

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, July 9, 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
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: Ms. Frazier stated, that under the Whale Branch High School discussion, to change the statement from, "Mr. Kinton stated, that he needs more details in the traffic study", to "Mr. Kinton stated, that he need more details on the site plans showing the stripings and markings". Also, change the statement from, "Mr. Ed Bostain stated, that he's concerned about the fire lanes", to "Mr. Ed Bostain stated, that he want plans to show where the fire lanes are going to be located".

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

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

Ms. Frazier stated, that after speaking with the applicant's representative regarding the natural resource, they determined that the plan does protect the required amount of natural resources, and she is prepared to recommend final approval with the condition, that the applicant change a couple of areas on their construction plans to reflect what the actual natural resource protection numbers are. Ms. Frazier also stated, that the applicant shall revise their narrative to reflect the natural resource numbers, and the plans be changed to address the markings for the traffic signals and fire lanes.

MOTION: Ms. Frazier made a motion to approve the project, with the conditions to revise the plans and narrative to reflect the actual natural resource protection numbers. Submit a detailed sheet showing the required markings for the traffic signals and the fire lanes. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

4. AAA STORAGE FACILITY (REVISIT/FINAL)

Ms. Austin stated, that the applicant shall submit the revised fire safety standard form reflecting the building reduction. The applicant shall submit \$34,500.00 into the tree reforestation fund.

MOTION: Mr. Klink made a motion to approve the project subject to, the applicant submitting a revised fire safety standard form, reflecting the building reduction. The applicant shall submit \$34,500.00 into the tree reforestation fund. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

5. WINDMILL HARBOUR – LOT 8 (RIVER-BUFFER WAIVER)

Ms. Austin stated, that the Development Review Team received a letter from Tom Parker, and he disputed the square footage of the house. The applicant is saying, the heated square footage is 5,900 square feet; he's not adding the porches, decks, etc. in the calculations, so the house is still too big.

Ms. Frazier stated, that the site plan is still showing the patio and the pool within the river buffer, which the Development Review Team cannot approve.

MOTION: Ms. Frazier made a motion to disapprove the river-buffer waiver. The proposed house is too large, and the Development Review Team cannot approve patios and pools within the river buffer. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

6. OKATIE CENTER SOUTH – PARCEL 12C (REVISIT/CONCEPTUAL)

Ms. Austin stated, that the applicant shall provide a tree survey of any hardwoods on site. If there are no hardwoods on site, the applicant shall certify in writing that there are no hardwoods on site, and plant a minimum of 155 hardwoods. Ms. Austin stated, that Ms. Timmer could review the site plan for the trees, prior to the submittal to the Corridor Review Board.

Ms. Frazier asked Mr. Wilson, "Is the golf cart parking counted towards the parking requirements?"

Mr. Dwayne Wilson, Thomas & Hutton Engineering stated, that it is counted towards the parking requirements, which is one to one.

Mr. Colin Kinton stated, that it appears that the golf cart parking is away from the villas; he would think that the applicant would want the parking closer to the buildings.

Mr. Wilson stated, that he will provide alternatives for the location of the golf cart parking.

Ms. Austin stated, that the applicant shall give a breakdown of the parking requirements.

Ms. Frazier stated, that the applicant shall provide a traffic impact analysis at final submittal.

MOTION: Mr. Klink made a motion to approve the project subject to, the applicant providing a tree survey of any hardwoods on site. If there are no hardwoods on site, the applicant shall certify in writing that there are no hardwoods on site, and plant a minimum of 155 hardwoods. The applicant shall provide a breakdown of the parking area, and alternatives for the relocation of the golf cart parking. Provide a traffic impact analysis at final submittal. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

The meeting adjourned at approximately 11:22 a.m.