

MINUTES
CITY OF BEAUFORT
ZONING BOARD OF APPEALS
Monday, July 25, 2011, 5:30 pm
City Hall Planning Conference Room – 1911 Boundary Street
Beaufort, South Carolina

STATEMENT OF MEDIA NOTIFICATION: In accordance with the 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

Eric Powell, Rod Mattingly, and Joan Sedlacek

Members Absent

Alice Howard, Chairman, and Brad Hill, Vice-Chairman

Staff Present

Libby Anderson, City of Beaufort Planning Director

CALL TO ORDER

Mr. Powell called the meeting to order at 5:30 pm. He introduced the board members: Eric Powell, Rod Mattingly, and Joan Sedlacek. Mr. Mattingly nominated Mr. Powell to be acting chairman for the meeting. The nomination was seconded by Ms. Sedlacek. The motion passed unanimously.

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 and the *City of Beaufort Unified Development Ordinance* (UDO).

REVIEW OF MINUTES OF MAY 23, 2011 MEETING

Ms. Sedlacek said on page 2, it said there were five public comments distributed to board members, but she doesn't recall those being distributed. On page 6, Ms. Sedlacek said the blank in her comment should contain the word "unattractive." On page 4, Mr. Powell said the blank in his comment should read, "Since he knew the applicant and built her house." Mr. Mattingly, second by Ms. Sedlacek, made a motion to accept the minutes as amended. **The motion passed unanimously.**

REVIEW OF PROJECTS

984 Ribaut Road, identified as District R120, Tax Map 5, Parcels 173, 174A, 175, and 176

Height Variance

Applicant: Ryan C. Lyle for Beaufort Memorial Hospital (ZB11-12)

The applicant is requesting a height variance in order to build a four-story medical office building.

Ms. Anderson said the vote would need to be unanimous and pointed out the criteria for review. The property is located on Ribaut Road. She showed an image of the site. The property is zoned medical and is part of the Ribaut Road Design District. Both the zoning and the overlay district limit building height to 50'. The height of 65' is proposed for a four-story building. Public notice has been made. There has been one e-mail comment received, and it has been forwarded to the ZBOA board members and the applicant.

Ms. Anderson reviewed staff opinion on the 6 findings the ZBOA must make:

1. Staff believes the first finding can be made. There are a number of extraordinary conditions, she said, and she went on to review them.
2. These conditions do not generally apply to other property in the medical zoning district.
3. Conditions do not result from the applicant's own actions. There have been numerous investments over the years on the hospital campus, and two other buildings have received height variances on the campus.
4. The proposal is not in conflict with the comprehensive plan. It supports growth and reinvestment in the area in medical services. She cited action items from the plan that apply to this.
5. Staff believes the finding can be met in that the application of the ordinance, to this piece of property, is an unreasonable restriction on its utilization.
6. It is staff's opinion that the variance is not a detriment to adjacent property and the public good as the Design Review Board has given the project conceptual approval.

Staff recommends approval of the variance, Ms. Anderson said. Precedent has been set for permitting additional height to buildings on the Beaufort Memorial Hospital campus.

Mr. Mattingly asked if the Design Review Board (DRB) would take it back for more planning if the ZBOA approves it, and Ms. Anderson said yes. Mr. Powell asked if the only issue identified was the height variance, and Ms. Anderson said yes.

Ryan Lyle explained the purpose of the medical office building. The building is planned to be oriented in two directions. He compared the building to the current buildings on the campus. 65' will be to the top of the parapet, **Michael Satterfield** said.

In regard to the concern expressed about drainage infrastructure, Mr. Satterfield said no more water would be released on the site than currently being released. Mr. Lyle indicated the area on a drawing and detailed where the drainage and retention is in the area. He said the project will have no adverse effect and meets all of the City of Beaufort requirements. He didn't know if the city had adopted the county requirements, which are more stringent, but said if they do it while the project is ongoing, they will meet those standards. They are not obligated at this time to meet the county's requirements. They foresee no adverse effects to the mobile home park.

Gerald Brown, 2408 Allison Road, described the stormwater and the drainage in the area. He said he is concerned that no more water come down Hobbs Lane than it already does when rains are heavy. He described what currently happens in heavy rain. He also said he's concerned about the number of pedestrians crossing Ribaut Road because the parking is on the other side of the road from the building.

Mr. Satterfield said "parking would be shuffled around" to reduce pedestrian traffic across Ribaut Road. All parking would be contained on the west side of Ribaut Road. Mr. Lyle said stormwater will not have further impact. There will be improvements to Allison Road, and Mr. Satterfield said the Hobbs Lane water would be collected by the hospital. Some hospital suites would be coming to this building, Mr. Satterfield said. There are currently 100 spaces on Allison Road that will be traded for 100 new spaces on the hospital property site, and the spaces on Allison Road and Ribaut Road would serve the medical building.

Mr. Mattingly said he knows these concerns aren't related to building height. He said the second, third and fourth floors are 14'. He asked if that's required. Mr. Satterfield explained how the space is used on each floor in a typical medical office in regard to ceiling height. Mr. Mattingly said, as a good neighbor, the hospital will want to mitigate any water concerns. He wondered about the small percentage of pervious parking in the plans. He asked why it couldn't be increased, especially on the perimeter spots. Mr. Lyle said the city requires 65% maximum impervious. The project is 56%, so it's below the threshold and they're not required, but those pervious stalls are next to the marsh. To mitigate stormwater run-off, they will use them throughout the site. The more pervious the site, the less the infrastructure has to go in. It seems to have good soils on the site.

Mr. Satterfield said as the design is further developed, they will look at these issues. He said there's not a complete understanding yet of the dynamics of what will happen until the place and size of the building is more determined, but they will take suggestions for the best solutions. Mr. Mattingly said the county is probably trying to get the city to move forward on the standards, and since this is a county building, not just one for the city, he would like to see the hospital acknowledge and accommodate those standards. Mr. Mattingly said this isn't the ZBOA's purview, but he reiterated his desire for that.

MOTION: Mr. Mattingly made a motion for approval of the height variance with additional attention to the county stormwater standards and advice to consider those prior to design and construction. Ms. Sedlacek seconded the motion. The motion passed unanimously.

Ms. Anderson said there will be a meeting next month because there is an application. She asked the members present about their schedules.

ADJOURNMENT

There being no further business, Mr. Powell adjourned the meeting at 6:02 pm.