



CITY OF BEAUFORT
ZONING BOARD OF APPEALS
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011

AGENDA

City of Beaufort
ZONING BOARD OF APPEALS
Monday, August 22, 2022, 5:30 P.M.
City Hall, Council Chambers, 2nd Floor – 1911 Boundary Street, Beaufort, SC

Please click the link below to access the webinar:

<https://us02web.zoom.us/j/81229109982?pwd=YjB3VmtNSWtmYXZoVkpLRVUwTjdpZz09>

Password: 306242

Meeting ID: 812 2910 9982

Call in Phone #: 1+929 205 6099

STATEMENT OF MEDIA NOTIFICATION: “In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place, and agenda of this meeting.”

I. Call to Order

II. Pledge of Allegiance

III. *FREEDOM OF INFORMATION ACT COMPLIANCE*

Public Notification of the Zoning Board of Appeals meeting has been published in compliance with the *Freedom of Information Act* requirements.

IV. Review of Minutes:

A. Minutes of the July 25, 2022 Meeting

V. Review of Projects

A. 2227 Spanish Court, identified as R120 029 000 0335 0000, Variance

Applicant: Robert Gomer, Seagrass Construction, LLC (ZB22-06)

The applicant is requesting approval of a variance for the maximum driveway width from the strict application of Section 7.2.3.D.2 of The Beaufort Code for property located at 2227 Spanish Court, identified as R120 029 000 0335 0000, The property is zoned T3-Neighborhood District (T3-N).

VI. Adjournment



Zoning Board of Appeals Meeting Minutes – July 25, 2022

CALL TO ORDER

[2:45]

A meeting of the Zoning Board of Appeals was held in-person on June 27, 2022 at 5:30 p.m.

ATTENDEES

Members in attendance: Marc Sviland (Vice-Chair), Kevin Blank, Kenneth Hoffman, Patrick McMichael, and Parker Moore.

Staff in attendance: Riccardo Giani, Interim Community Development Director

REVIEW OF MINUTES

[4:30]

Motion: Vice Chair Sviland made a motion to approve the minutes from the June 27, 2022, as submitted. Board member McMichael seconded the motion. 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 tgundler@cityofbeaufort.org.

APPLICATIONS

[NA]

No projects addressed.

OLD BUSINESS

[NA]

No old business addressed.

NEW BUSINESS

[3:21]

Vice-Chair, Mark Sviland welcomes two new members, Parker Moore and Patrick McMichael, to the board. Kenneth Hoffman wishes to become Chairman of the board. Mark Sviland makes a motion to appoint Kenneth Hoffman as Chair, Kevin Blank seconded the motion. The motion is passed unanimously.

Following the approval of minutes, Ricco Giani addressed board members regarding rules of operations as well as relevant sections of the Beaufort Code, the Comprehensive Plan and Civic Master Plan as it pertains to the duties and responsibilities of the board.

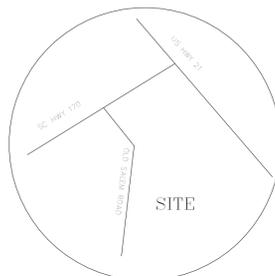
Vice Chair Sviland makes a motion to adjourn meeting. Parker Moore seconds motion.

SAMPLE



2208





LOCATION MAP (Not To Scale)

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT (SCDHEC, DCRM) PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME, BY DELINEATING THE PERMIT AUTHORITY OF (SCDHEC, DCRM) IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

SIGNATURE _____ DATE _____

THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

LEGEND

- IP(O) = OLD IRON PIPE FOUND
- CM(O) = OLD CONCRETE MONUMENT FOUND
- RR(N) = NEW REBAR SET 1/2" DIA.
- CI(O) = OLD CRIMP TOP IRON PIPE FOUND
- OE(O) = OLD OPEN END IRON PIPE FOUND
- RE(O) = OLD REBAR FOUND
- P.P. = POWER POLE
- O.H.P. = OVERHEAD POWER LINES
- ▲ = CALCULATED POINT
- ⊗ = TREE TO BE REMOVED

GENERAL NOTES:

