



Zoning Board of Appeals

Meeting Minutes – May 22, 2023

CALL TO ORDER

0:44

A meeting of the Zoning Board of Appeals was held in-person on May 22, 2023 , at 5:30 p.m.

ATTENDEES

Members in attendance: Kenneth Hoffman (Chairman), Kevin Blank, Patrick McMichael and Parker Moore.

Absent: Marc Sviland (Vice-Chairman).

Staff in attendance: Curt Freese, Community Development Director.

REVIEW OF MINUTES OF APRIL 24, 2023

1:31

Motion: Mr. Parker made a motion to approve the April 24, 2023 minutes as submitted; seconded by Mr. McMichael. The motion passed unanimously.

All Zoning Board of Appeals meeting minutes are recorded and can be found on the City's website at <http://www.cityofbeaufort.org/AgendaCenter>. Audio recordings are available upon request by contacting the City Clerk, Traci Guldner at 843-525-7024 or by email at tquidner@cityofbeaufort.org

APPLICATIONS

1:55

A. 1050 Ribaut Road, identified as R120 005 000 0361 0000, Variance

Applicant: Ryan Hertzfeld, PLA

The applicant is requesting a parking variance Per Section 5.7.4 of the Beaufort Code for property located at 1050 Ribaut Road, identified as R120 005 000 0361 0000. The property is zoned T5-Urban Corridor District (T5-UC).

Michael Montgomery, Project Manager of the SC Department of Mental Health, was present on behalf of the applicant. Mr. Montgomery said they are applying for a variance to add additional parking spots to our current parking lot.

Mr. Freese gave the staff's findings.

Public Comment:

Barb Bausch resides at 2403 Pine Haven Street. She referred to the map that was shown on the overhead that refers to *Myrtle Road in*, and said Myrtle Road no longer exists. It used to come off of Allison Road in between her house and her neighbor's house. She said she is three houses off the gate and is happy the gate will stay closed. She referred to the stormwater that runs off that area and gets swamped and asked that the retention pond not be covered up. She said she there seems to be 10 to 12 spots available in the back of the building and is concerned too much is being put there that may not be needed. She said there is currently a seven-foot wall on one side of the gate and there is only a brush on the other side said she'd like to see a wall if this is going to move forward.

Diane Farrelly resides at 2415 Oak Haven Street. She stated she is here tonight to object to the process. She is trying to follow everything that is happening within her neighborhood, and it is less than transparent. The plans presented tonight were still not part of the agenda online and signage is supposed to be posted and there is none posted on Pine Haven, but maybe on Ribaut Road where no one can see it or realize that there's an important meeting coming up to address these issues. Ms. Farrelly referred to the proposed five-foot buffer and reminded the committee that T5-UC is actually "out of code" and the intention of having transitional zones from residential to urban corridor. She said if there is any consideration of these parking spaces to go in, lighting needs to be considered to be in a residential scale rather than commercial scale.

Chris Jones resides at the end of Pine Haven Street. He is happy that the gate will be closed. He asked if there is any recourse if and when that gate ever becomes open and becomes a thru street. **Mr. Moore** said we can make that part of our decision if we grant the variance.

Benjamin Sellers resides at 2415 Oak Haven Street. He noticed some incorrect names for properties on the map with the red arrows shown earlier, specifically area 3B. Pine Haven Street does not run parallel to this property line. Also, this property is adjacent to a proposed development which could open Oak Haven Street and he was wondering if there was some relationship between this property maybe being sold to the developer of the adjacent property just looking for zoning variances to upgrade the value of this property.

Public Comment closed.

Motion: Mr. Hoffman made a motion to approve the variance with the proviso that the retention pond would be reconfigured to permit the retention of the Live Oaks that are in that, specifically specimen trees #9 and #10; specimen tree #8 be retained if possible and that the gate at the rear of the property would be remained closed except for garbage pickup and emergency vehicles; seconded by Mr. McMichael.

Mr. Moore proposed an amendment that no additional trees will be removed except only for purposes of construction access.

Mr. Hoffman **amended his motion** to include that no additional trees will be removed except only for purpose of construction access.

The motion passed unanimously

ADJOURNMENT

53:12

Mr. McMichael mad a motion to adjourn. The meeting ended at 6:18 pm.