

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, August 29, 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  
Ms. Delores Frazier, Assistant Planning 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:** Ms. Austin called the meeting to order at 11:35 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. Klink made a motion to adopt the minutes as submitted. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

#### **3. FRIPP ISLAND – LOT 4, TARPON BLVD (RIVER – BUFFER WAIVER)**

Ms. Austin stated, that the Development Review Team recommended that the applicant pull the house forward, in order to meet the 50' OCRM critical line setback. The Development Review Team also recommended, that the applicant move the house to the 10' side-yard setback, to save the live oak trees to the west. Ms. Austin stated, that the Development Review Team received an e-mail from Mr. Dennis Robinson, regarding his concerns about the recommendation.

Mr. Dennis Robinson, representative for the applicant, stated to the board, that he relayed the Development Review Team's recommendation to the property owner, and they are disappointed with the suggested placement of the house. Mr. Robinson stated, that the average buffer on the adjacent lots is over 60 feet. Mr. Robinson stated, that he doesn't see a hardship with the County to allow this house to align with the other houses in the neighborhood. Mr. Robinson stated, that if the house is moved as suggested, they would have to remove some live oak trees.

Ms. Austin stated, that she did not see where there were any live oak trees to be removed.

Ms. Frazier stated, that since the applicant can meet the 50' setback, it does not meet the criteria to receive a staff level approval; but the applicant has an option to apply to the Zoning Board of Appeals for a variance on this case, because the Zoning Board of Appeals can grant variances dealing with hardships.

Ms. Austin explained to Mr. Robinson, that he can also withdraw his application to the Development Review Team, and apply to the Zoning Board of Appeals; or this board can disapprove the waiver, because the house can meet the 50' setback.

**THE DRT UNANIMOUSLY DISAPPROVED THE RIVER-BUFFER WAIVER. THE APPLICANT SHALL PULL THE HOUSE FORWARD, TO MEET THE 50' OCRM CRITICAL LINE BUFFER. THE APPLICANT SHALL MOVE THE HOUSE TO THE 10' SIDE-YARD SETBACK, TO SAVE THE LIVE OAK TREES TO THE WEST. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).**

#### **4. HARBOR ISLAND – LOT 35, OCEAN MARSH (RIVER – BUFFER WAIVER)**

Ms. Austin stated, that the Development Review Team recommends approval as requested; this lot meets the requirements for a river-buffer waiver.

**THE DRT UNANIMOUSLY APPROVED THE RIVER-BUFFER WAIVER AS REQUESTED. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).**

#### **5. PUBLIX @ POLOWANA (CONCEPTUAL/REVISIT)**

Ms. Frazier stated, that the applicant indicated in the natural resource survey, that in the rear of the property zoned CP, it was mixed upland forest mature, and there were also some mixed upland forest mature in the front. The Planning Department believes that there are some young forest on the property as well, and that will impact the numbers for how much natural resources shall be reserved on site. Ms. Frazier stated, that the natural resources need to be figured out.

Mr. Klink stated, that the applicant shall provide a future connectivity, non-exclusive, egress/ingress easement to the adjacent property, and build the access to the property line. Mr. Klink stated, that the applicant shall remove the proposed right-in, right-out from the site plans.

Ms. Frazier explained to the applicant, some discrepancies in the submitted narrative. Ms. Frazier also stated, that the Planning Department is not happy with the location of the loading docks facing Hwy 21. Ms. Frazier stated, that after this project receives conceptual approval, the Planning Department will forward the Development Review Team's comments to the Corridor Review Board to offer another solution for the location of the loading dock. Ms. Frazier stated, that she agrees with the suggestion, to have a joint meeting with the applicant, Development Review Team, Corridor Review Board, and the Corner's Community Preservation District, to discuss this project.

Ms. Austin stated, that the applicant shall provide a legible and separate tree survey.

Mr. Steve Andrews, Andrews & Burgess, stated to the board, that they would like the Development Review Team to give conceptual approval with the noted concerns.

*Ms. Austin called for a brief recess @ 12:06 p.m.; meeting was called back to order @ 12:13 p.m.*

Ms. Liz Santigati asked, would this project come back to the Corner's Community Preservation District Committee to discuss the design of the building?

Ms. Timmer stated, that the Corner's Community Preservation District can come to a Corridor Review Board meeting, to discuss their concerns on this project.

Ms. Santigati stated, that the other concern is about the retail buildings, and what they consist of. Ms. Santigati asked, would it be something that contributes to the growth of the community, and something the community can benefit from?

Ms. Austin stated, that the buildings are for retail sales; not for restaurants, beauty salons, etc.

Mr. Klink stated, that the applicant shall provide a traffic impact analysis at final submittal; and at that time, the analysis would indicate if there would be traffic issues.

Ms. Austin stated, that the Development Review Team recommends deferral of this project, until all of the noted discrepancies are corrected.

**THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL ALL OF THE NOTED DISCREPANCIES ARE CORRECTED. THE APPLICANT SHALL RECONFIGURE THE NATURAL RESOURCE CALCULATIONS. THE NATURAL RESOURCE PLANNER SHALL VISIT THE SITE WITH THE APPLICANT. THE APPLICANT SHALL PROVIDE FUTURE CONNECTIVITY, NON-EXCLUSIVE EGRESS/INGRESS EASEMENT, TO THE ADJACENT PROPERTY, AND BUILD THE ACCESS TO THE PROPERTY LINE. THE APPLICANT SHALL DELETE THE PROPOSED RIGHT-IN, RIGHT-OUT FROM THE SITE PLANS. THE APPLICANT SHALL CHANGE THE LOCATION OF THE LOADING DOCKS, WHICH FACES HWY 21. AFTER CONCEPTUAL APPROVAL IS GRANTED, THE PLANNING DEPARTMENT SHALL FORWARD THE DRT'S COMMENTS TO THE CRB TO OFFER ANOTHER SOLUTION FOR THE LOADING DOCK LOCATION. THE APPLICANT SHALL REQUEST A JOINT MEETING WITH THE DRT, CRB, AND THE CORNER'S COMMUNITY PRESERVATION COMMITTEE TO DISCUSS THE PROJECT. THE APPLICANT SHALL PROVIDE A LEGIBLE AND SEPARATE TREE SURVEY. THE APPLICANT SHALL REVISE THE NARRATIVE TO REFLECT THE CHANGES TO THE SUBMITTED SITE PLAN. THE APPLICANT SHALL REMOVE THE SEVEN EXTRA PARKING SPACES FROM THE SITE PLAN. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).**

*The meeting adjourned at approximately 12:25 p.m.*