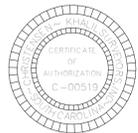
- 1.) PRESENT OWNER OF PROPERTY SHOWN HEREON: RICHARD & SARA CALLARI
- 2.) TOTAL ACRES SURVEYED AND SHOWN HEREON: AS SHOWN
- 3.) ACREAGE DETERMINED BY RECTANGULAR COORDINATES.
- 4.) TMN # 122-29-335
- 5.) IT IS EXPRESSLY UNDERSTOOD THAT CHRISTENSEN SURVEYING CO. DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF ANY FRESHWATER WETLANDS ON THE PROPERTY SHOWN HEREON.
- 6.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH SUBJECT TO LOCAL ATTRACTION.
- 7.) PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE (X & AE) (9.00') PER FEMA MAP PANEL 45013C-162-G DATED: MARCH 23, 2021

REFERENCE PLATS & DEEDS

- 1.) DEED 3935/2605
- 2.) PLAT BK 114/57

CERTIFICATION:

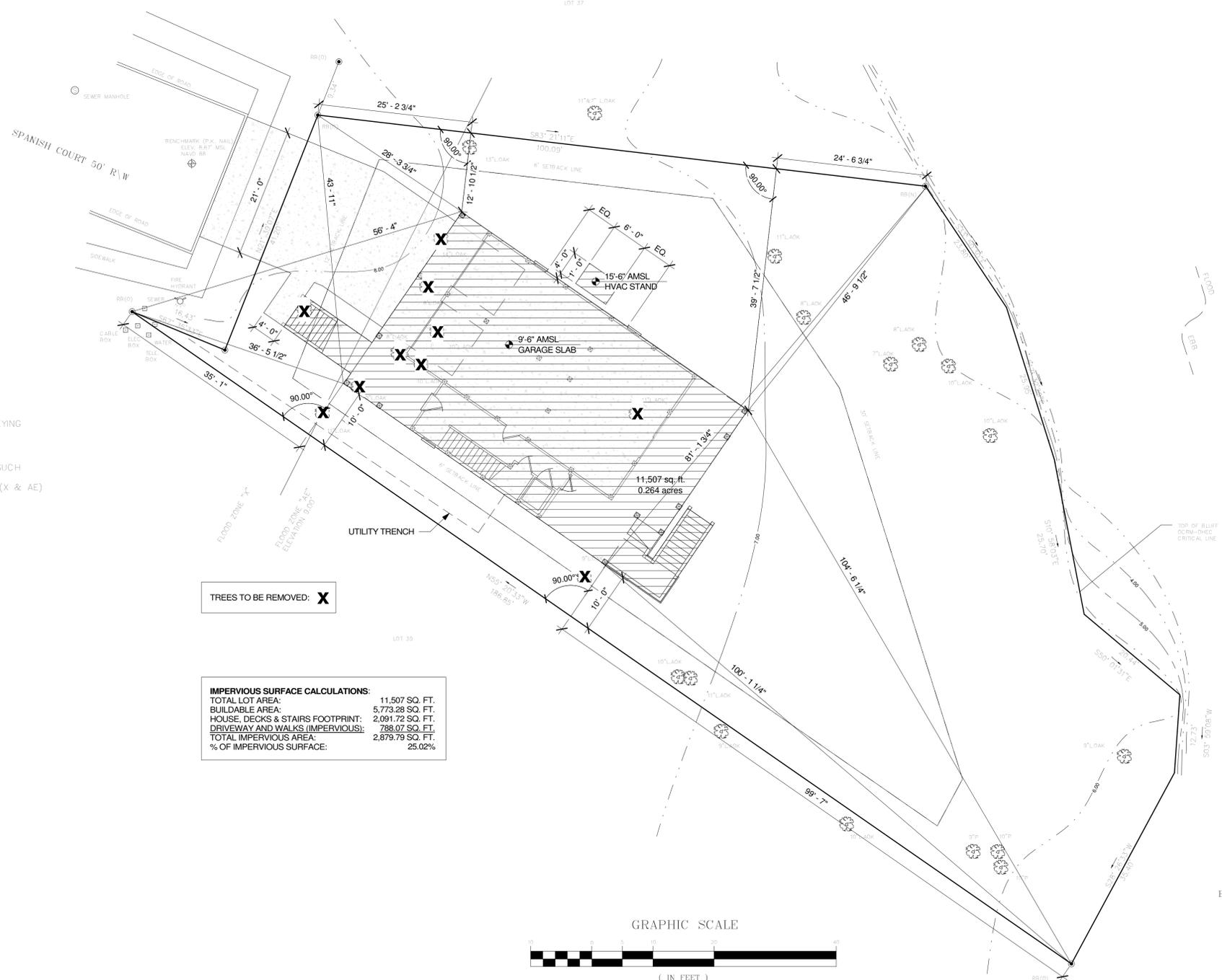
I, ZYAD A. KHALIL, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN.



