



## COUNTY COUNCIL OF BEAUFORT COUNTY

### Beaufort County Planning & Zoning

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, March 25, 2021, at the Beaufort County Administration Bldg., Council Chambers, Beaufort, South Carolina.

#### **MEMBERS PRESENT**

Mr. Kevin Mack, Chairman  
Mr. Chester Williams, Vice Chairman  
Mr. John Chemsak  
Mr. Cecil Mitchell  
Ms. Lynne Hoos

#### **MEMBERS ABSENT**

Mr. Bernard Rivers  
Mr. Mark McGinnis

#### **VACANCY**

None

#### **STAFF PRESENT**

Mr. Eric Greenway, Interim County Administrator  
Ms. Hillary Austin, Zoning Administrator  
Mrs. Lisa Anderson, Zoning Analyst III  
Mrs. Caitlin Starnes, Zoning Analyst II

#### **ATTORNEY PRESENT**

None

**CALL TO ORDER:** Mr. Mack called the meeting to order at 5:03 p.m.

**PLEDGE OF ALLEGIANCE:** Mr. Mack led those assembled with the Pledge of Allegiance.

**FOIA – PUBLICATION NOTICE:** Mr. Mack asked if all public notices were sent out, Ms. Austin verified that they were.

**ADOPTION OF AGENDA:** Mr. Mack stated Item #6 and #7 are being removed because the applicant and the County have worked out the need for the variance.

**MOTION:** Mr. Chemsak made a motion to adopt the agenda with the changes stated by Mr. Mack. Mr. Williams seconded the motion. The motion passed unanimously.

#### **ADOPTION OF MINUTES:**

**MOTION:** Ms. Hoos made a motion to adopt the March 25, 2021, minutes as written. Mr. Williams seconded the motion. The motion passed unanimously.

#### **ROBERT COLLINS COMPANY, LLC – SPECIAL USE – MINING**

Mr. Karlyk the engineer for the applicant, stated that Mr. Collins purchased the property from Mr. Craig Henry, and is requesting a less than five (5) acre pond. The pond will be located in the center of the property and

approximately 60 feet from the last permitted sand pit. He stated that the pond will be no more than 12-feet deep, and the owner of the pond will adhere to all conditions listed in the Staff Report.

Mr. Williams wanted to know how close to the property line the new pond would be located and why the 100-foot buffer would not be required?

Mr. Karlyk stated the pond would be about 830-feet from the property lines.

Mr. Chemsak wanted to know if eventually all of the ponds would be connected.

Mr. Karlyk answered yes they would be, and the end use would be recreational.

The Board had a discussion on the depth of the ponds, and how they were monitored to ensure that they did not excavate them more than the required 12-feet. The County agreed that the ponds should be monitored to ensure that they were not violating the Special Use Permits.

Mr. Mack also stated that the road was not being maintained and one of the conditions of approval should be that the entrance be swept twice daily.

#### **PUBLIC COMMENT:**

Mr. Mack asked if there was any public comment.

Ms. Austin stated there were 2 emails sent in, one (1) from Mr. Frankie Nelson and one (1) from Mr. Craig Henry.

#### **MOTION: Mr. Chemsak made a motion to approve the Special Use Permit with the following conditions:**

- 1. Mine depth shall be limited to 12-feet.**
- 2. Fencing shall be required – Minimum 6-feet in height.**
- 3. Since the borrow pit will be located 834 feet from property line, the distance will suffice for the buffer.**
- 4. Applicant shall be required to place a Reclamation Bond with the County. (Existing DHEC bond will not be appropriate.) This bond shall address any road improvements needed.**
- 5. Applicant has stated the reclamation use of the pond will be recreational.**
- 6. Hours of Operation: Monday–Friday 7:30 a.m.–6:30 p.m. and Saturdays 8:00 a.m.–5:00 p.m.**
- 7. Approval is subject to all General Standards and Specific Standards for Projects Five Acres or less. (Division 4.1.160. A. & B.)**
- 8. Applicant shall use the existing haul road.**
- 9. Applicant shall submit the dewatering information to Stormwater at Final Review.**
- 10. Applicant shall research to determine if the monitoring well is testing the salt level in the water.**
- 11. Applicant shall revise drainage narrative and submit the calculations to the Stormwater Department, the calculations should confirm that the proposed mine has the capacity to sustain a 100-year storm event.**

#### **Mr. Williams seconded the motion and amended the conditions to add:**

- 12. Applicant shall submit quarterly reports from the Engineer to ensure the depth of the pond is not more than 12-feet.**

13. Applicant shall perform daily sweeping of the curb cut on Seaside Road to ensure the road is kept free from debris.  
The motion passed unanimously.

**OLD BUSINESS:** Review and Adoption of Rules and Procedures.

**MOTION:** The Board unanimously agreed to move the item to the next meeting.

**ADJOURNMENT:**

**MOTION:** Mr. Williams made a motion to adjourn. Mr. Chemsak seconded the motion.  
The motion passed unanimously.

Meeting adjourned at 5:31 p.m.

**Minutes Amended April 23, 2021 to address Mr. McGinnis being absent from the meeting.**