



**JASPER COUNTY  
BOARD OF ZONING APPEALS  
COUNCIL CHAMBERS**

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**358 THIRD AVE.  
RIDGELAND, SC 29936  
DECEMBER 3, 2009**

**MINUTES**

**Officials Present:** Ben Mills-Chairman, Lawrence Bowers-Vice Chairman Board Members – Barbara Bartoldus, Freddy Morgan, Dr. William Singleton

**Staff Present:** Judith Frank-Clerk to Council, David Jirousek- Planning Director, Lisa Lamb- Planning and Zoning Coordinator, Marvin Jones- County Attorney

In accordance with the freedom of information act the electronic and print media were notified.

During periods of discussion and/or presentations, minutes are typically condensed and paraphrased.

**Call to Order:** Chairman Mills called the meeting to order at 10:00 a.m.

**Invocation:** Mr. Bowers gave the invocation.

**Pledge of Allegiance:** Mr. Bowers led the Pledge of Allegiance.

**Approval of Agenda:** Dr. Singleton motioned and Mr. Morgan seconded the motion to approve the agenda. The motion carried with all members present voting in favor.

**Request for Variances –Section 7:3 Setbacks, 8:3.3-3 ACOD Height Control, 8:5.3 HCOD Buffer, 8:5.5 HCOD landscaping. Jasper County Aeronautics Commission:**

Ms. Lamb explained that the applicant was seeking relief from the setback requirements, the highway corridor landscaping requirements, and the height requirements of the Jasper County Zoning Ordinance. Ms. Lamb said the applicant was making the request for a proposed airplane hanger. Ms. Lamb said the property was zoned Industrial Development and is located off of Highway 278, known as Grays Highway. Ms. Lamb said the Jasper County Aeronautics Commission

has leased space for the airplane hanger to be erected at the Jasper Count Airport. Ms. Lamb said the leasee would like to build a fabricated airplane hanger that is 40'x60' and is 14'9" in height. Ms. Lamb informed the board that the adjacent property was granted a 35' setback from the road by Ridgeland. Ms. Lamb said the staff recommended approval the variances requested and noted that construction of the hanger has already started.

Mr. Dean said that currently there were 45 hangers and the lease is for the exact size of the hanger. Mr. Dean said there no room for additional hangers. Chairman Mills asked what happened when lease expires and who takes care of the maintenance. Mr. Dean said the lease is for 25 cents per sq. foot per year and if the people who lease the hanger leave or get behind in the rent, the hanger goes to the county and the county can lease it out. Ms. Bartoldus pointed out that the Cleland Hanger is 62'x65'. Mr. Dean responded that there were no hangers within 200 feet of the runway. The committee recommended that some landscaping be done along the road. Marvin Jones asked if landscaping is exempted, who would be responsible for the landscaping. Chairman Mills said that if they want to build a hanger, the county can make it a requirement. Mr. Jones said that the landscaping was not an issue of the BZA. Dr. Singleton said they could approve the variance with certain stipulations. Mr. Jones said it may be too burdensome on the person leasing the area; it can be requested, but it cannot be enforced since the lessee has his permit from the town. Vice Chairman Bowers motioned and Mr. Morgan seconded the motion to grant the variance as requested under Section 7:3 Setbacks, 8:3.3-3 ACOD Height Control, 8:5.3 HCOD Buffer, 8:5.5 HCOD landscaping. The motion carried with all members present voting in favor.

### **2010 BZA Meeting Dates and Deadlines:**

Mr. Jirousek suggested scheduling the BZA meetings for the 3<sup>rd</sup> Thursday of each month and the deadline for requests would be 3 weeks prior to the meeting dates. Mr. Jirousek explained that would give the staff adequate time to advertise and post the properties. Mr. Jirousek said if there were no requests, the meeting would be canceled. Ms. Bartoldus motioned and Dr. Singleton seconded the motion to approve the 2010 BZA Meeting Schedule, and if there are no requests the meeting will be canceled. The motion carried with all members present voting in favor.

**January 20, 2010 Meeting:** It was the consensus of the board that they would meet at 10:00 a.m. on Jan. 20, 2010 and proceed to tour 4

land mining sites. They will tour two sites in Bluffton that have been properly reclaimed, one in Bellinger Hill and the 4<sup>th</sup> site to be determined. Mr. Jirousek is to secure the County van for the tour.

**Adjourn:** Dr. Singleton motioned and Vice Chairman Bowers seconded the motion to adjourn the meeting. The motion carried with all members present voting in favor.

The meeting ended at 10:40 a.m.

Respectfully Submitted By:

Approved By:

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Judith M. Frank, CCC  
Clerk to Council

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Ben Mills  
Chairman