

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, August 6, 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

MEMBERS ABSENT

Mr. Robert Klink, County Engineer

STAFF PRESENT

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: Ms. Austin called the meeting to order at approximately 11:10 a.m.

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

3. THE CROWNE @ OLD CAROLINA SEWER TIE-IN (REVISIT/FINAL)

Ms. Austin stated, that the applicant shall provide a plant back plan.

Ms. Frazier stated, that the Natural Resource Planner, Amanda Flake shall visit the site to determine the existing conditions.

MOTION: Ms. Frazier made a motion to approve the project subject to, the applicant providing a plant back plan, to be reviewed by Judy Timmer. The Natural Resource Planner, Amanda Flake shall visit the site to determine the existing conditions. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier).

4. MATTHEW'S MARINE EXPANSION (REVISIT/FINAL)

Mr. Guscio stated, that he removed the parking areas out of the power line easements. Mr. Guscio stated, that he would like the stop work order to be lifted.

Ms. Austin stated, that the stop work order will be lifted once the development permit is issued.

Ms. Frazier stated, that there are some storage areas being shown on the plans.

Mr. Guscio stated, that the storage area should have been removed outside of the power line easement. Mr. Guscio stated, that the applicant wants to abide by the letter written by Santee Cooper.

Ms. Frazier stated, that the applicant shall revise the construction plan and landscape plan removing the storage area and parking area out of the power line easement, and outlining the proposed parking spaces. The applicant shall also revise the narrative stating, that there will be no parking within the power line easement.

MOTION: Ms. Frazier made a motion to approve this project, subject to the applicant revising the construction plans and landscape plans removing the storage area and parking area out of the power line easement, and outlining the proposed parking spaces on the plans. The applicant shall revise the narrative, stating that there will be no parking within the power line easement. The fire marshall shall review and approve the new construction plans. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier).

5. LOT 4, BROWN'S BLUFF S/D (RIP RAP)

Mr. Cummings stated, that the County Engineer Robert Klink wants the engineer who designed the plans to certify in writing, that the riprap was installed according to the plans.

Ms. Austin asked Mr. McBride, "Will the 46" oak and cedar tree be saved?"

Mr. McBride stated, that the tree is not in the buffer, it's actually on the lot.

Ms. Timmer stated, that the trees should be shown on the landscape plan using a scale of 1' = 20' or 1' = 10'.

Mr. McBride stated, that he will be revegetating the buffer, but the specimen trees are not in the buffer.

Ms. Austin stated, that there should be one set of steps instead of two sets. Ms. Austin stated, that the applicant shall eliminate one of the steps and walkway that goes into the buffer.

Ms. Timmer stated, that since the tree roots are exposed, the retaining wall would prevent the loss of the tree.

Ms. Austin asked Ms. Timmer, "Does the retaining wall have to be the entire area?"

Ms. Timmer answered, "Yes, probably the entire area". Ms. Timmer stated, that she has not had a chance to visit the site to take a look at the tree or the retaining wall. Ms. Timmer asked Mr. Nix, "How high is the retaining wall?"

Mr. Nix answered, "Approximately 8 feet high". Mr. Nix stated, that he doesn't recommend the placement of the retaining wall, because the bluff is sliding, and it is still moving because of the moisture in the ground. Mr. Nix stated, that it would also be a mistake to revegetate the buffer.

Ms. Timmer stated, that she is confused; because the retaining wall was submitted on the original plans.

Mrs. Amanda Flake stated, that the tree does not look in great health, and she was okay with the arborist report to remove the tree.

Ms. Frazier stated, that the applicant shall revise the landscape plan for mitigation, if the tree is removed.

Mr. Jimmy McIntire, neighbor, explained to the board, that he called Mr. Cummings to inform him that the buffer area was being disturbed. Mr. McIntire stated, that they had donated thousands and thousands of dollars worth of property into the area to preserve what they thought, was safe in that part of the river, but

all they see is people mowing down trees without any consequences. Mr. McIntire stated, that this property need to be restored to its original state.

Mr. Brandon Warring, neighbor, stated that he agrees with Mr. McIntire, and this project seems to be out of place. Mr. Warring stated, that so many people violate the ordinance and then ask for forgiveness later, or receive an after-the-fact permit. Mr. Warring stated, that he doesn't have a problem with people legally obtaining a permit, but he does have a big objection to people illegally violating the ordinance whether or not they knew they were doing something wrong or not.

