

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, June 25, 2008, in the Executive Conference Room, the 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, Interim Deputy Administrator  
Ms. Audra Antonacci, Codes Enforcement Supervisor  
Mrs. Amanda Flake, Natural Resource Planner  
Mrs. Lisa Glover, Zoning Analyst III  
Mr. Colin Kinton, Traffic Engineer  
Ms. Judy Timmer, Corridor Review Board Planner

**1. CALL TO ORDER:** Mr. Criscitiello called the meeting to order at approximately 11:05 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. REVIEW OF MINUTES:**

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

#### **3. COLLETON RIVER – LOT E7 (RIVER-BUFFER WAIVER)**

Ms. Austin stated, that the pool and the deck that's on the plat are not allowed. If the applicant wants to place the pool and the deck as shown, they must go before the Zoning Board of Appeals for approval. Ms. Austin stated, that the house shall be approved at 32 feet from the OCRM critical line, in order to save the live oak trees.

**MOTION:** Ms. Austin made a motion to approve the waiver, and place the house 32 feet from the OCRM critical line. The pool and deck is not approved. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

#### **4. ISLAND WEST – GOODWILL STORE (REVISIT/CONCEPTUAL)**

Ms. Austin stated, that the parking modulation shall be pervious; the applicant shall revise the construction plans to state, pervious instead of impervious. The construction plans shall be revised to reflect the changes.

Ms. Frazier asked Mr. Ryan Lyle, "Where are the parking spaces located on the plans?"

Mr. Lyle, Andrews & Burgess Engineering answered, "Near the loading dock".

Ms. Frazier stated, that the loading dock is showing two parking spaces, but the ordinance allows for one parking space.

Mr. Lyle stated, that this project is not a warehouse, but a staging place.

Ms. Frazier asked Ms. Austin, "What use would the ordinance consider as a staging area?"

Ms. Austin answered, "Storage".

Mr. Colin Kinton, Traffic Engineer stated, "Warehousing and distribution".

Ms. Frazier stated, that she believes that it would be warehousing and distribution. Ms. Frazier asked Ms. Austin, "Would that use be allowed?"

Ms. Austin answered, "No, not in that zoning district". Ms. Austin stated, that the use would be an accessory use to the store, and the applicant needs one parking space per bay; the applicant doesn't have any bays, so that would not qualify as warehousing and distribution; it probably would be considered more like storage.

Ms. Frazier stated, that she would like the applicant to meet with the Planning Department to discuss the use for the processing of the goods.

Mr. Mike Smith, representative for the Piedmont Company stated, that the goods come in, and are processed in that processing center, which is a part of the retail goods. Some goods go to the retail stores for sale, and the goods that cannot be sold for various reasons, are shipped back out. Mr. Smith stated, that they are trying to make this into a stand-alone facility; there is a compacter and a Baylor in the store, that consolidates the items and moves them out efficiently to retailers.

Ms. Austin stated, that the parking was not calculated for the entire building.

Mr. Criscitiello asked, "If you are going to the Goodwill Store, and is delivering things; would you go through the front door with your merchandise, or would you have to go through the rear?"

Mr. Smith stated, that the stores are designed with a dedicated donation drive thru; like a Wal Greens or CVS attachment. It goes right into the processing area, which is the most efficient way; the front end of the building is retail, and is designed to specifically facilitate access and input through the donation area.

Ms. Austin asked Mr. Smith, "For all of the hours that the Goodwill Store is opened; will the drive-thru also be open?"

Mr. Smith answered, "Yes".

Ms. Frazier stated, that she believes that the drop off area should be delineated on the site plan, with a landscape island. Ms. Frazier asked Mr. Lyle, "Where is the dumpster area located?"

Mr. Smith stated, that the Baylor compresses the trash.

Ms. Austin stated, that the dumpster area shall be shown on the plans, and be screened. Ms. Austin stated, that there's no vegetation to the North of the property; the applicant shall provide a 15-foot buffer on that side.

Mr. Lyle stated, that they have a vegetated buffer in the existing wooded area; the other part is not necessarily wooded. The Corridor Review Board requires them to provide a landscape plan. Mr. Lyle stated, that it makes more sense to provide a 10-foot buffer, instead of a 15-foot buffer.

Ms. Austin stated, that until the applicant requests a text change, a 15-foot vegetated buffer is required. Ms. Austin stated, that this lot was created under the 1999-zoning ordinance, so the project has to have all of the correct buffers.

Ms. Timmer stated, that the islands shall be increased in order to save some trees, which are the 36" Live Oak Tree, 40" Live Oak Tree, and the 40" Maple Tree. Ms. Timmer stated, that the applicant would lose approximately six parking spaces, in order to increase the islands.

