



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 27, 2017, in the Council Chambers, Beaufort County Administration Building, at 100 Ribaut Road, Beaufort, South Carolina.

MEMBERS PRESENT

Mr. Edgar Williams, Vice Chairman
Mr. William Cecil Mitchell, III
Mr. John Chemsak
Mr. Kevin Mack
Mr. Joseph Passiment

MEMBERS ABSENT

Mr. Thomas Gasparini, Chairman
Mr. Chester Williams

STAFF PRESENT

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

VACANCY

None

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

PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE: Mr. E. Williams led those assembled with the Pledge of Allegiance.

REVIEW OF AGENDA:

Mr. E. Williams stated, that Items # 5, #6 and #10 on the agenda will be removed and reviewed at the next scheduled meeting.

MOTION: Mr. Passiment made a motion to adopt the amended agenda with the changes. Mr. Chemsak seconded the motion. The motion passed (FOR: Chemsak, Mack, Mitchell, Passiment and E. Williams; ABSENT: Gasparini and C. Williams).

REVIEW OF MINUTES:

Mr. E. Williams stated that the adoption of the January 26th and February 23rd minutes will be put over until the next scheduled meeting due to no quorum.

CHARLES MEEKS – (VARIANCE)

Mr. Bryan Thompson, Thompson Builders representing Mr. Charles Meeks stated, "I want to put an impervious pad under the back porch of this lot, which is currently 40 – 45% covered by a roof on the second floor. This lot is the only one that doesn't have the concrete slab. I want to keep things consistent in the neighborhood. The HOA has granted approval. We are also not going outside of the existing footprint of the home."

Mr. Mack asked Mr. Thompson, "Does the house to the left have a concrete slab?"

Mr. Thompson replied, "Yes. It mirrors our lot. The one on the right has a covered porch and deck too."

Mr. Mack asked Mr. Thompson, "Where you propose to put the slab, which direction is the water flowing; towards the marsh?"

Mr. Thompson replied, "It is pretty flat, so it is not moving enough water. The deck is catching the vast majority of the water."

Mr. Chemsak asked Mr. Thompson, "Have you considered pervious pavers?"

Mr. Thompson replied, "We considered that as a backup plan with a wood deck or composite, but it would not be consistent with the neighborhood".

Mr. Criscitiello, Beaufort County Planning Director stated to the Board, "I would like to introduce to you the new County Attorney, Mr. Chris Inglesis who replaced Mrs. Allison Coppage." Mr. Criscitiello stated, "Staff looked at this from the Community Development Code and the Director has the latitude to operate in the Code but as Planning Director, I could not grant a waiver in this matter. Others have built concrete slabs and they probably didn't get approval because the Code doesn't permit it or it was built a long time ago. The Staff recommends disapproval".

Mr. E. Williams asked Mr. Criscitiello, "Based on the previous language, this wouldn't have been a problem?"

Mr. Criscitiello replied, "Under the current Code it is not permitted."

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. There were no public comments.

Mr. Mitchell made a motion to approve the 200 square feet concrete slab, because it is currently under an existing second story deck and it will be consistent with the neighbors.

Mr. Mack seconded the motion.

MOTION: Mr. Mitchell made a motion to grant the Variance to construct the 200 square feet concrete slab. Mr. Mack seconded the motion. The motion passed (FOR: Chemsak, Mack, Mitchell, Passiment and E. Williams; ABSENT: Gasparini and C. Williams).

NEW BUSINESS

MOTION: Mr. Chemsak made a motion to postpone the 2017 election until all members were present. Mr. Mack seconded the motion. The motion passed (FOR: Chemsak, Mack, Mitchell, Passiment and E. Williams; ABSENT: Gasparini and C. Williams).

ADJOURNMENT

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

The meeting adjourned at approximately 5:23 p.m.