Ms. Austin stated, that her vote is that the tree stays on the property.

Ms. Frazier stated, that she would like Judy Timmer and Amanda Flake to visit the site to look at the tree.

Mr. Nester asked the Development Review Team to approve the project, subject to the applicant submitting the additional information, and to lift the stop work order.

Ms. Austin stated, that the stop work order will not be lifted until everything is worked out, and the Development Review Team approves the plant back plan and the rip rap.

MOTION: Ms. Frazier made a motion to defer the project, until the applicant revise the plan using a scale of 1"=20' or 1"=10'. Remove one set of the steps from the plans, and change the material to some form of pervious material. Ensure all proposed plants are native species. The applicant's engineer shall certify in writing that the riprap has been installed in accordance with the approved plans. The Planning Department shall visit the site to inspect the 46" laurel oak tree. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier).

6. GRAVES PUD – ISLAND WEST COMMERCIAL S/D (REVISIT/CONCEPTUAL)

Mr. Ryan Lyle asked the Development Review Team to clarify the additional 20' easement, and to look into the possibility of providing connection to the west side of the property, per the recommendation letter.

Ms. Frazier stated, that she believes that it was some discussion about whether the applicant should build an additional lane, or whether that would be the county's responsibility with them donating an easement.

Ms. Austin stated, that if they're building a road, it should be a 20-foot roadbed, not 15 feet.

Ms. Frazier stated, that the county did not make them build a 20-foot roadbed.

Mr. Lyle stated, that County Council agreed that the access that was secured with Santee Cooper was sufficient for the Island West Commercial portion to be provided to the Island West residential and golf course section.

Ms. Frazier stated, that she doesn't think, that was addressed by County Council as part of the PUD condition. Ms. Frazier stated, that the Development Review Team shall discuss the road issue with Mr. Klink, County Engineer.

Mr. Lyle stated, that his client would like to dedicate the road to the county.

Ms. Frazier stated, that Mr. Klink would have to address that issue.

Ms. Austin stated, that the applicant shall revise the construction plans/plat to show all existing structures, to ensure no non-conformity is being created; then a decision would be made, as to who would get the road.

MOTION: Ms. Frazier made a motion to approve the project subject to; the applicant revising the construction plans to show the additional 20-foot easement, buffers, and setbacks. The

construction plans shall also show the existing Stokes car dealership site, to ensure the new lots meet all subdivision requirements. The applicant shall look into the possibility of providing connection to the west side of the property. The Development Review Team members shall discuss the extra road connection with Mr. Klink, County Engineer. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier).

7. THE COUNTRY STORE (REVISIT/PRE-APPLICATION)

Mr. Moss explained to the board, that he owns a country store on St. Helena Island. Mr. Moss stated, that he bought this property from the bank; it was previously a service station and convenience store. He took out the pumps and the tanks, and it was subsequently used as a restaurant. Mr. Moss stated, that he doesn't want to lose his uses and/or grandfathered uses, so he is requesting a special use permit to make the site conforming.

Ms. Austin stated, that with a special use, the applicant has to bring the site in conformance as much as possible. The applicant shall provide a site plan showing the existing buffers on the front, sides, and rear, the parking area, access into the property, etc. Ms. Austin stated, that when the site plan is submitted, the applicant shall come to the Development Review Team for conceptual approval with recommendation to go before the Zoning Board of Appeals. Ms. Austin stated, that the Community Impact Assessment is waived, because the use has always been a restaurant.

Ms. Frazier stated, that the Planning Department shall review the site plan and determine whether the applicant has to go before the Corridor Review Board.

Ms. Austin stated, that a tree survey is required, if there are existing trees on the site.

Mr. Moss stated, that there are no existing trees directly behind the building, but it's vegetation on the east end of the property.

Ms. Frazier stated, that the plat shall show existing vegetation.

The Development Review Team unanimously decided, that the applicant shall submit site plans of the existing site conditions, to include the building, parking, driveways, vegetation, etc. The Development Review Team waived the submission of the Community Impact Statement. The applicant is required to submit for conceptual approval; recommendations will be rendered at that time. The Development Review Team will review all of the non-conforming issues, to include reductions in buffers, parking spaces, etc. After Conceptual approval, the applicant may be required to submit to the Corridor Review Board for approval. The applicant shall be required to submit the approved plans to the Zoning Board of Appeals for approval. (FOR: Austin, Cummings, Frazier).

The meeting adjourned at approximately 12:56 p.m.