

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, March 14, 2007, in the Executive Conference Room, Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

MEMBERS PRESENT

Ms. Hillary Austin, Zoning Administrator
Mr. Tony Criscitiello, Planning Director
Mr. Arthur Cummings, Building Codes Director
Mr. Robert Klink, County Engineer

MEMBERS ABSENT

None

STAFF PRESENT

Mr. Buz Boehm, Deputy Administrator
Ms. Judy Timmer, CRB Planner
Mrs. Lisa Glover, Zoning Analyst III

1. CALL TO ORDER: Mr. Criscitiello called the meeting to order at 11:25 a.m.

Mr. Criscitiello explained, that the members of the DRT reviewed each item independently and provided their comments to the Zoning Administrator, Hillary Austin.

2. ADOPTION OF MINUTES:

MOTION: Mr. Tony Criscitiello made a motion to adopt the minutes as submitted. Mr. Robert Klink seconded the motion. The motion passed unanimously (FOR: Austin, Criscitiello, Cummings, Klink).

3. SCB&T (FINAL)

Mr. Tony Criscitiello stated to the board, that the Planning Department recommends deferral based on the fact that the requested information has not been submitted.

Mr. Brian Pennell explained to the board, that last Thursday he brought the additional information into the Zoning Office.

Mr. Robert Klink stated to the board, that he is okay with the board granting approval subject to the Development Review Team reviewing the submitted information.

THE DRT APPROVED THE PROJECT SUBJECT TO ALL OF THE DRT COMMENTS, DATED MARCH 5, 2007 BEING MET; APPLICANT SHALL RECEIVE FIRE MARSHALL'S APPROVAL AND SUBMIT THE FIRE SAFETY STANDARDS FORM, THE APPLICANT SHALL SUBMIT A CHECK FOR \$19,000 TO THE COUNTY TO SATISFY THE TREE MITIGATION REQUIREMENT. (FOR: CRISCITIELLO, CUMMINGS, KLINK; AGAINST: AUSTIN)

4. NAPA AUTO PARTS (FINAL)

Mr. Tony Criscitiello stated to the board, that the Planning Department recommends deferral based on the fact that the applicant did not submit the requested information.

Ms. Hillary Austin stated to the board, that she will calculate the tree plant back plan, and let the applicant know how much he would have to pay into the tree reforestation fund.

THE DRT UNANIMOUSLY APPROVED THE PROJECT SUBJECT TO THE APPLICANT SUBMITTING THE BMP ANALYSIS, APPLICANT SHALL SHOW LIMITS OF CONSTRUCTION ON PLANS (ADD NOTE ON PLANS STATING THAT LIMITS OF CONSTRUCTION MUST BE A MINIMUM OF 1' INSIDE BUILDABLE AREA), CONTOUR 31 SHOULD BE SHOWN ON THE SOUTHSIDE OF DETENTION POND (SHOW HOW IT TIES BACK INTO THE EXISTING 31 CONTOUR), PROVIDE INFORMATION OUTLINING TREE PROTECTION MEASURES AS REQUIRED BY THE ZONING ORDINANCE (CONSTRUCTION DETAILS SHOULD BE PROVIDED AS WELL AS OUTLINED ON SITE PLAN), APPLICANT IS REQUIRED TO PAY INTO THE BEAUFORT COUNTY REFORESTATION FUND.

5. WOODHAVEN MINOR S/D (FINAL)

Mr. Criscitiello stated to the board, that the Planning Department recommends approval subject to the wetland delineation letter, and the applicant shall provide a 30' drainage easement on both sides of the ditch.

Ms. Austin stated, that this minor subdivision is before the Development Review Team because of the wetland delineation letter.

THE DRT UNANIMOUSLY APPROVED THE PROJECT SUBJECT TO PROVIDING A 30' DRAINAGE EASEMENT ON BOTH SIDES OF THE DITCH, PROVIDE A WETLAND DELINEATION LETTER FROM THE ARMY CORP OF ENGINEERS, AND PROVIDE NEW PLATS FOR RECORDING.

