



COUNTY COUNCIL OF BEAUFORT COUNTY

Beaufort County Planning & Zoning

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The regular monthly meeting of the Beaufort County Zoning Board of Appeals was held on Thursday, January 25, 2024, at the Beaufort County Administration Bldg., Council Chambers, Beaufort, South Carolina.

MEMBERS PRESENT

Mr. Kevin Mack, Chairman

Mr. Evan Bromley

Mr. John Chemsak

Dr. Dennis Nielsen

Ms. Lynn Hoos

MEMBERS ABSENT

Mr. Cecil Mitchell

Mrs. Jane Frederick, Vice Chairwoman

VACANCY

None

STAFF PRESENT

Mr. Robert Merchant, Planning/Zoning Director

Ms. Hillary Austin, Zoning Administrator

Mrs. Lisa Anderson, Assistant Zoning Administrator

Mrs. Tracey Goucher, Codes Enforcement Officer

ATTORNEY PRESENT

None

CALL TO ORDER: Mr. Mack called the meeting to order at 5:00 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:

MOTION: Mr. Bromley made a motion to adopt the agenda. Mr. Chemsak seconded the motion. The motion passed unanimously.

ADOPTION OF MINUTES: November 16, 2023

MOTION: Mr. Bromley made a motion to adopt the minutes of November 16, 2023, Ms. Hoos seconded the motion. The motion passed unanimously.

Mr. Mack instructed the public that anyone who wishes to speak on an agenda item will have 3 minutes and they should sign up to speak.

KENNY & TERRI CLELAND'S GARAGE SIZE VARIANCE
APPLICANTS: KENNY & TERI CLELAND

Mr. Cleland stated that he is seeking a variance of 100 square feet for a carport that he installed at his home. He stated that he did not know he needed a permit for the structure. He also stated that he is willing to abide by the staff's recommendation to remove the two (2) older carports.

Ms. Austin explained to the board that the existing sheds on the property are not in question. The applicant is permitted to have more than one (1) shed because the calculations for the sheds are based on 30 percent of the house size; therefore, the applicant is in compliance with the Code for the sheds. She continued to explain that the Community Development Code requires garages/carports to be no more than 600 square feet. Per the plat submitted, the applicant has two (2) older carports that total 586 square feet, then he constructed this new carport that is 700 square feet which brings the total amount of carports to 1,286 square feet. Staff recommends that the applicant remove the two older carports and request the variance of 100 square feet for the newer structure.

Mr. Cleland stated he will remove the older carports, but he will need time to do so.

PUBLIC COMMENT – Mr. Mack called for Public Comment.

Mr. Mack closed Public Comment.

MOTION: Mr. Bromley made a motion to approve the variance for 100-square feet and the two (2) carports that have been identified, shall be removed from the property not later than April 30, 2024. Ms. Hoos seconded the motion. The motion passed unanimously.

BEAUFORT COUNTY SCHOOL DISTRICT – SPECIAL USE-ESSENTIAL ACCESS
APPLICANT: ROBERT OETTING

Mr. Connor Blaney from Ward Edwards Engineering stated he is the engineer of record for the project. He explained that this access is needed to help reduce congestion on Cherry Point Road and the new Malind Bluff development. This access will be for the buses. He stated that he has applied for and received the Nationwide Permit from the Army Corps of Engineer. He also stated that this location is the best location for the road.

Ms. Austin stated that the project came to the Staff Review Team, and they recommended the project be approved and all of the conditions listed on the Action Form of August 9, 2023 being met.

PUBLIC COMMENT – Mr. Mack called for Public Comment.

Mr. Mack closed Public Comment.

MOTION: Mr. Chemsak made a motion to approve the Special Use with the condition that all of the conditions listed on the Action Form of August 9, 2023 are met. Dr. Nielsen seconded the motion. The motion passed unanimously.

OLD BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT

MOTION: Ms. Hoos made a motion to adjourn the meeting. Dr. Nielsen seconded the motion. The motion passed unanimously.

Meeting adjourned at 5:22 p.m.