

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, October 15, 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, 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 11:08 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. Cummings made a motion to adopt the minutes as submitted. Ms. Austin seconded the motion. The motion passed (FOR: Austin, Cummings, Frazier; ABSTAINED: Klink).

3. OKATIE CENTER – WACHOVIA (REVISIT/CONCEPTUAL)

Mr. Kinton stated, that the applicant shall submit an updated Traffic Impact Analysis.

Mr. Criscitiello explained to the applicant, that the Development Review Team had issues with the adjacent wetlands on one side of the property line, the drive thru access, and the width of the isles with regard to public safety vehicles.

Mr. Van Sickle, applicant explained to the board, that he was unaware of a Traffic Impact Analysis. Mr. Van Sickle asked Mr. Kinton, "What is the justification for a Traffic Impact Analysis?"

Mr. Kinton answered, "The Traffic Impact Analysis is determined by the number of trips that will be generated due to the proposed development, per the zoning ordinance".

Mr. Van Sickle asked Mr. Kinton, "Do you want an update to the Okatie Center South Traffic Impact Analysis, in order to incorporate that specific use into the study?"

Mr. Kinton stated, that an update could be made to the original Traffic Impact Analysis, or the applicant could incorporate it into the current Traffic Impact Analysis for Phase 2 of Okatie Center South.

Mr. Van Sickle asked Mr. Kinton, "What are your primary concerns for the traffic issues; is it the connection to Hwy 278 or is it on the internal street?"

Mr. Kinton stated, that it's the impact to the roadway network.

Mr. Van Sickle asked Mr. Kinton, "Internal or external?"

Mr. Kinton answered, "Both".

Ms. Timmer stated, that based on her previous review of this project, there is a wetland in the open space area. Ms. Timmer stated, that the applicant is proposing to fill the wetland to the property line. Ms. Timmer stated, that the required setback from a wetland is 30 feet, but the applicant has an option to request a reduction in the modification of the wetland from Mr. Klink, the County Engineer.

Mr. Klink stated, in order to modulate the buffer, the applicant shall submit a narrative, and the narrative must match the plans.

Mr. Criscitiello stated, in regard to the drive thru, there is a concern with respect to adequate lane width to accommodate emergency vehicles; it's shown as 14 feet, but it's supposed to be 20 feet clear of the canopy.

Mr. Van Sickle stated, that this is a brand new comment.

Ms. Timmer stated, that the Development Review Team received this comment from the fire marshall last week. Ms. Timmer stated, that the fire code requires the lane width to be 20 feet clear of the canopy.

Mr. Klink stated, that the applicant should discuss this issue with the fire marshall.

MOTION: Mr. Klink made a motion to defer the project until the applicant rework the access. The applicant shall revise the plans to increase the driveway/fire lane width from 14 feet to 20 feet free of the canopy. The applicant shall revise the plans to show a 30' fresh water wetland setback of 30 feet, or request a modulation through the County Engineer. The applicant shall submit an updated Traffic Impact Analysis at final review. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

4. ROSEHILL – BLOCK W – CLUB GATE – PHASE 2 (REVISIT/CONCEPTUAL)

Ms. Austin stated, that the applicant was informed to provide a report from the Army Corp of Engineers, in regards to the platted 50' buffer in Phase 1. Ms. Austin stated, that the applicant provided something from Old Carolina, but that has nothing to do with this phase of Rose Hill.

Ms. Frazier stated, that she recommends deferral of this project, to research the issue with the 50' wetland buffer.

MOTION: Mr. Klink made a motion to defer this project, until the applicant addresses the discrepancy regarding the wetland buffers. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

5. GREAT GARDENS CAFÉ & RETAIL – SPECIAL USE (REVISIT/CONCEPTUAL)

Ms. Timmer stated, that she met with the applicant, and they submitted revised plans that met the recommendation that was suggested. Ms. Timmer stated, that the Development Review Team previously required the applicant to install a decorative fence, to screen the residential side of the property. Ms. Timmer stated, that the applicant informed her that there's an existing 4-foot high chain-link fence, so she suggests that the applicant put vines on the existing fence, and place additional plantings around the fence, per the approved landscape plan.

MOTION: Mr. Klink made a motion to conceptually approve this project with the condition, that the applicant revises the landscape plan to show vines being planted on the fence, to provide screening for the residential side of the property. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

Ms. Austin informed the applicant, that they can submit their application to the Zoning Board of Appeals for a special use permit; this conceptual approval will serve as the recommendation, to be forwarded to the Zoning Board of Appeals.

6. BRIDGE CENTER REDEVELOPMENT (CONCEPTUAL)

Mr. Klink stated, that the applicant shall receive approval from the Corridor Review Board, to address the landscaping of the 25' buffer, buildings, parking, and additional areas where landscaping would be required. Mr. Klink stated, that the applicant shall address the tree issues with the Natural Resource Planner and the Corridor Review Board Planner, and also submit a certified arborist report. Mr. Klink stated, that the applicant shall change the plans from "Access easement to be deeded to Beaufort County", to "Public Ingress/Egress Easement".

Ms. Austin stated, that the applicant shall submit a letter from the Palmetto Electric Company, granting permission to build a driveway within their easement.

Mr. Kinton stated, that he would like to meet with the applicant to discuss the angled parking in the rear.

MOTION: Ms. Frazier made a motion to conceptually approve the project, subject to the applicant applying to the Corridor Review Board to address the landscaping of the 25' buffer, buildings, parking, and additional areas where landscaping would be required. The applicant shall address the tree issues with the Natural Resource Planner and the Corridor Review Board Planner, and submit a certified arborist report. The applicant shall change the plans from "Access easement to be deeded to Beaufort County" to "Public Ingress/Egress Easement". The applicant shall submit a letter from the Palmetto Electric Company, granting permission to build a driveway within their easement. The applicant shall meet with the Traffic Engineer to discuss the angled parking in the rear. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

The meeting adjourned at approximately 11:44 a.m.