



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, December 15, 2016 in the Council Chambers, Beaufort County Administration Building, at 100 Ribaut Road, Beaufort, South Carolina.

MEMBERS PRESENT

Mr. Thomas Gasparini, Chairman
Mr. John Chemsak
Mr. Kevin Mack
Mr. Chester Williams

MEMBERS ABSENT

Mr. Edgar Williams, Vice Chairman
Mr. William Mitchell

STAFF PRESENT

Mr. Anthony Criscitiello, Planning Director
Ms. Hillary Austin, Zoning Administrator
Mrs. Tamekia Judge, Zoning Analyst III
Mrs. Rebecca Baker, Stormwater MS4 Coordinator

VACANCY

Southern Beaufort County

CALL TO ORDER: Mr. Gasparini called the meeting to order at 5:12 p.m.

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

REVIEW OF AGENDA:

MOTION: Mr. C. Williams made a motion to adopt the agenda as written. Mr. Chemsak seconded the motion. The motion passed (FOR: Chemsak, Gasparini, Mack and C. Williams; ABSENT: Mithcell and E. Williams).

REVIEW OF MINUTES:

The amended September 22, 2016 minutes was not adopted because there was no quorum. The adoption of those minutes will be reviewed at the next scheduled meeting.

MOTION: Mr. C. Williams made a motion to adopt the November 17, 2016 minutes as written. Mr. Mack seconded the motion. The motion passed (FOR: Chemsak, Gasparini, Mack and C. Williams; ABSENT: Mitchell and E. Williams).

ERNEST DRIVE MINE (SPECIAL USE PERMIT)

Mr. Gasparini stated that he did some research of the Community Development Code and Section 7.2.130.G and it states, "A Special Use Permit may be modified or amended only in accordance with the procedures and standards established for its original approval." Mr. Gasparini asked Mr. Criscitiello, "Were the old standards used for the original approval?"

Mr. Criscitiello replied, "Yes, the approval was done under the ZDSO."

Mr. Gasparini stated that the application has to be reviewed by the SRT under the old standards.

Mr. C. Williams made a motion to remand the application back to the SRT to be reviewed under the old standards of the ZDSO for recommendations.

Mr. Mack seconded the motion.

MOTION: Mr. C. Williams made a motion to remand the application back to the SRT to be reviewed under the ZDSO for recommendations. Mr. Mack seconded the motion. The motion passed (FOR: Chemsak, Gasparini, Mack and C. Williams; ABSENT: Mitchell and E. Williams).

TURBEVILLE (RIVER BUFFER VARIANCE)

Mr. Tom Holloway with Harvey & Battey Law Firm representative for the Turbeville's stated, "We are here requesting a Variance for a swimming pool, deck and stairs to encroach into the River Buffer setback." "The lot was platted in 1995 with a 20 foot setback; as time went on, the setbacks increased to 50 feet and then to 60 feet. We are requesting a lap pool that drains forward to the front of the house."

Mr. C. Williams asked Mr. Holloway, "This approval would substantially be in the creek?"

Mr. Holloway replied, "No, the property comes out."

Mr. Gasparini asked Mr. Holloway, "So, the pool is on the side of the residence?"

Mr. Holloway replied, "Yes."

Mr. Gasparini stated that he was not inclined to grant a Variance for a pool out in the front; you may want to put this over and get a new survey with the critical line identified and show where the neighbors' structures are.

Mr. Holloway asked the Board to table the request until the next scheduled meeting.

Mr. C. Williams made a motion to put the project over until the December ZBOA meeting.

Mr. Chemsak seconded the motion.

MOTION: Mr. C. Williams made a motion to put the project over until the December ZBOA meeting. Mr. Chemsak seconded the motion. The motion passed (FOR: Chemsak, Gasparini, Mack and C. Williams ABSENT: Mitchell and E. Williams).

ADJOURNMENT

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

The meeting adjourned at approximately 5:34 p.m.