ZYAD A. KHALIL RLS
S.C. REG. NO. 15176

[THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND AN EMBOSSED SEAL]

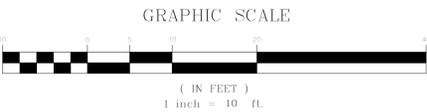
TREE LEGEND		
CODE	COMMON NAME	BOTANICAL NAME
LOR	LOBLOLLY PINE	PINUS TAEDA
LP	LONGLEAF PINE	PINUS PALAESTRIS
SLP	SLASH PINE	PINUS ELIOTTI
BCY	BOLD CYPRESS	TAXODIUM BRASSICATUM
CPM	CARRAGE PALMETTO	SABAL PALMETTO
WDO	WHITE OAK	QUERCUS ALBA
LO	LIVE OAK	QUERCUS VIRGINIANA
SRO	SOUTHERN RED OAK	QUERCUS FALCATA
NRO	NORTHERN RED OAK	QUERCUS RUBRA
WO	WATER OAK	QUERCUS NIGRA
WDO	WILLOW OAK	QUERCUS PHELLOS
LO	LAUREL OAK	QUERCUS LAURIFOLIA
SO	SWEET OAK	LIQUIDAMBAR STRACIFLUA
SM	SOUTHERN MADONIA	MADONIA GRANDIFLORA
FDW	FLOWERING DOGWOOD	CORNUS FLORIDA
BN	BLACK WALNUT	JUGLANS NIGRA
SH	SHAGBARK HICKORY	CARYA OVATA
MH	MOCHEMUT HICKORY	CARYA TOMENTOSA
PH	POINT HICKORY	CARYA GLABRA
RM	RED MAPLE	ACER RUBRUM
AM	AMERICAN ELM	ULMUS AMERICANA
AMS	AMERICAN SYCAMORE	PLATANUS OCCIDENTALIS
SB	SUGARBERRY	CELTIS LAEVIGATA
BCR	BLACK CHERRY	PRUNUS SEROTINA
SAS	SASSAFRAS	SASSAFAEA ALBIDUM



TREES TO BE REMOVED: X

IMPERVIOUS SURFACE CALCULATIONS:

TOTAL LOT AREA:	11,507 SQ. FT.
BUILDABLE AREA:	5,773.28 SQ. FT.
HOUSE, DECKS & STAIRS FOOTPRINT:	2,091.72 SQ. FT.
DRIVEWAY AND WALKS (IMPERVIOUS):	788.07 SQ. FT.
TOTAL IMPERVIOUS AREA:	2,879.79 SQ. FT.
% OF IMPERVIOUS SURFACE:	25.02%

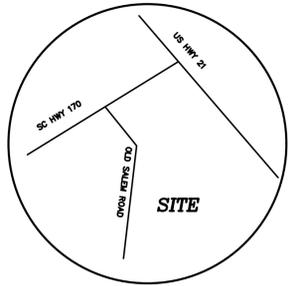


PLAT SHOWING
LOT 38
LIVE OAK AT BATTERY CREEK
R122-029-000-0335-0000
PREPARED FOR
WILLIAM ANTHONY LINNIG III
AND WESLEE SAILE LINNIG
CITY OF BEAUFORT
BEAUFORT COUNTY, SOUTH CAROLINA
DATED: NOV. 16, 2021
SCALE: 1"=10'

CHRISTENSEN ~ KHALIL SURVEYORS, INC.