6. LOT 5, SEA MIST DRIVE (VIEW CORRIDOR)

Mr. Criscitiello stated to the board, that the Planning Department recommends approval subject to John Holloway visiting the site with Mr. Murphy to discuss trees.

THE DRT UNANIMOUSLY APPROVED THE PROJECT SUBJECT TO JOHN HOLLOWAY (NATURAL RESOURCE PLANNER) VISITING THE SITE WITH MR. MURPHY TO DISCUSS TREES.

7. OAK CANOPY LANE – REVISIT (CONCEPTUAL)

Mr. Criscitiello stated to the board, that the Planning Department recommends deferral until all DRT comments dated February 13, 2007 are addressed.

Ms. Austin stated, that the board could approve this project subject to all of the requested information being submitted.

THE DRT UNANIMOUSLY APPROVED THE PROJECT SUBJECT TO THE FOLLOWING COMMENTS BEING ADDRESS; APPLICANT SHALL SHOW ON PLANS HOW THE ROAD TO THE PROJECT LINES UP WITH THE OTHER CURB CUTS/ROADS ON RUE-DE-BOIS, APPLICANT SHALL SHOW ALL STORMWATER MANAGEMENT ON PLANS, AND THE APPLICANT SHALL CHANGE THE PROPOSED ROAD BED FROM 20' TO 22' TO ACCOMMODATE FIRE APPARATUS.

8. HABERSHAM PHASE – REVISIT (CONCEPTUAL)

Mr. Criscitiello stated to the board, that the Planning Department recommends approval.

Mr. Arthur Cummings stated, that the fire department is requesting the applicant provide a 22' road, instead of a 20' road.

Mr. George Johnson, Habersham Representative, explained to the board that their PUD document only requires them to have a 20' road.

Ms. Austin stated, that the cars should have enough room to pull over to the side of the road for the fire trucks.

Mr. Criscitiello stated, that he is satisfied with the adequate road width for the fire trucks.

Ms. Austin stated, that the applicant should provide a right-of-way, instead of an access easement for lots 6 – 12.

THE DRT UNANIMOUSLY APPROVED THE PROJECT SUBJECT TO THE APPLICANT PROVIDING A RIGHT-OF-WAY INSTEAD OF AN ACCESS EASEMENT FOR LOTS 6, 7, 8, 9, 10, 11 & 12, APPLICANT WILL BE ALLOWED TO PLANT SOME OF THE MITIGATION TREES WITHIN THE PROPOSED DEVELOPMENT (THE REMAINING TREES WILL BE PLANTED IN PHASES 5 & 6), APPLICANT SHALL SUBMIT A PLANT BACK PLAN AT FINAL REVIEW, SHOWING THE PLANTING WITHIN THE PROPOSED DEVELOPMENT.

9. AAA STORAGE FACILITY (CONCEPTUAL)

Mr. Criscitiello stated to the board, that the Planning Department recommends deferral until the Grading Plan is reviewed, the GPM requirement and access to the property is approved by the fire department, and photos being submitted to Judy Timmer (CRB Planner) regarding the vegetation in the existing buffer.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL THE PLANNING DEPARTMENT REVIEW THE GRADING PLAN, THE FIRE DEPARTMENT REVIEWS THE GPM REQUIREMENT & ACCESS TO THE PROPERTY, AND PHOTOS BE SUBMITTED TO JUDY TIMMER REGARDING THE VEGETATION OF EXISTING BUFFER.

10. NORTH AREA HIGH SCHOOL (CONCEPTUAL)

Mr. Criscitiello stated to the board, that the Planning Department recommends approval with the condition to submit a full Community Impact Analysis for Preliminary review.

THE DRT UNANIMOUSLY APPROVED THE PROJECT SUBJECT TO THE APPLICANT SUBMITTING FOR PRELIMINARY REVIEW (WITH ALL APPROPRIATE CORRECTIONS COMPLETED), AND SUBMIT THE ENTIRE COMMUNITY IMPACT STATEMENT (AREA OF CONCERN WOULD BE SECTION 106-367 (3)).

The meeting adjourned at approximately 12:45 p.m.