



## COUNTY COUNCIL OF BEAUFORT COUNTY

### Beaufort County Zoning & Development

Multi Government Center ♦ 100 Ribaut Road  
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The scheduled meeting of the Beaufort County Zoning Board of Appeals was held on Wednesday, November 15, 2006, in Council Chambers, Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

#### MEMBERS PRESENT

Mr. Thomas Gasparini, Chairman  
Mr. Claude Dinkins  
Mr. Kevin Mack

Mr. Bill Bootle  
Mr. Phillip LeRoy  
Mr. Chester Williams

#### MEMBERS ABSENT

Mr. Edgar Williams, Vice Chairman

#### STAFF PRESENT

Ms. Hillary Austin, Zoning Administrator  
Mrs. Lisa Glover, Zoning Analyst III

**CALL TO ORDER:** Mr. Gasparini called the meeting to order at 5:07 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. Bootle made a motion to approve the October minutes as submitted. Mr. Dinkins seconded the motion. The motion passed (FOR: Bootle, Dinkins, Gasparini, LeRoy; ABSTAINED: Mack, C. Williams).

#### JERRY JENKINS' (VARIANCE)

Mr. Gasparini explained the rules and procedures to the applicant.

*The Board received a brief description from the County stating that the applicant is requesting a variance from Section 106-1292 (2)(F) of the Zoning & Development Standards Ordinance, which states, "Within the rural district, these uses shall be located no closer to one another than three miles along a public roadway. The minimum site area for these uses shall be three acres". The referenced property is located closer than three miles to an existing car repair business (Jackie's) on Hwy 21.*

Mr. Bootle asked Ms. Austin, "Will this application require a variance, and a Special Use Permit?"

Ms. Austin answered, "Yes, he has to come back for a special use permit".

Mr. C. Williams asked Ms. Austin, "Does the staff believe that all the requirements have been met for the variance?"

*"Professionally we serve; Personally we care!"*

Ms. Austin answered, "Yes".

**MOTION: Mr. Chester Williams made a motion to approved the variance as requested based on the County's recommendation. Mr. Bootle seconded the motion. The motion passed unanimously (FOR: Bootle, Dinkins, Gasparini, LeRoy, Mack, C. Williams).**

#### **GRACE AME CHURCH (SPECIAL USE PERMIT)**

Mr. Gasparini explained to the applicant that the Development Review Team found that the proposed project met the criteria for approval, and recommended approval of the application with one condition, that the conservation easement be placed on the area shown on the construction plans as "wetland mitigation area", and recorded with the register of deeds office for perpetual preservation.

Mr. Ryan Lyle, Andrews & Burgess Engineering Company, stated to the board that they plan to put the conservation easement on the plans.

Mr. C. Williams asked Mr. Lyle to briefly discuss the changes on the plans to the board.

Mr. Lyle stated that the Planning Department had recommended that they alter the entrance so it be less traffic near the front steps of the church. They decreased the oval shape from 40 feet to 25 feet in front of the church, and installed a large concrete pad in front of the church.

Mr. Dinkins asked Mr. Lyle, "How much parking do you have?"

Mr. Lyle stated, "100 spaces, and 300 seats in the church".

Mr. Dinkins asked, "Is gravel parking included?" .

Mr. Lyle answered, "Yes".

**MOTION: Mr. Chester Williams made a motion to approve the Special Use Permit with the condition, in respect to the conservation easement on the wetland areas of the property; based on the recommendation from the Development Review Team set forth in the memorandum dated November 15, 2006. Mr. Dinkins seconded the motion. The motion passed unanimously (FOR: Bootle, Dinkins, Gasparini, LeRoy, Mack, C. Williams).**

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