

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, July 2, 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 11:00 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. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

3. WHALE BRANCH HIGH SCHOOL (SPECIAL USE/FINAL)

Mr. Criscitiello asked Ms. Austin, "What was the Zoning Board of Appeals action, when it was before them in May 2007?"

Ms. Austin stated, that the Zoning Board of Appeals reviewed the special use request and two variances. One of the variances was for the reduction of the natural resource acreage, and the other variance was for the open space. The Zoning Board of Appeals approved the special use request and the open space variance, which was two acres. Ms. Austin read the Zoning Board of Appeals decision letter dated June 25, 2007.

Mr. Criscitiello asked Ms. Austin, "Did the Zoning Board of Appeals approve the variance for the natural resource acreage?"

Ms. Austin answered, "No".

Ms. Frazier stated, that she's concerned that the shortfall of protected resources has increased from 3.18 acres to 5.757 acres; and one area of the protected resources on the plans shows "future development".

Mr. Kevin Krick, Genesis Consulting Group explained to the board, that the calculation which were shown on the plans, showed it to be a true mature pine forest, which it was not; so at that time, staff had agreed that if the figure had been taken down to a lower ratio or a lower conversion factor, then it would be better. Mr. Krick stated, that they are showing the worst-case scenario of the pines. Mr. Krick stated, that by them moving the school around, they are preserving more of the hardwood forest, and less of the planted pines. Mr. Krick stated, that he was told that it was acceptable to move the school, and preserve the hardwood forest.

Ms. Frazier asked Mr. Krick, "Did the Development Review Team tell you that?"

Mr. Krick stated, that he does not know who told him that. It might have been John Holloway or Judy Timmer.

Ms. Frazier stated, that even if the Development Review Team would have agreed to that at that time, that what was shown was more of a deficit than what the Zoning Board of Appeals had reviewed. Ms. Frazier stated, that she's uncomfortable with less protected resources than what the Zoning Board of Appeals reviewed.

Mr. Criscitiello asked Ms. Austin, "In regards to the site plan submitted with this project, is it substantially different from what the Zoning Board of Appeals reviewed?"

Ms. Austin answered, "Yes, the layout is substantially different".

Mr. Criscitiello stated, that he believes that its appropriate for the Zoning Board of Appeals to see the exact plans that the Development Review Team gives for final approval.

Mr. Krick stated, that in October 2007 the Development Review Team looked at the site plan and said that it was not a significant change, and it didn't have to go back before the Zoning board of Appeals.

Ms. Frazier stated, that she does remember that the Development Review Team said that if the changes were not substantial, then they did not have to go back before the Zoning Board of Appeals. Ms. Frazier stated, that she is still worried about the protected resources, and that alone constitutes a reason for the Zoning Board of Appeals to hear it. Ms. Frazier stated, that if the applicant is short on the protected forest area; the applicant would have to ask for a variance through the Zoning Board of Appeals. Ms. Frazier stated, that she would also like for the applicant to sit down with the Development Review Team to discuss the open space and natural resources and try to work it out.

Mr. Colin Kinton stated, that he needs more details in the traffic study.

Mr. Ed Bostain stated, that he's concerned about the fire lanes.

MOTION: Ms. Frazier made a motion to defer this project for one week. The natural resource calculations shall be worked out with the Development Review Team, or the applicant shall request a variance from the Zoning Board of Appeals. The applicant shall meet with the Traffic Engineer, Colin Kinton to discuss traffic issues. The applicant shall meet with the fire marshall to discuss the fire hydrant markings. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

4. SUN CITY HH – MODEL HOMES PHASE 3 (AMENDMENT)

Mr. Klink stated, that he recommends approval of this amendment.

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

5. SUN CITY HH – HIDDEN CYPRESS CLUBHOUSE (AMENDMENT)

Mr. Klink stated, that he recommends approval of this amendment.

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

6. SUN CITY HH – TOWN SQUARE PARKING (AMENDMENT)

Mr. Klink stated, that he recommends approval of this amendment.

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

7. OKATIE CENTER – SOUTH PARCEL 12 C (CONCEPTUAL)

Mr. Criscitiello stated, that the applicant requested a deferral until next week.

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

The meeting adjourned at approximately 11:26 a.m.