

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, June 13, 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

MEMBERS ABSENT

Mr. Robert Klink, County Engineer

STAFF PRESENT

Mrs. Lisa Glover, Zoning Analyst III

1. CALL TO ORDER: Mr. Criscitiello called the meeting to order at 11:15 a.m.

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

2. ADOPTION OF MINUTES:

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

3. LEGACY MEDICAL CENTER (FINAL)

Mr. Criscitiello stated, that the Planning Department recommends deferral, because the applicant submitted the requested information the day before the scheduled meeting. Mr. Criscitiello stated, that this project will be reviewed next week (Wednesday, June 20, 2007).

THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL THE DRT REVIEWS THE ADDITIONAL INFORMATION SUBMITTED BY THE APPLICANT. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS).

4. TECHNICAL COLLEGE OF THE LOWCOUNTRY – PHASE 1 (AMENDMENT)

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

THE DRT UNANIMOUSLY APPROVED THE PROJECT AS SUBMITTED. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS).

5. WHITMAN'S ISLAND (SEPTIC SYSTEM WAIVER)

Mr. Criscitiello stated, that the Planning Department recommends deferral, until the applicant provides updated site plans with OCRM's approval. Mr. Criscitiello stated, that upon receipt of the new plans, the project will be rescheduled for the next available scheduled DRT meeting.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL THE APPLICANT PROVIDES UPDATED SITE PLANS WITH OCRM'S APPROVAL. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS).

6. PUBLIX @ POLOWANA (CONCEPTUAL)

Mr. Criscitiello stated, that the Planning Department recommends deferral, based on the following; the applicant shall request an amendment to the zoning ordinance to allow drive-thru facilities for the bank, the applicant shall request an amendment to the zoning ordinance to allow five parking spaces per 1,000 sq.ft. of building, the applicant shall be required to provide alternate designs, because of the split zoning of the property, and the applicant shall address the portion of the property that is located on the other side of Polowana Road.

Ms. Austin stated, that the applicant shall provide the 300-foot separation from the Rural Residential district in the rear of the property, the applicant shall provide tree removal plans, which indicates the trees to be removed, the applicant shall address the discrepancies of the parcel numbers provided on the conceptual application form, the applicant shall clarify the subdivision of the out parcel, and the applicant shall address all of the DRT's comments dated June 6, 2007.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL THE APPLICANT REQUEST AN AMENDMENT TO THE ZONING ORDINANCE TO ALLOW A DRIVE-THRU FACILITY FOR THE PROPOSED BANK. THE APPLICANT SHALL REQUEST AN AMENDMENT TO THE ZDSO TO ALLOW FIVE PARKING SPACES PER 1,000 S.F. OF BUILDING. PER SECTION 106-926 (IF APPLIED), THE APPLICANT SHALL BE REQUIRED TO PROVIDE THE 300-FOOT SEPERATION FROM THE RURAL RESIDENTIAL DISTRICT IN THE REAR OF THE PROPERTY. PER SECTION 106-926 (IF APPLIED), THE APPLICANT SHALL BE REQUIRED TO PROVIDE THE ALTERNATE DESIGNS, BECAUSE OF THE SPLIT ZONING OF THE PROPERTY. THE APPLICANT SHALL ADDRESS THE PORTION OF THE PROPERTY THAT IS LOCATED ON THE OTHER SIDE OF POLOWANA ROAD. THE APPLICANT SHALL PROVIDE TREE REMOVAL PLANS, WHICH INDICATES THE TREES TO BE REMOVED. THE APPLICANT SHALL ADDRESS THE DISCREPANCIES OF THE PARCEL NUMBERS PROVIDED ON THE CONCEPTUAL APPLICATION FORM. THE APPLICANT SHALL CLARIFY THE SUBDIVISION OF THE OUT PARCEL. THE APPLICANT SHALL ADDRESS ALL OF THE DRT'S COMMENTS DATED JUNE 6, 2007. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS).

The meeting adjourned at approximately 12:03 p.m.