



COUNTY COUNCIL OF BEAUFORT COUNTY

Beaufort County Zoning & Development

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The scheduled meeting of the Beaufort County Zoning Board of Appeals was held on Wednesday, April 26, 2006, in the Executive Conference Room, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

MEMBERS PRESENT

Mr. Thomas Gasparini, Chairman
Mr. Chester Williams
Mr. Phillip Leroy

Mr. Bill Bootle
Mr. Claude Dinkins
Mr. Kevin Mack

MEMBERS ABSENT

Mr. Edgar Williams, Vice Chairman

STAFF PRESENT

Ms. Hillary Austin, Zoning Administrator
Mrs. Lisa Glover, Zoning Analyst III
Mr. Buz Boehm, Deputy Administrator

CALL TO ORDER: Mr. Gasparini called the meeting to order at 5:08 p.m.

INVOCATION: Mr. Gasparini led those assembled in a moment of silence.

REVIEW OF AGENDA

MOTION: Mr. Chester Williams made a motion to adopt the agenda as submitted. Mr. Bootle seconded the motion. The motion passed unanimously (FOR: Bootle, Dinkins, Gasparini, Leroy, Mack, C. Williams).

REVIEW OF MINUTES:

MOTION: Mr. Dinkins made a motion to adopt the minutes as submitted. Mr. Leroy seconded the motion. The motion passed (FOR: Bootle, Dinkins, Gasparini, Leroy; ABSTAINED: Mack, C. Williams).

PETER & ANNA PEARKS (RIVER-BUFFER VARIANCE)

Mr. Pearks explained to the board, that he built a house 8 years ago, and since the family has grown, they decided to expand their existing home by 5 ½ feet from the corner of the house, closer to the 50' OCRM critical line.

Mr. Chester Williams asked Mr. Pearks, "Was the house constructed before the 50 foot setback rule?"

Mr. Pearks said, "It was constructed at the time of the 50-foot setback rule".

Ms. Austin stated, that the County is okay with this variance request, with the condition that the applicant trap the water.

MOTION: Mr. Chester Williams made a motion to grant the variance, with the condition that the landscape and buffer areas not be adversely impacted by the expansion of the house. Mr. Leroy seconded the motion. The motion passed unanimously (FOR: Bootle, Dinkins, Gasparini, Leroy, Mack, C. Williams).

The board asked Ms. Austin to draft a proposal for the board, to streamline the process for granting variances. After the board reviews the plan, a recommendation will be made to County Council for review.

"Professionally we serve; Personally we care!"

STOKES/BROWN TOYOTA (SIGN VARIANCE)

Mr. Jerry Stokes explained to the board, that they are requesting to have one big sign on the property instead of two individual signs.

Mr. Mark Rosenberg, representative for Stokes Toyota, stated that there is a slight modification to the drawings. Mr. Rosenberg stated, that one of the issues is, that Mr. Stokes has been a Scion Dealer for two years, and need to be able to advertise the product. Mr. Rosenberg stated, that instead of having two 80-square feet signs, they are proposing one 152-square foot sign.

Mr. Gasparini asked Ms. Austin, "How many freestanding signs are allowed on this property?"

Ms. Austin stated, "The applicant can only have one freestanding sign".

Mr. Stokes stated, that they are asking for a sign that all of the other Toyota manufacturers are asking for. Mr. Stokes stated, that they are asking to add 16.5 square feet of Scion signage.

Mr. Gasparini asked Mr. Stokes, "How big did you want the freestanding sign to be?"

Mr. Stokes answered, "19 in feet height, and 8 feet width." Mr. Stokes stated, that originally they thought they could put two signs on the property, but now he knows he can only have one sign.

Ms. Austin stated, that she has a problem with this application, because the application is showing two signs adding up to 346 square feet.

Mr. Stokes stated, that he would like to disregard one of the freestanding signs.

Mr. Rosenberg asked the board, to keep in mind that Mr. Stokes removed the Dukes Barbecue sign and he has another sign he wants to remove.

Ms. Austin stated, that all of the signs must be in conformance with the Zoning & Development Standards Ordinance. Ms. Austin stated, that the board should give Mr. Stokes two 80-square foot signs, instead of one huge sign.

Mr. Rosenberg stated, that the problem with two 80-square feet signs, is that the cars are too close to the road, and the cars would cover the freestanding signs, because the signs would be too small.

Mr. Gasparini stated, that the cars do not have to go all the way to the sign; the cars could go six (6) feet away from the sign. Mr. Gasparini stated to the board, that he's less concerned about the signs on the building, but he's more concerned about the freestanding signs.

MOTION: Mr. Leroy made a motion to approve the variance for the signs on the building as submitted, and allow two (2) 80 sq. ft. freestanding signs on the property, as long as they are within the height and width standards of the ordinance. Mr. Bootle seconded the motion. The motion passed unanimously (FOR: Bootle, Dinkins, Gasparini, Leroy, Mack, C. Williams).

Mr. Gasparini requested, to have a yearly election for Chairman & Vice Chairman, at the next meeting.

MOTION: Mr. Chester Williams made a motion to adjourn. Mr. Dinkins seconded the motion. The motion passed unanimously (FOR: Bootle, Dinkins, Gasparini, Leroy, Mack, C. Williams).

The meeting adjourned at approximately 6:12 p.m.