

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, April 16, 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
Mr. Robert Klink, County Engineer

MEMBERS ABSENT

None

STAFF PRESENT

Mr. Tony Criscitiello, Deputy Administrator
Mrs. Lisa Glover, Zoning Analyst III
Ms. Judy Timmer, Corridor Review Board Planner

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

Mr. Criscitiello 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: Mr. Cummings made a motion to adopt the April 2, 2008 minutes as submitted. Ms. Frazier seconded the motion. The motion passed (FOR: Austin, Cummings, Frazier, ABSTAINED: Klink).

Mr. Cummings stated, that the wording for AAA Storage Facility should be changed from "fire chart" to "fire flow", and change the wording that states, "the type of construction that will be effected" to "the type of construction that may be effected".

MOTION: Mr. Cummings made a motion to adopt the April 9, 2008 minutes with the noted corrections. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

3. MOSS CREEK PROFESSIONAL PLAZA (REVISIT/FINAL)

Ms. Frazier stated, that the applicant shall schedule a meeting with the Corridor Review Board Planner, Judy Timmer to discuss the deficiencies in the submittal.

Ms. Timmer explained to the applicant, that he was forwarded the 2-1/2 page minutes of the Corridor Review Board meeting; a large number of the comments were not addressed or submitted.

Ms. Frazer stated, that there are also some discrepancies in the construction plans, which are not related to the Corridor Review Board's comments.

THE DEVELOPMENT REVIEW TEAM UNANIMOUSLY DEFERRED THE PROJECT, UNTIL THE APPLICANT MEET WITH THE CORRIDOR REVIEW BOARD PLANNER, JUDY TIMMER TO DISCUSS

THE DISCREPANCIES IN THE PROJECT, INCLUDING THE CORRIDOR REVIEW BOARD'S COMMENTS. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

4. THE MARSHES @ COOPER RIVER (REVISIT/FINAL)

Ms. Frazier stated, that the Development Review Team asked the applicant to place construction envelopes on the plans, but they placed house footprints on the plans.

Mr. Klink stated, that the applicant should meet with the Zoning Administrator regarding the construction envelopes.

Ms. Austin stated, that the applicant shall revise the covenants and restrictions; a copy of the corrections will be forwarded to the applicant. Ms. Austin stated, that the plats shall state, that the marsh shall be labeled open space, because it's going to be deeded to the Property Owners Association. Ms. Austin stated, that the applicant shall revise the plats, showing the lots to the MHW.

THE DEVELOPMENT REVIEW TEAM UNANIMOUSLY APPROVED THE PROJECT, SUBJECT TO THE APPLICANT REVISING THE COVENANTS & RESTRICTIONS. THE APPLICANT SHALL REVISE THE PLATS SHOWING THE LOTS TO THE MHW. THE APPLICANT SHALL PROVIDE THE DEED FOR THE 15' R-O-W. THE APPLICANT SHALL MEET WITH THE ZDA TO DISCUSS THE CONSTRUCTION ENVELOPES/BUILDING ENVELOPES. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

5. HWY 17, PUG MILL (SPECIAL USE/FINAL)

Ms. Klink stated, that he recommends approval.

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

6. GRACE AME CHURCH (SPECIAL USE/AMENDMENT)

Mr. Klink stated, that he recommends approval.

Ms. Timmer stated, that since the building is changing, the applicant shall submit the plans, for the Corridor Review Board to determine if they have to review the amendment.

THE DEVELOPMENT REVIEW TEAM UNANIMOUSLY APPROVED THE PROJECT, WITH THE CONDITION; THAT THE APPLICANT SUBMITS PLANS TO THE CORRIDOR REVIEW PLANNER. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

7. FRIPP ISLAND – SEA GLASS CONDOMINIUMS (REVISIT/CONCEPTUAL)

Ms. Frazier stated, that she has some concerns regarding the parking.

Ms. Nicky McCormick, resident of Fripp Island stated to the board, that she is a member of the Fripp Island Property Owners Association, member of the Security Committee, and a member of the future Finance Committee. Ms. McCormick stated, that she is not against development, but she is against irresponsible development. This project has high-density issues in the area of the proposed condominiums. Ms. McCormick stated, that Fripp Island is over populated in that area, and there's a lot of stress on that current infrastructure in three areas: 1) Safety – there's no room for sidewalks in that area, because the site encroaches into the marsh. 2) Environment – they're in the process of controlling the deer population. 3) The most important is parking – the overflow parking is supposed to go to Wardle's Landing; but that area is used for events, such as the children's camp, which is used on a regular basis, climbing wall in that area, access to water in that area, crabbing dock, and a way to get to Pritchard's Island; so it's not an area that's not continually used. This stresses the security system,

because they have to make sure that everyone is safe, and people have a place to park; they just enforced a new policy that you must have four tires off of the road in order to park in a parking spot. Ms. McCormick stated, that she asks the board to be responsible and act responsibly in their behalf; they have no control on where to put the cars, and when the developer leave the area, it becomes the responsibility of the Property Owners Association to ensure the safety of the residents.