3 FACULTY DRIVE, BEAUFORT SC 29907
(843) 524-4148

EX-10510A



LOCATION MAP (Not To Scale)

SITE COVERAGE:

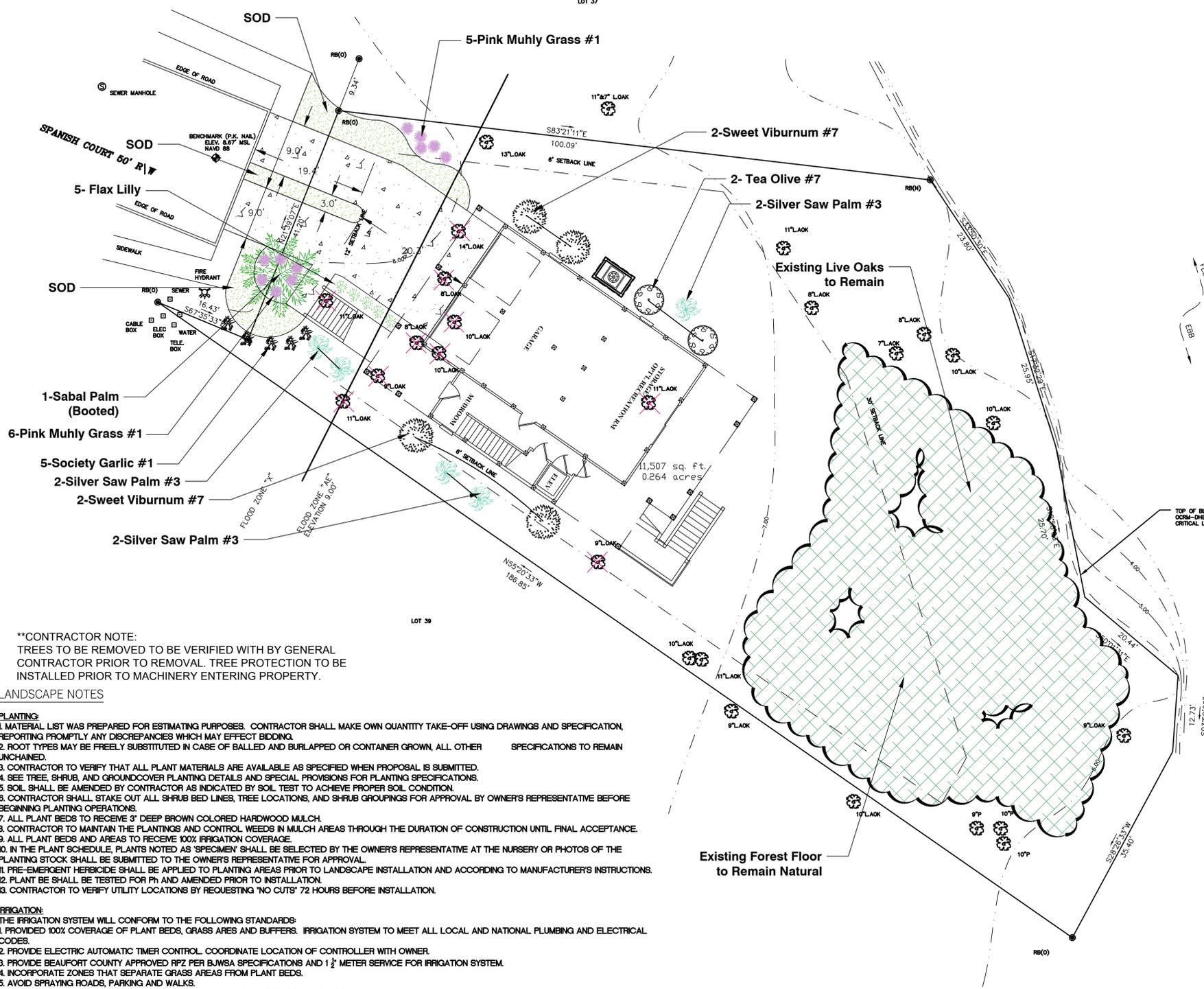
Building/ Pool Footprint(s):	2,091.72 SF
Impervious Drive, Walks, Paths:	788.07 SF
Total:	2,879.79 SF
Building Envelope:	5,773.28 SF
Homesite SF Total:	11,507 SF
% Site Coverage:	25.02%

PROJECT NOTES:

Owner: WILLIAM LINNIG
 Property Address: 2227 SPANISH CT. BEAUFORT SC.
 Property Lot Number: 38
 Tax ID Number: R122 029 000 03351 0000 (AIN-12392646)
 Property Area: 0.264 Acres (11,507 SF)

