

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, March 21, 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

Ms. Judy Timmer, CRB Planner
Mrs. Lisa Glover, Zoning Analyst III

1. CALL TO ORDER: Mr. Criscitiello called the meeting to order at 11:20 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: Mr. Criscitiello stated, to change "GDM" to "GPM".

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

3. LOT B-37, HAMPTON LANE, COLLETON RIVER (RIVER-BUFFER WAIVER)

Mr. Tony Criscitiello stated to the board, that the Planning Department recommends disapproval; the applicant is required to redesign the house and move the house to the 50' OCRM critical line.

THE DRT UNANIMOUSLY DISAPPROVED THE WAIVER REQUEST; APPLICANT SHALL REDESIGN THE FOOTPRINT OF THE HOUSE, SO THE 50' OCRM CRITICAL LINE SETBACK CAN BE MET. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK)

4. LOT 14, HARBOUR PASSAGE – REVISIT (RIVER-BUFFER WAIVER)

THE DRT UNANIMOUSLY APPROVED THE RIVER-BUFFER WAIVER REQUEST TO PLACE HOUSE 35' FROM THE OCRM CRITICAL LINE. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK)

5. AAA STORAGE FACILITY – REVISIT (CONCEPTUAL)

Mr. Criscitiello stated to the board, that the applicant needs to clarify if the structure is a warehouse or residential storage units? If it's a warehouse as identified on the plans, it is not allowed in the Regional Commercial Zoning District, but if it's residential storage units, then it's a limited use in the Regional Commercial Zoning District.

Ms. Austin stated, that if it's a residential storage unit facility; the applicant needs to revise the plans to show the little bins.

Mr. Criscitiello stated, that the Planning Department recommends deferral until the applicant provides a better clarification of whether this project is a warehouse or residential storage units.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL ALL DEFICIENCIES LISTED ON THE RECOMMENDATION LETTER DATED FEBRUARY 21, 2007 ARE ADDRESSED. THE APPLICANT SHALL CLARIFY WHETHER THE LARGE STRUCTURE ON THE PLANS IS A WAREHOUSE OR INDIVIDUAL STORAGE UNITS. THE STORAGE UNITS SHALL BE SHOWN ON REVISED PLANS. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK)

6. SCE&G – PRITCHARDVILLE SUBSTATION (CONCEPTUAL)

Mr. Criscitiello stated to the board, that the Planning Department recommends approval, but he is concerned with the transmission lines going to the substation. Mr. Criscitiello stated, that he would like SCE&G to give the board a corridor, so the board would know which property would be affected by the transmission line.

THE DRT UNANIMOUSLY APPROVED THE PROJECT SUBJECT TO THE APPLICANT SUBMITTING A PLANT BACK PLAN FOR THE REPLACEMENT OF 13 MAPLES, 10 OAKS, AND 7 MAGNOLIAS. TREES PROPOSED FOR PLANTING SHALL BE A MINIMUM OF 2.5 CALIPER INCHES, 10' – 12' TALL. IF ALL TREES CANNOT BE PLANTED ON SITE, APPLICANT SHALL PAY INTO THE BEAUFORT COUNTY TREE REFORESTATION FUND. APPLICANT SHALL BE REQUIRED TO SUBMIT THE PLANS FOR THE LOCATION OF THE NEW POWER LINES THAT WILL BE INSTALLED, WHICH WILL BE FED INTO THE SUBSTATION. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK)

7. BARREL LANDING – PARCEL E (CONCEPTUAL)

Mr. Criscitiello stated, that since the applicant is not at the meeting to answer whether the use is neighborhood vs. regional commercial, the Planning Department recommends deferral of this project.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL THE DEFICIENCIES LISTED IN THE RECOMMENDATION LETTER DATED FEBRUARY 21, 2007, ARE ADDRESSED. APPLICANT SHALL PROVIDE THE TYPE OF RETAIL BEING PROPOSED; WILL IT BE COMMERCIAL RETAIL, NEIGHBORHOOD, OR COMMERCIAL RETAIL-REGIONAL, AS DEFINED IN TABLE 107-1098. APPLICANT SHALL ALSO PROVIDE THE TYPE OF LIGHT INDUSTRIAL USES PROPOSED FOR THE BUILDINGS SHOWN. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK)

8. GRAVES TRACT – HONDA DEALERSHIP – PHASE 1 (CONCEPTUAL)

Mr. Criscitiello stated to the board, that the Planning Department wants the Grave Tract plan developed as a total master plan, rather than a phase of a master plan, to make sure that all the required buffers are being provided.

Ms. Austin stated, that the floor area ratio, and the landscape surface ratio should also be shown on the master plan.

Mr. Criscitiello stated, that once the entire master plan is shown, then the board could approve the phases from the master plan.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL THE DEFICIENCIES LISTED IN THE RECOMMENDATION LETTER DATED FEBRUARY 21, 2007 ARE ADDRESSED. APPLICANT SHALL PROVIDE A MASTER PLAN FOR THE ENTIRE 17.80 ACRES, TO INCLUDE BUT ARE NOT LIMITED

TO THE FLOOR AREA RATIO, LANDSCAPE SURFACE RATIO, BUFFERS, SETBACKS, ETC. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).

9. JOHNSON TRACT – BEST BUY – PHASE 2 (CONCEPTUAL)

Mr. Criscitiello stated to the board, that the applicant requested a deferment until next week.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL MARCH 28, 2007, AT THE APPLICANT'S REQUEST. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK)

The meeting adjourned at approximately 11:45 a.m.