

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, April 2, 2008, 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

MEMBERS ABSENT

Mr. Robert Klink, County Engineer

STAFF PRESENT

Ms. Audra Antonacci, Codes Enforcement Supervisor
Mrs. Amanda Flake, Natural Resource Planner
Mrs. Lisa Glover, Zoning Analyst III
Ms. Judy Timmer, Corridor Review Board Planner

1. CALL TO ORDER: Ms. Austin called the meeting to order at 11:10 a.m.

Ms. Austin explained, that the members of the Development Review Team reviewed each item independently and provided their comments to the Zoning Administrator.

2. ADOPTION OF MINUTES:

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

3. AAA STORAGE FACILITY (REVISIT/FINAL)

Ms. Austin stated, that the applicant requested a deferral.

THE DEVELOPMENT REVIEW TEAM UNANIMOUSLY DEFERRED THE PROJECT, AT THE APPLICANT'S REQUEST. (FOR: AUSTIN, CUMMINGS, FRAZIER).

4. THE MARSHES @ COOPER RIVER (FINAL)

Ms. Austin read into the record, the Development Review Team's recommendation letter, dated March 19, 2008. Ms. Austin stated, that the board received a letter from the applicant addressing some of the comments.

Mr. Scott Monson, Thomas & Hutton Engineering explained to the board, that there's a 20' R-O-W on the existing dirt road, and they are proposing to provide the necessary R-O-W on their side.

Ms. Frazier stated, that the submitted plat does not show the 20' R-O-W from Carvin Road; it just shows the centerline. Ms. Frazier stated, that the County Engineer, needs to review the R-O-W issue.

Mr. Monson stated, that the direction that was given by the Development Review Team at conceptual approval, was to provide their half of the R-O-W.

Ms. Frazier stated, that half of the R-O-W is 25 feet, not 20 feet.

Mr. Cummings asked Mr. Monson, "Did you speak with Mr. Klink regarding the 20 foot R-O-W issue?"

Mr. Monson answered, "No, the direction from Mr. Klink was given at conceptual approval".

Ms. Austin stated, that the Development Review Team assumed that 25 feet would be half of the R-O-W.

Mr. Monson asked, "From the road?"

Ms. Austin answered, "From the property line".

Ms. Austin asked Mr. Monson, "Will the property owners own the community dock?"

Mr. Monson stated, that there will be no community dock.

Ms. Austin stated, that the lots have to go to the MHW, or the marsh must be designated as "open space".

Mr. Monson stated, that the lots will go to the MHW.

Ms. Frazier stated, that the applicant shall provide revised plats showing the property line going to the MHW.

Ms. Austin stated, that the applicant shall also provide a construction envelope, because lot 4 is going to create a problem regarding the septic system, and lot 3 is going to create a problem, because the lot width does not meet the minimum 100 feet requirement. Ms. Austin stated, that the covenants and restrictions shall state, that the lots have construction envelopes, not just setbacks. Ms. Austin stated, that there's a problem with the wording of the covenants and restrictions.

THE DEVELOPMENT REVIEW TEAM UNANIMOUSLY DEFERRED THE PROJECT, UNTIL THE COUNTY ENGINEER REVIEW THE R-O-W PLANS. THE APPLICANT SHALL EXTEND THE PROPERTY LINE TO THE MHW, OR DESIGNATE THE MARSH AS "OPEN SPACE", TO BE DEEDED TO THE PROPERTY OWNER ASSOCIATION. THE APPLICANT SHALL PROVIDE A CONSTRUCTION ENVELOPE FOR LOTS 3 & 4. LOT 3 DOES NOT MEET THE MINIMUM 100-FOOT LOT WIDTH, AND LOT 4 MAY HAVE A PROBLEM WITH THE SEPTIC SYSTEM, AND THE LOCATION OF THE HOUSE. THE APPLICANT SHALL REVISE THE COVENANTS AND RESTRICTIONS. (FOR: AUSTIN, CUMMINGS, FRAZIER).

5. HONDA DEALERSHIP TEMPORARY CARWASH (AMENDMENT)

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

THE DEVELOPMENT REVIEW TEAM UNANIMOUSLY APPROVED THE AMENDMENT, AS SUBMITTED. (FOR: AUSTIN, CUMMINGS, FRAZIER).

6. VILLAS @ BROAD RIVER (REVISIT/CONCEPTUAL)

Ms. Austin stated, that the Planning Department would like to meet with the applicant to discuss the layout of the project.

Mr. LeRoy, representative for the applicant explained to the board, that at the first submission, there was some confusion concerning the rezoning of the adjacent property buffer change; so the plans had to be redone in respect to the original buffers. Mr. LeRoy stated, that he met with Mr. Klink, who agreed to support the moving of the buildings to the north, into the 50' setback; so with those changes, the site plan was redone and resubmitted to the Development Review Team. Mr. LeRoy stated, that he met with the

Planning Department, and the plans addressed what was brought up at that meeting. He also met with the Traffic Engineer, and he adjusted the front entrance.

Ms. Timmer explained to the applicant, that the Planning Department wants to talk to him about saving some of the trees; and the parking layout could be revised in order to make it a better layout.

Mr. Cummings stated, that the applicant shall meet with the fire marshall to discuss the turning radius.

Ms. Frazier stated, that the applicant shall meet with the Planning Department to also discuss the Natural Resources on the property.

THE DEVELOPMENT REVIEW TEAM UNANIMOUSLY DEFERRED THE PROJECT UNTIL NEXT WEEK. THE APPLICANT SHALL MEET WITH THE PLANNING DEPARTMENT TO DISCUSS THE LAYOUT OF THE PROJECT AND THE NATURAL RESOURCES LOCATED ON THE PROPERTY. THE APPLICANT SHALL ALSO MEET WITH THE FIRE MARSHALL TO DISCUSS THE TURNING RADIUS. (FOR: AUSTIN, CUMMINGS, FRAZIER).

7. LIFE HOUSE CHURCH (CONCEPTUAL)

Ms. Austin read into the record, the Development Review Team's recommendation letter, dated March 19, 2008.

Mr. Greg Baisch stated, that he brought the revised plans with him to the meeting. Mr. Baisch also explained the changes, he made to the project.

Ms. Austin stated, that the Development Review Team shall review the requested information, and schedule the project for the next scheduled meeting.

THE DEVELOPMENT REVIEW TEAM UNANIMOUSLY DEFERRED THE PROJECT, UNTIL NEXT WEEK, TO GIVE THE DRT ENOUGH TIME TO REVIEW THE REQUESTED INFORMATION. (FOR: AUSTIN, CUMMINGS, FRAZIER).

The meeting adjourned at approximately 11:47 a.m.