing; CRB has to consider the aesthetics, because there will be no major work done to the existing site.

Mr. C. Williams asked Ms. Austin, "Based on the letter from the Marine Corp Air Station, are there any building codes requirements that you are aware of, with respect to the noise attenuation requirements?"

Ms. Austin stated, that she wasn't sure if the standards of the Zoning & Development Standards ordinance could be applied, because it is an existing building.

Mr. E. Williams asked Ms. Austin, "With the retrofit, can the CRB put restrictions on the building beyond what we do here?"

Ms. Austin replied, "For the outside of the building, the attenuation would occur inside of the building, the CRB is just looking at how the building looks from the road; in this case, it would be how it's painted, erection of signs, and any plantings in front of the building".

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.

Ms. Alice Howard, MCAS Plans and Liaison officer stated to the board, that they understand the Wingmen Motorcycle club only meets on Fridays, but they wanted to go on the record with their concerns, and that they do understand that they have an existing building that they are using as an office.

Mr. C. Williams made a motion to approve the application with the conditions, that the club complies with any application and review of the Corridor Review Board, and that based on the DRT recommendation, this application is in conformance with the Special Use permit, based on Section 106-552. As part of the approval, the club must comply with any requirements from the Corridor Review Board, and meet all of the building codes requirements.

MOTION: Mr. C. Williams made a motion to approve the Special Use request, with the condition that the applicant meets all requirements from the Corridor Review board, and that all Building Codes requirements are met. This application meets the criteria for a Special Use permit, as set forth in Section 106-522 of the Beaufort County Zoning & Development Standards Ordinance. Mr. Mack seconded the motion. The motion passed unanimously (FOR: Mack, Mitchell, C. Williams and E. Williams).

ADJOURNMENT

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

The meeting adjourned at approximately 5:22 p.m.