Mr. Pete Joconus, resident of Fripp Island stated to the board, that he was formerly the president of the Ocean Creek Community Association, which is an association underneath the Property Owners Association. Mr. Joconus stated, that he is asking the developer and the Development Review Team not to do what's right for one individual group, but to do what's right for Fripp Island. Mr. Joconus stated, that the primary concern on Fripp Island is that this development exceeds the capacity of Fripp Island. The concerns are the height of the development; a precedence is already set for four stories, but this development is proposing a five-story condominium building. Mr. Joconus stated, that the building should be reduced to four stories. The parking requirement is beyond critical, and during the holidays the parking is a disaster. There should not be two 300 foot walkways going out into the marsh; to allow additional access into the marsh, would increase the opportunity for litter and other things being thrown into the marsh. His other concern is the fire protection; does this project have the fire hydrants, the water capacity (3500 gallons per minute), and the turn-around lane for the fire trucks.

Ms. Patty Matthews, resident of Fripp Island stated to the board, that parking in her neighborhood is a nightmare; the cars have to park all over the sidewalk and the grass.

Mr. Klink asked Ms. Austin, "Does the master plan allows for this use and this density?"

Ms. Austin answered, "Yes".

Ms. Frazer asked Ms. Austin, "How about the height restrictions?"

Ms. Austin answered, "I don't know about the height restrictions". That needs to be worked out between the Building Codes Department and the Fire Marshall.

Mr. Cummings stated, that he's been working closely with the fire chief, in regards to the access for the project; and in the submitted plans, there is an access road to be built around the project for the fire department's access. Regarding the fire safety and the water capacity; in the ZDSO, there's a provision that says if the building is higher than the capability of the fire department's equipment, the developer has to get with himself and the fire chief to work out that situation, and also get it approved by County Council.

Mr. Chris Darnell, representative for the applicant stated to the board, that he is aware that the height issue has to go through County Council for their approval, and approval from the fire chief.

Ms. Frazier stated, that she's concerned about the parking. She knows that Mr. Darnell has provided a solution by having overflow parking, but she doesn't know how that would work long term. Ms. Frazier stated, that her preference would be that the parking would be contained on site.

Mr. Darnell stated, that the traffic engineer had anticipated notifying the residents or visitors of Sea Glass, of where the additional overflow parking would be located, and is requiring a sign posted on the property letting them know the location of the overflow parking.

Ms. Frazier asked Mr. Colin, "Did you agree on a specific number for the parking spaces?"

Mr. Colin Kinton, Beaufort County Traffic Engineer stated, "Yes, 175 parking spaces".

Ms. Austin stated, that the applicant is supposed to have 15 trees per acre remaining, and they are removing every tree outside of the buffer; so the applicant has to provide a tree plant back plan, and/or pay into the tree reforestation fund. Ms. Austin stated, that the tree issue shall be addressed at final submittal.

Mr. Bill Wardle, developer stated to the board, that they were trying to keep the same parking that the architect designed; they went from 162 to 170, with a remainder of 5 parking spaces. Mr. Wardle stated, that they would be willing to do an equivalent calculation, and have it approved by Colin Kinton to ensure that they are meeting the equivalent requirement of 175 parking spaces.

Mr. Pete Joconus asked Mr. Darnell, "Is the 175 parking spaces just for automobiles, including golf carts?"

Mr. Darnell answered, "The 175 parking spaces is just for automobiles; there's also, one golf cart per unit".

THE DEVELOPMENT REVIEW TEAM BY A MAJORITY VOTE, APPROVED THE PROJECT, SUBJECT TO ALL PARKING FOR THE CONDOMINIUMS BEING PLACED ON SITE. THE APPLICANT SHALL PROVIDE PARKING CALCULATIONS, TO BE APPROVED BY THE BEAUFORT COUNTY TRAFFIC ENGINEER. (FOR: CUMMINGS, FRAZIER, KLINK; OPPOSED: AUSTIN).

8. MYRTLE PARK – LOT 6A (CONCEPTUAL)

Mr. Criscitiello read into the record, the Development Review Team's recommendation letter, dated April 9, 2008.

Mr. Klink stated, that the Development Review Team should not allow access from Hwy 46.

Ms. Frazier stated, that the applicant did not address why they did not pull the buildings to the "build to" line. Ms. Frazier stated, that her recommendation would be to send this project to the Corridor Review Board to determine if this meets the design guidelines that was adopted.

Ms. Austin stated, that the applicant shall show where the 27 acres is located on the entire site.

Ms. Timmer stated, that the Corridor Review Board will be reviewing the whole site; not just the gas station site, but the pedestrian friendly, and pedestrian access, etc.

THE DEVELOPMENT REVIEW TEAM UNANIMOUSLY DEFERRED THE PROJECT UNTIL ALL OF THE DEVELOPMENT REVIEW TEAM'S COMMENTS, DATED APRIL 9, 2008 ARE ADDRESSED. THE DEVELOPMENT REVIEW TEAM WILL NOT ALLOW ACCESS FROM HWY 46. THE APPLICANT SHALL RECEIVE APPROVAL FROM THE CORRIDOR REVIEW BOARD REGARDING THE DESIGN GUIDELINES, PRIOR TO RECEIVING CONCEPTUAL APPROVAL BY THE DEVELOPMENT REVIEW TEAM. THE APPLICANT SHALL SHOW WHERE THE 27 ACRES IS LOCATED ON THE ENTIRE SITE. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

The meeting adjourned at approximately 12:27 p.m.