PLANT SCHEDULE

Trees	QTY	Common/ Botanical Name	Cont.	Height/Spread
	1	Cabbage Palm/ Sabal palmetto (Slick Face) 2" Cal.	Bare Root	TBD
Cycads/ Palms	QTY	Common/ Botanical Name	Cont.	Height/Spread
	5	Silver Saw Palmetto/ Serenoa repens 'Cinerea'	3 gal.	3-4'
Shrubs	QTY	Common/ Botanical Name	Cont.	Height/Spread
	4	Sweet Viburnum/ Viburnum odotisimum	7 gal.	3-4'
	2	Sweet Olive/ Osmanthus fragrans	7 gal.	3-4'
Ground Covers/ Grasses	QTY	Common/ Botanical Name	Cont.	Height/Spread
	5	Society Garlic/ Tulbaghia violacea	1 gal.	15"-18"
	5	Flax Lilly/ Dianella tasmanica 'Variegata'	1 gal.	15"-18"
	10	Pink Muhly Grass/ Muhlenbergia capilaris	1 gal.	15"-18"
	300 sf	Zoysia Grass TBD by Owner		



****CONTRACTOR NOTE:**
 TREES TO BE REMOVED TO BE VERIFIED WITH BY GENERAL CONTRACTOR PRIOR TO REMOVAL. TREE PROTECTION TO BE INSTALLED PRIOR TO MACHINERY ENTERING PROPERTY.

LANDSCAPE NOTES

- PLANTING:**
- MATERIAL LIST WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKE-OFF USING DRAWINGS AND SPECIFICATION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY EFFECT BIDDING.
 - ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLEED AND BURLAPPED OR CONTAINER GROWN, ALL OTHER SPECIFICATIONS TO REMAIN UNCHAINED.
 - CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN PROPOSAL IS SUBMITTED.
 - SEE TREE, SHRUB, AND GROUND COVER PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING SPECIFICATIONS.
 - SOIL SHALL BE AMENDED BY CONTRACTOR AS INDICATED BY SOIL TEST TO ACHIEVE PROPER SOIL CONDITION.
 - CONTRACTOR SHALL STAKE OUT ALL SHRUB BED LINES, TREE LOCATIONS, AND SHRUB GROUPINGS FOR APPROVAL BY OWNER'S REPRESENTATIVE BEFORE BEGINNING PLANTING OPERATIONS.
 - ALL PLANT BEDS TO RECEIVE 3" DEEP BROWN COLORED HARDWOOD MULCH.
 - CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGH THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
 - ALL PLANT BEDS AND AREAS TO RECEIVE 100% IRRIGATION COVERAGE.
 - IN THE PLANT SCHEDULE, PLANTS NOTED AS 'SPECIMEN' SHALL BE SELECTED BY THE OWNER'S REPRESENTATIVE AT THE NURSERY OR PHOTOS OF THE PLANTING STOCK SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
 - PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
 - PLANT BE SHALL BE TESTED FOR PH AND AMENDED PRIOR TO INSTALLATION.
 - CONTRACTOR TO VERIFY UTILITY LOCATIONS BY REQUESTING 'NO CUTS' 72 HOURS BEFORE INSTALLATION.

IRRIGATION:

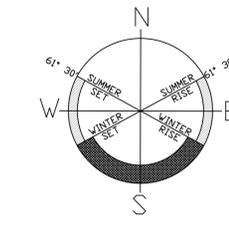
- THE IRRIGATION SYSTEM WILL CONFORM TO THE FOLLOWING STANDARDS:
- PROVIDED 100% COVERAGE OF PLANT BEDS, GRASS AREAS AND BUFFERS. IRRIGATION SYSTEM TO MEET ALL LOCAL AND NATIONAL PLUMBING AND ELECTRICAL CODES.
 - PROVIDE ELECTRIC AUTOMATIC TIMER CONTROL. COORDINATE LOCATION OF CONTROLLER WITH OWNER.
 - PROVIDE BEAUFORT COUNTY APPROVED RPZ PER BWSA SPECIFICATIONS AND 1 1/2" METER SERVICE FOR IRRIGATION SYSTEM.
 - INCORPORATE ZONES THAT SEPARATE GRASS AREAS FROM PLANT BEDS.
 - AVOID SPRAYING ROADS, PARKING AND WALKS.
 - UTILIZE SWING-JOINTS AND/OR FLEX-FISERS ON ALL HEADS NEXT TO ROADS, PARKING AND WALKS.
 - CONTRACTOR WILL PROVIDE 3 SETS OF AS-BUILT IRRIGATION DRAWINGS AFTER CONSTRUCTION IS COMPLETE AND APPROVED BY THE OWNER.
 - CONTRACTOR TO COORDINATE WITH GC AND OWNER, PRIOR TO HARDSCAPE MATERIAL INSTALLATION, INSTALLING CONDUIT FOR IRRIGATION.

