

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, April 11, 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. Arthur Cummings, Building Codes Director

MEMBERS ABSENT

Mr. Tony Criscitiello, Planning Director
Mr. Robert Klink, County Engineer

STAFF PRESENT

Mr. Buz Boehm, Deputy Administrator
Ms. Delores Frazier, Assistant Planning Director
Ms. Judy Timmer, CRB Planner
Mrs. Lisa Glover, Zoning Analyst III

- 1. CALL TO ORDER:** Ms. Austin called the meeting to order at 11:20 a.m.

Ms. Austin explained, that the members of the DRT reviewed each item independently and provided their comments.

2. ADOPTION OF MINUTES:

MOTION: Mr. Arthur Cummings made a motion to adopt the minutes as submitted. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier).

3. 84 LUMBER (FINAL)

Ms. Austin stated to the board, that the Development Review Team recommends approval, subject to the applicant meeting with Colin Kinton (Traffic Engineer), to ensure the improvements mentioned in the Traffic Impact Analysis are on the plans.

THE DRT UNANIMOUSLY APPROVED THE PROJECT SUBJECT TO, THE APPLICANT MEETING WITH THE TRAFFIC ENGINEER TO DISCUSS THE TRAFFIC IMPACT ANALYSIS. APPLICANT SHALL ENSURE THE PLANS ARE APPROVED BY THE TRAFFIC ENGINEER TO ENSURE THE RECOMMENDATIONS OF THE TRAFFIC IMPACT ANALYSIS ARE ADDRESSED, AND SHOWN ON THE PLANS. (FOR: AUSTIN, CUMMINGS, FRAZIER)

4. TACO BELL/PIZZA HUT (SPECIAL USE/RECOMMENDATION)

Ms. Austin stated to the board, that the Development Review Team recommends approval to the Zoning Board of Appeals with conditions; those conditions are the Corridor Review Board shall review and approve the proposed entrance and site changes, and the Corridor Review Board shall review and approve the new dumpster enclosure and landscape plant back plan.

THE DRT UNANIMOUSLY APPROVED THE PROJECT WITH CONDITIONS; THE CORRIDOR REVIEW BOARD (CRB) SHALL REVIEW AND APPROVE THE PROPOSED ENTRANCE AND SITE

CHANGES. THE PLANS MUST BE SUBMITTED FOR REVIEW AND APPROVED BY THE CRB. THIS SHOULD INCLUDE THE CIRCULATION CHANGES TO ALL INVOLVED PROJECTS, THE LANDSCAPE PLANT BACK PLAN FOR THE SITE MODIFICATIONS, THE NEW HIGHWAY 278 ENTRANCE, AND THE 50' BUFFER REVISIONS. CRB SHALL REVIEW AND APPROVE TACO BELL'S NEW DUMPSTER ENCLOSURE AND LANDSCAPE PLANT BACK PLAN. (FOR: AUSTIN, CUMMINGS, FRAZIER)

5. ST. GREGORY THE GREAT AMENDMENT (SPECIAL USE/RECOMMENDATION)

Ms. Austin stated, that the applicant wants to phase the original permit, and break out the school plans so they can get their Certificate of Compliance prior to the cemetery being completed. The applicant is also requesting to increase the size of the cemetery. Ms. Austin stated, that the Development Review Team recommends approval for the phasing and the increase of the cemetery; no CRB approval is required.

THE DRT UNANIMOUSLY APPROVED THE PROJECT WITH RECOMMENDATIONS TO THE ZONING BOARD OF APPEALS TO APPROVE THE PHASING PLAN AS SUBMITTED, TO TAKE THE RESURRECTION GARDEN FROM THE ORIGINAL PERMIT AND ISSUE A NEW PERMIT FOR THE GARDEN, AND INCREASE THE SIZE OF THE CEMETARY. THE DRT ALSO APPROVED THE PROJECT FROM HAVING TO BE REVIEWED BY THE CORRIDOR REVIEW BOARD. (FOR: AUSTIN, CUMMINGS, FRAZIER)

6. LOT 1, RED BLUFF ESTATES (RIP-RAP)

Ms. Austin stated to the board, that the rip-rap is seaward of the OCRM critical line; therefore, the county has no jurisdiction in this area.

NO ACTION WAS TAKEN ON THIS CASE, DUE TO THE RIP-RAP BEING SEAWARD OF THE OCRM CRITICAL LINE.

7. JOHNSON TRACT – PHASE 2 (REVISIT/CONCEPTUAL)

Ms. Austin stated, that the Development Review Team recommends approval.

Ms. Frazier stated, that the Planning Department wants to ensure that the natural resource is shown on the final construction plans, which includes the acreage and the type of resources for the areas being preserved.

THE DRT UNANIMOUSLY APPROVED THE PROJECT SUBJECT TO THE APPLICANT SUBMITTING THE FINAL CONSTRUCTION PLANS, SHOWING THE NATURAL RESOURCES, INCLUDING THE ACREAGE AND THE TYPE OF RESOURCES FOR THE AREAS BEING PRESERVED, AT FINAL DRT SUBMISSION. (FOR: AUSTIN, CUMMINGS, FRAZIER)

8. LOWCOUNTRY SKATING & FAMILY CENTER (CONCEPTUAL)

Ms. Austin stated, that the Development Review Team recommends deferral until next Wednesday, April 18, 2007, due to the applicant submitting the requested information too late.

Mr. Greg Baisch, Ward Edwards Engineering, asked the Development Review Team for clarification on the interpretation that the buffer in the original Suburban zoning was 100 feet.

Ms. Frazier explained that the buffer is not 100 feet. The Development Review Team reviewed the 1990 zoning ordinance, and there was no buffer requirement. Ms. Frazier stated, that there is still a Corridor Review Board buffer requirement of 15 feet.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL NEXT WEDNESDAY, APRIL 18, 2007, TO ALLOW STAFF TO FULLY REVIEW THE ADDITIONAL INFORMATION SUBMITTED BY THE APPLICANT. (FOR: AUSTIN, CUMMINGS, FRAZIER)

9. MOSS CREEK PROFESSIONAL PLAZA (CONCEPTUAL)

Ms. Austin stated, that the Development Review Team recommends deferral until the applicant addresses all of the discrepancies listed in the April 4, 2007 letter.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL THE APPLICANT ADDRESSES ALL OF THE DISCREPANCIES LISTED IN THE APRIL 4, 2007 LETTER FROM THE DRT. (FOR: AUSTIN, CUMMINGS, FRAZIER)

10. ST. HELENA CELL TOWER (CONCEPTUAL/SPECIAL USE)

Ms. Austin stated, that the Development Review Team recommends approval, subject to the applicant submitting a landscape plan for the 30" Oak tree.

Mr. David Tedder, stated that they are planning to submit new drawings showing the leased area being shifted, in order to save the 30" Oak tree.

Ms. Austin stated, that the DRT must review the new drawings prior to the DRT making a recommendation to the Zoning Board of Appeals.

Mr. Tedder, stated that he would like to submit the new drawings to the DRT for the next meeting.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL NEXT WEDNESDAY, APRIL 18, 2007, TO GIVE THE APPLICANT A CHANCE TO SUBMIT NEW DRAWINGS SHOWING THE LEASED AREA BEING SHIFTED TO SAVE THE 30" OAK TREE. THIS CHANGE AND DEFERRAL WAS REQUESTED BY THE APPLICANT. (FOR: AUSTIN, CUMMINGS, FRAZIER)

The meeting adjourned at approximately 11:35 a.m.