MINUTES
CITY OF BEAUFORT
ZONING BOARD OF APPEALS
February 24, 2014, 5:30 P.M.
City Hall Planning Room, First Floor – 1911 Boundary Street
Beaufort, South Carolina

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."

Members Present
Brad Hill, Chairman
Tim Wood
Don Starkey

Members Absent
Eric Powell
Rod Mattingly

Staff Present
Libby Anderson, Planning Director

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.

Chairman Hill called the meeting to order at 5:30 p.m. and led the Pledge of Allegiance.

MINUTES
Mr. Wood made a motion, second by Mr. Starkey, to accept the minutes of the January 27, 2014 meeting as submitted. The motion passed unanimously.

REVIEW OF PROJECTS
1810 Morris Street, Identified as District R120, Tax Map 1, Parcel 172, Special Exception for Type 2 Home Occupation
Applicant: Lisa Sutton (ZB14-02)
The applicant is requesting a special exception to operate an in-home hair salon with one employee.

Ms. Anderson showed the location, which she said is a block from City Hall. It is a single-family dwelling and the applicant, **Lisa Sutton**, wants to open an in-home hair salon and have another stylist work on the premises. These type of special exception approvals are necessary if there's more than one employee who doesn't live on the premises. There were no public comments.

Ms. Anderson said staff has the following questions for Ms. Sutton: How many clients might there be in the business at any one time; parking is always a concern. Are any exterior changes proposed? Is there a possibility that another employee could be hired? Again, that could be a concern in regard to parking.

Ms. Anderson reviewed staff's opinion on the findings necessary for a special exception:

1. **Proposed use is compatible with existing land uses in the area**: Staff feels it is, on this diverse street.
2. **Proposed changes are harmonious with character of area:** Ms. Anderson said staff has determined that at least 3 vehicles can be parked there.
3. **Impact on public infrastructure** – Staff feels it is likely to be minimal, if any.
4. **In general conformity with the city's Comprehensive Plan and Civic Master Plan** – Staff feels it is, as it is adding infill and activity in the inner city area.
5. **Impact on public health and safety** – Staff feels the impact is likely to be minimal, if any.
6. **Potential to create nuisances** – Staff feels a small salon will be unlikely to cause any nuisances.

Staff recommends approval as long as there is only one outside employee, Ms. Anderson said.

Mr. Starkey asked how long the driveway is and said it looks narrow for 4 cars to park there. Ms. Sutton said 4 cars fit when her family visits. Her neighbor cleaned up his trees, so she can park on the side of her house. There's "plenty of room to park," and there's also parking across the street. She has also called about getting the driveway patched. Ms. Sutton said that she only wants one employee; she had her own salon for 15 years, and "one employee is enough." She will not often work on the same day as Ms. Sutton, so the most cars they would ever have would be 4. They could make it so that no one is parked in the parking area; they only work together on Tuesdays and Thursdays. The clients are rarely early, and she will have limited space to wait in, so they won't want to come early and wait.

Mr. Wood asked if they would have set hours. Ms. Sutton said they work from 8:30 – 6:00, take no appointments after 2:00 on Saturdays, and none on Sundays. The living area and salon are separated and there's no access to the living area from the salon.

Mr. Wood made a motion to grant the special exception based on the recommendations by staff that this is restricted to one employee and to control the amount of cars parked in front of the residence. Mr. Starkey seconded the motion. The motion passed unanimously.

There being not further business to come before the Board, the meeting was adjourned at 5:44 p.m.