DRAINAGE:

SEE GRADE AND DRAINAGE PLAN FOR PROPOSED SITE DRAINAGE.

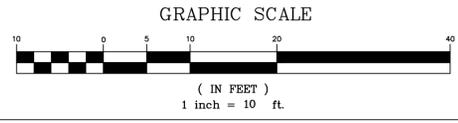
GUARANTEE:

THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND PLANT MATERIAL TO BE FREE OF DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE PROJECT. CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL FOUND TO BE DEFECTIVE WITHIN THE PERIOD OF GUARANTEE AT NO COST TO THE OWNER, EXCEPT REPAIRS OR REPLACEMENT NECESSITATED BY DAMAGE BY OTHERS OR DIEBACK DUE TO INSUFFICIENT IRRIGATION/WATERING SCHEDULE.

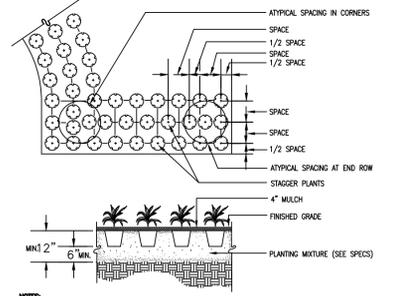


Notes:
 1.) PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE (X & AE) (300') PER FEMA MAP PANEL 45013C-162-G
 DATED: MARCH 23, 2021

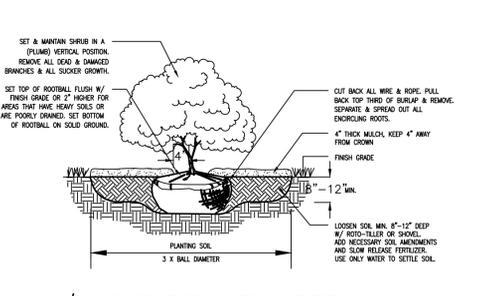
LANDSCAPE PLAN
 1" = 10'-0"



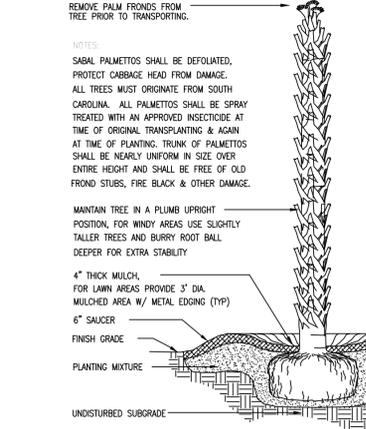
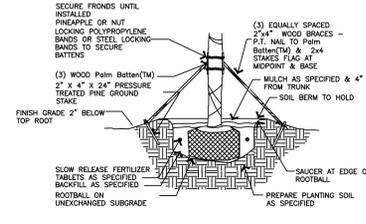
1 / LS102 GROUND COVER PLANTING DETAIL



2 / LS102 SHRUB PLANTING DETAIL



3 / LS102 BOOTED PALM PLANTING DETAIL



No.	Issue / Revision Description	Date
1	PER City Comments- Driveway	07/08/22

SITE DEVELOPMENT PLANS
 FOR
LINNIG RESIDENCE
 2227 Spanish Ct.
 Beaufort, SC



J. M. BROCK
 RLA
 po box 358, port royal south carolina, 29935
 ph. 843.540.6407
 mbrock@mbrockdesigns.com

Drawn By: M. Brock
 Drawn Date: 04.12.22
 Chk'd By: M. Brock
 Project ID: 22023

Grading & Drainage Plan
 Sheet No.

LS-102
 SHEET 2 OF 2