

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, October 8, 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

Mr. Tony Criscitiello, Planning Director
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 11:06 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: Ms. Frazier made a motion to adopt the minutes as submitted. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier).

3. GRAVES PUD – ISLAND WEST – PHASE 3B (REVISIT/FINAL)

Ms. Frazier stated, that the Development Review Team has been going back and forth with the applicant, trying to find an equal amount of land to set aside as open space in exchange for the wetlands that the applicant wants to fill to create the lots. Ms. Frazier stated, that the applicant has accurate amount of open space; part of it is being mitigated with approximately a 10-1/2 foot wide-open space drip along the rear of the lots. Ms. Frazier stated, that the Development Review Team would like the applicant to show on the final plans/plat two pedestrian access easements along the sides of the proposed development, that leads back to the open space drip, as well as a 5-foot wide mulch trail.

Mr. Criscitiello asked, "How can we ensure that the access easement does not become blocked by fences, etc?"

Ms. Frazier stated, that the area has to be deeded to the Property Owners Association, and they would have to maintain the open space area.

Ms. Austin stated, that the covenants and restrictions shall state that the open space/walking trail cannot be obstructed by the lot owners; for example, fences, picnic/lawn furniture, etc.

Ms. Frazier stated, that the trail does not have to be mulch, but it would have to be some type of material to delineate it as a trail.

MOTION: Mr. Cummings made a motion to approve the project, subject to the applicant revising the construction plans/plats to show two-access/walking easement to the proposed open space strip along the rear of the lots. The plats shall be revised to take the open space strip from the rear of the lots. The applicant shall show a 5-foot walking trail within the open space. The applicant shall revise the covenants and restrictions to state, that the open space/walking trail shall not be obstructed by the lot owners; this wording should also be placed on the plats that will be recorded. Ms. Austin seconded the motion.

Mr. Ken Skodecek stated to the board, that he has talked with the Home Owners Association, and they don't feel that the property owners would like people walking in the back of their lots.

Mr. Criscitiello explained to Mr. Skodecek that the Development Review Team cannot make up it's own standards. Mr. Criscitiello stated, that if the condition of this approval creates a hardship, the applicant has an option to go before the Zoning Board of Appeals for a variance.

Mr. Skodecek stated, that he is asking the Development Review Team not to put the added condition on the permit about requiring the pathway along the rear, because the homeowners would not like that.

Ms. Austin stated, that the homeowners that's going to purchase the property is going to know that there is a trail in the rear, because it's going to be built on the plat, and stated in the covenants and restrictions.

MOTION: The motion passed unanimously (FOR: Austin, Cummings, Frazier).

Mr. Criscitiello explained to the applicant, that if they disagree with the decision of the Development Review Team, they may appeal to the Planning Commission; if they need to request a variance regarding the condition of the permit, they may request a variance through the Zoning Board of Appeals.

4. HABERSHAM – PHASE 6 (AMENDMENT)

Ms. Austin stated, that she recommends approval of this amendment as submitted; the request is to change the type of species on the landscape plan.

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

5. OKATIE CENTER – WACHOVIA (REVISIT/CONCEPTUAL)

Ms. Austin stated, that she recommends deferral until next week, because the applicant has to submit a document.

MOTION: Ms. Austin made a motion to defer the project, until the applicant submits a document to the Development Review Team. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier).

6. ROBERT SMALLS MIDDLE SCHOOL TRACK (CONCEPTUAL)

Ms. Frazier asked Mr. Baisch, "Do you know the linear feet of the bleachers?"

Mr. Baisch answered, "No".

Ms. Frazier asked Mr. Baisch, "Do you know how many existing parking spaces are at the school?"

Mr. Baisch answered, "It's not a parking area, it's an emergency vehicle access". Mr. Baisch stated, that the existing parking has not been counted.

Ms. Frazier informed Mr. Baisch, to show the parking spaces at final submittal, and calculate the required linear feet of bleacher space. Ms. Frazer asked Mr. Baisch, "Are you proposing any lights at this time?"

Mr. Baisch stated, that they are proposing security lights, and possibly add full stadium lighting at a later time.

Ms. Frazier stated, that if the Development Review Team is going to approve the possibility of stadium lights, a lighting plan shall be submitted showing the foot-candles.

Mr. Kinton stated, that with the Robert Smalls Access Management Plan, the applicant shall show the connector road for the future connection to the Wal*Mart site.

MOTION: Mr. Cummings made a motion to defer the project, until the applicant addresses all of the Development Review Team's comments, dated September 24th, 2008. The applicant shall meet with the Planning and Zoning Department to discuss the landscaping and screening for the project. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier).

7. GREAT GARDENS CAFÉ & RETAIL (SPECIAL USE/CONCEPTUAL)

Ms. Austin stated, that the applicant is requesting to turn an existing small house into a small café' and plant nursery; it's going to be under a special use permit, because the site is non-conforming.

Mr. Criscitiello asked Ms. Austin, "What's non conforming about the property?"

Ms. Austin answered, "The existing buildings are too close to the side property line. The rear of the property is non conforming, because of the critical line setback, and the Hwy buffer would be 25 feet instead of 50 feet".

Mr. Criscitiello asked Ms. Austin, "Has the applicant responded to the Development Review Team's recommendation letter?"

Ms. Austin answered, "No".

Mr. Criscitiello read into the record, the Development Review Team's comments, dated October 1st, 2008.

Ms. Reber stated, that regarding item 1 on the recommendation letter, she went to visit Mr. Ed Bostain, Burton Fire Chief, and he made some recommendations. Ms. Reber stated, that she would like Chief Bostain to speak on that issue. Ms. Reber discussed with the Development Review Team the items on the recommendation letter.

Ms. Frazier stated, that she believes that the amount of parking is really the issue.

Mr. Criscitiello asked, "Could the parking be shared with the business next door?"

Ms. Austin answered, "There's a bus station next door". Ms. Austin stated, that the applicant could speak with the people who own the bus station to discuss sharing parking with them.

Ms. Timmer stated, that she recommends that the applicant meet with staff to discuss the items on the recommendation letter.

Ms. Austin asked Ms. Reber, "Is the parking going to be paved?"

Ms. Reber answered, "No".

Ms. Reber stated, that she doesn't want to discuss the parking with the people who own the bus station.

Chief Bostain stated to the board, that as long as the applicant provides a 20-foot wide access into the property, he would be okay.

MOTION: Ms. Frazier made a motion to defer the project, until the applicant addresses all of the Development Review Teams' comments, dated October 1st, 2008. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier).

The meeting adjourned at approximately 11:33 a.m.