

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, May 7, 2008, in the Executive Conference Room, Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

MEMBERS PRESENT

Ms. Hillary Austin, Zoning Administrator
Ms. Delores Frazier, Assistant Planning Director

MEMBERS ABSENT

Mr. Arthur Cummings, Building Codes Director
Mr. Robert Klink, County Engineer

STAFF PRESENT

Mr. Tony Criscitiello, Deputy Administrator
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: Mr. Criscitiello called the meeting to order at approximately 11:03 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. Mr. Criscitiello also stated, that since two members of the DRT are not present, some of the projects may not be voted on.

2. ADOPTION OF MINUTES:

MOTION: Ms. Frazier made a motion to defer the adoption of the minutes, until the next scheduled meeting. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Frazier).

3. AAA STORAGE FACILITY (REVISIT/FINAL)

Ms. Frazier stated, that the Development Review Team has several minor comments; Mr. Klink, the county engineer wants to meet with the applicant to discuss the proposed access. Ms. Frazier stated, that Mr. Klink would like this project to be deferred.

Ms. Timmer stated, that the applicant shall remove "Preliminary" off of the plans, because the Development Review Team is approving for "Final" construction. Ms. Timmer stated, that the applicant shall change the tree protection radius to 1-foot per 1 inch DBH.

Ms. Austin stated, that the applicant shall label the buildings as "Residential Storage Units", and show the partitions on the plans.

Ms. Frazier stated, that one of Mr. Klink's comments was that the applicant removes "Future Access" off of the plans.

THE DEVELOPMENT REVIEW TEAM UNANIMOUSLY DEFERRED THE PROJECT UNTIL THE APPLICANT MEETS WITH THE COUNTY ENGINEER TO DISCUSS THE PROPOSED ACCESS. THE APPLICANT SHALL REMOVE "FUTURE ACCESS" OFF OF THE PLANS. THE APPLICANT SHALL

REMOVE "PRELIMINARY" OFF OF THE PLANS. THE APPLICANT SHALL CHANGE THE TREE PROTECTION RADIUS TO 1-FOOT PER 1 INCH DBH. THE APPLICANT SHALL LABEL THE BUILDINGS AS "RESIDENTIAL STORAGE UNITS", AND SHALL SHOW PARTITIONS ON THE PLANS. (FOR: AUSTIN, FRAZIER).

4. MELROSE BEACH COTTAGES – LOTS N, O, P, & Q (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, FRAZIER).

5. CALLAWASSIE ISLAND (MASTER PLAN AMENDMENT)

Ms. Frazier stated, that when she reviewed the master plan, the old 1990 ordinance, and the current 1999 ordinance; in her opinion, a tele-communication tower is not evident that it's substantially similar to utility and service. Ms. Frazier stated, that her recommendation is that the amendment goes before the Planning Commission; because it's not a minor amendment.

Mr. Crisicitiello asked Ms. Frazier, "What section of the zoning ordinance are you taking as direction to this action?"

Ms. Frazier answered, Section 106-7 (2) Planned Unit Developments. It states, "When a PUD concept plan or master plan lacks a specific provision on a matter such as use, lot size, density or intensity, height, setbacks, buffers, open space or design standards, the following standards shall be considered by the DRT in developing an appropriate standard: 3) Provisions of the ZDSO covering similar matters in areas not in a PUD district; and 4) Any related materials governing the approval of the PUD".

Mr. Jonathan Yates stated to the board, that they're not sure if they need a PUD amendment; they really need a PUD clarification. There's been an existing tower that was just removed this summer; they are doing a replacement tower.

Ms. Frazier asked Mr. Yates, "When was this existing tower permitted?"

Mr. Yates answered, "Sometime in the early 90's or 80's".

Ms. Austin asked Mr. Yates, "How tall is this tower?"

Mr. Yates answered, "It's started out at approximately 70 feet, and it ended up at approximately 120 or so".

Ms. Austin asked Mr. Yates, "What was on the tower?"

Mr. Yates answered, "It was cable and communication tower".

Ms. Frazier stated, that she think that the DRT shall determine how the tower has been permitted.

NO ACTION WAS TAKEN, DUE TO NO COMMENTS GIVEN BY THE COUNTY ENGINEER OR THE BUILDING CODES DIRECTOR; THE PROJECT IS RESCHEDULED FOR MAY 14, 2008. THE DRT DETERMINED, THAT THEY WILL CHECK ON THE PERMITTING OF THE EXISTING TOWER.

6. SUN CITY – SPORTS COMPLEX (AMENDMENT)

Ms. Austin stated, that the applicant shall provide construction drawings, and Mr. Klink stated, that he wants the parking lot to be sloped away from the wetland.

Mr. O'sako, Thomas & Hutton Engineering stated, that they can revise the plans and send them to the DRT.

Ms. Frazier asked Mr. O'sako, "Why do you have a disclaimer on the exhibit?"

Mr. O'sako answered, "Basically, it's just a basketball court and tennis court, so there were no real construction drawings done for this project".

Ms. Austin asked Mr. O'Sako, "Are the courts built already?"

Mr. O'sako answered, "Yes they are built; they are just adding additional courts".

Ms. Frazier asked Mr. O'sako, "What are you asking the DRT to approve?"

Mr. O'Sako answered, "The additional recreational facilities, and pick-a-ball court".

THE DEVELOPMENT REVIEW TEAM UNANIMOUSLY DEFERRED THE PROJECT, UNTIL THE APPLICANT SUBMITS CONSTRUCTION PLANS. THE APPLICANT SHALL REMOVE THE DISCLAIMER OFF OF THE EXHIBIT. THE PARKING LOT SHALL BE SLOPED AWAY FROM THE WETLAND. (FOR: AUSTIN, FRAZIER).

7. GREENWALT OFFICE (CONCEPTUAL)

Ms. Frazier stated, that Mr. Klink would like the applicant to schedule a meeting with himself and Colin Kinton, to discuss the proposed connections to Meadowbrook Drive and also the proposed access to Dow Road; and that's in relation to the future connection that's coming in.

Ms. Timmer stated, that since the DRT don't approve the tree placement, so basically, the tree location shall be removed off of the plans. Ms. Timmer stated, that the applicant shall discuss the dumpster location with Mr. Klink.

Ms. Frazier stated, that the applicant shall delineate the river buffer and the protected forest area clearer on the plans.

THE DEVELOPMENT REVIEW TEAM UNANIMOUSLY CONCEPTUALLY APPROVED THE PROJECT, SUBJECT TO THE APPLICANT MEETING WITH MR. KLINK AND/OR COLIN TO DISCUSS THE 802 CONNECTOR, THE RELOCATION OF THE DUMPSTER SITE, FUTURE CONNECTION SITE, AND THE PAVING OF MEADOWBROOK DRIVE. THE APPLICANT SHALL DELINEATE THE RIVER BUFFER AREA CLEARER ON THE PLANS. THE APPLICANT SHALL REMOVE THE LOCATION OF THE PROPOSED TREES OFF THE DRT PLANS. (FOR: AUSTIN, FRAZIER).

The meeting adjourned at approximately 11:34 a.m.