Ms. Austin stated, that the plant back for the trees, if saving the 36" live oak tree, is approximately 41 trees. Ms. Austin stated, that the applicant shall not replace trees with palmettos.

Ms. Frazier stated, that she's inclined to add the 18,000 square feet retail to the 7,000 square feet, and that would give the applicant another loading parking space.

Mr. Lyle stated, that they will shift the lot line to the north to accommodate the buffer requirement.

**MOTION: Ms. Frazier made a motion to conceptually approve the project, subject to the applicant increasing the parking islands, by removing some of the parking spaces to save the specimen trees. The applicant shall show the extra parking spaces as pervious. The drop off area shall be clearly defined on the site plan. The dumpster area shall be screened. The applicant shall revise the plans to show the required 15' buffer at the property line to the north. The applicant shall be required to plant 41 trees in order to replace the specimen trees removed. Palmetto trees shall not be used as replacement trees. The applicant shall meet with the Planning Department staff to discuss the project's overall design. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

## **5. SHIPMAN'S WHARF (REVISIT/CONCEPTUAL)**

Mr. Criscitiello stated, that there was some concern about the off-site system. Prior to the issuance of the Certificate of Compliance, the developer shall install the off-site system.

Ms. Frazier stated, that one of the problem is, that the remote drain fields have some significant trees that need to be removed; the applicant stated, that their intent is to use the alternative system that can be installed and not take out any trees. If the project is approved prior to the installation of the system, it would be up to the property owner to install the remote drain field.

Mr. Klink stated, that the Development Review Team could have the applicant place on the plat the conditions of the remote drain field. All of the stipulations could be recorded at the time of the recordation of the plat.

Ms. Frazier stated, that she's concerned about losing track of the remote drain fields, even if there's a note on the plat.

Mr. Klink asked Mr. Tedder, "How are you planning to address the concerns of the installation of the remote drain fields?"

Mr. David Tedder, attorney for the applicant explained to the board, that the developer shall install the things that need to be inspected at that time, to protect the landowner. Mr. Tedder stated, that they will list the easement information on the plat, as well as the Property Owners Association responsibilities. Mr. Tedder stated, that all of the conditions will be completed prior to the recordation of the plats.

Ms. Frazier asked Mr. Tedder, "Is the remote drain fields, deeded easements or not?"

Mr. Lorick Fanning, surveyor for the applicant explained to the board, that there will be easements, and they will be identified as easements pertinent to the lot.

Ms. Frazier asked Mr. Tedder, "Was the drain field easements counted as open space for the open space calculations?"

Mr. Tedder answered, "That's correct".

Ms. Frazier stated, that the applicant shall provide a legible tree removal plan; the submitted plan was not easy to read.

**MOTION: Ms. Frazier made a motion to conceptually approve the project with the condition that the applicant provides a legible tree removal plan. The construction plans shall indicate the open space/natural resource areas/septic system easements. The applicant shall submit the septic system permits at final submission. The applicant shall correct the setbacks on the final plats. Mr. Klink seconded the motion. The motion passed (FOR: Cummings, Frazier, Klink; OPPOSED: Austin).**

## **6. HABERSHAM – TEMPORARY CHARTER SCHOOL (CONCEPTUAL)**

Mr. Cummings stated that the applicant shall meet with the fire marshall to discuss the access to service the school. Mr. Cummings stated, that the fire marshall is concerned about the turning radius to service the school.

Ms. Frazier stated, that the applicant shall revise the plans to show the enclosed play-yard area, and remove the undeveloped play yard area off of the plans. Ms. Frazier stated, that the applicant shall revise the tree removal plan to show the circulation plan and the reconfiguration of the parking lot layout.

Mr. Colin Kinton stated, that since the school is in a different location, and since the traffic patterns are changed, the applicant shall incorporate the improvements that will be required for Joe Frazier Road, per the Traffic Impact Analysis.

**MOTION: Ms. Frazier made a motion to conceptually approve the project, subject to the applicant meeting with the fire marshall to discuss the access for service for the school. The applicant shall revise the plans to show the enclosed play-yard area, and remove the undeveloped play yard area off of the plans. The applicant shall revise the tree removal plan to show the circulation plan and the reconfiguration of the parking lot layout. The applicant shall incorporate the improvements that will be required for Joe Frazier Road, per the Traffic Impact Analysis. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

## **7. SHUMAN SAND MINES (CONCEPTUAL)**

Mr. Greg Baisch, Ward Edward Engineering Company asked the Development Review Team to defer this project until all DRT recommendations are addressed.

**MOTION: Ms. Austin made a motion to defer the project, at the applicant's request. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

*The meeting adjourned at approximately 12:02 p.m.*