

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, October 22, 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. Lisa Glover, Zoning Analyst III  
Mrs. Amanda Flake, Natural Resource Planner  
Mr. Colin Kinton, Traffic Engineer  
Ms. Judith 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: Mr. Robert Klink made a motion to adopt the minutes as submitted. Mr. Arthur Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

#### **3. CORNER RESTAURANT – PARKING LOT AMENDMENT (FINAL)**

The applicant is requesting approval to amend the parking lot amendment. The project is located on St. Helena Island.

Ms. Austin explained, that the project received a variance from the Zoning Board of Appeals, to do the parking as submitted on the plans; showing the road two feet away from the critical line; but the new submittal shows a road being beyond the critical line.

Ms. Delores Frazier stated, "The property is located within the Corridor; however, the project is not subject to review by the Corridor Review Board, but the landscape plan needs to be signed off by the Corridor Review Board administrator.

Ms. Judith Timmer stated, that she would like to see additional native landscape that would be appropriate for the landscaping next to the critical line.

Mr. Beekman Webb stated, "The reason for this application is, when the project was approved some years ago, the road was at the level of the parking lot and the road has now raised about 4' above the parking lot level, there are long ramps that go down into the parking lot, so some spaces had to be rearranged, because it would not work with the approved plans and the way the new drives go in, they

have done their best to make as little impact as possible, it's all pervious parking and they just had to make changes to the plans.

Ms. Delores Frazier stated, that the Zoning Board of Appeals approved the request with the conditions, that there be no additional impervious coverage, any closer to the OCRM critical line.

Ms. Hillary Austin stated, "What really was approved, was no impervious construction, the building didn't change."

Mr. Criscitiello asked, "What was the nature of the vegetation in the area where the OCRM critical line is located?"

Mr. Beekman Webb answered, "There was some St. Augustine grass in one area and some brush."

Ms. Judith Timmer stated, "There were no native plantings in the area in question."

Ms. Delores Frazier asked, "Since he is doing this out of necessity, because of the road widening, would this be approved at the Development Review Team's level or does it need to go back to the Zoning Board of Appeals?"

Ms. Delores Frazier stated, that the landscape plan should be handled by Judith Timmer, Corridor Review Board Planner, so she can look at additional landscape.

Mr. Arthur Cummings made a motion to approve the project as submitted, because of pervious parking; and because of the improvement, they had to make the changes. Mr. Robert Klink seconded.

Ms. Delores Frazier stated, that the applicant should meet with Judith Timmer, to go over the landscape plan; and that additional plantings may be required.

**MOTION: Mr. Cummings made a motion to approve the project subject to. Mr. Klink seconded. The applicant shall meet with Judith Timmer, Corridor Review Board Planner, to discuss an amendment to the landscape plan, for additional native plantings. The motion passed. (FOR: Cummings, Frazier, Klink, OPPOSED-Austin).**

#### **4. OKATIE CENTER– MAJOR CHAIN HOTEL (REVISIT/CONCEPTUAL)**

Ms. Hillary Austin explained, that at the last meeting the applicant was told to submit a Master Plan layout for the entire lots 10 and 12A, submit the traffic impact at final and submit for subdivision of Lot 12A prior to the approval of this project.

Ms. Delores Frazier asked, "Have we gotten an application for a subdivision for this project?"

Ms. Hillary Austin stated, "We received a letter stating the site will require Lot 12A to be subdivided and it will be submitted for approval, before final development plans are approved, and they submitted a preliminary plat to be reviewed."

Ms. Delores Frazier asked about the access and the internal circulation on the side and about the parking going over the setback line.

Ms. Hillary Austin stated, "The PUD documents states, that if they are doing the pedestrian street layout, then they have a zero lot line setback, if they are not; then they have a ten feet buffer between the lot lines.

Ms. Donna Blalock, applicant stated, that they went along with the same idea of the Food Lion.

Mr. Colin Kinton asked, "Are there sidewalks on the other side of the road next to Food Lion?"

Ms. Donna Blalock answered, "Yes."

Ms. Hillary Austin, explained that the parking needed for the restaurant use was based on the Okatie Center PUD and the Zoning & Development Standards ordinance, the two ordinances cannot be mixed, the applicant must choose one standard.

Ms. Donna Blalock, stated, that they are going with the Okatie Center PUD parking standards.

Ms. Delores Frazier asked, "What is the buffer along Okatie Central?"

Ms. Hillary Austin stated, "30' feet."

Mr. Colin Kinton asked, "If making it a street, and more pedestrian oriented, then what makes the buffer difference?"

Ms. Hillary Austin stated, "If you are doing a pedestrian street, the setbacks are zero."

**MOTION: Ms. Frazier made a motion to defer the project, until the applicant meets with staff to discuss the site design. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

## **5. LADY'S ISLAND – CITGO PUMP STATION (REVISIT/CONCEPTUAL)**

Mr. Robert Klink made a motion to approve the project.

Ms. Delores Frazier stated, that Conceptual approval is fine, but before Final submittal, they have to bring in a revised landscape plan.

**MOTION: Mr. Klink made a motion to approve the project. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

## **6. ROSEHILL BLOCK W – CLUB GATE PH 2 (REVISIT)**

The applicant is requesting approval of Phase 2 of the subdivision. The property is located in Bluffton.

Ms. Austin stated, that she sees where they added some land to Rosehill, but doesn't see where Council approved the PUD amendment to zone the property.

Ms. Delores Frazier stated, that the applicant needs to sit down with Hillary Austin.

Mr. Crisciatiello asked, "What is the zoning of the land that was added?"

Ms. Austin stated, she thinks that in 1998 it may have been, Development District (DD).

Mr. Crisciatiello asked, "So the land that they annexed into Rosehill, is really in the Town of Bluffton?"

Ms. Austin stated, "No, it was in the county before they annexed."

Mr. Klink made a motion to defer, with the applicant setting an appointment to meet with Ms. Austin.

**MOTION: Mr. Klink made a motion to defer the project. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

## 7. MYRTLE PARK – ENMARK STATION (CONCEPTUAL)

Mr. Robert Klink made a motion to approve the project for Conceptual approval. The property is located in Bluffton.

Ms. Hillary Austin stated, that she had a comment about the parking; they have more parking than what can be modulated.

Mr. Brent Wiliford, the applicant stated, the parking used to come up with the fueling station, where it was two spaces per fueling stations.

Ms. Hillary Austin stated, that it's not calculated like that, because it's a drive-thru carwash. For the gas stations, you get one parking space per vehicle or fueling position. The retail is four parking spaces per 1,000.

Ms. Judith Timmer asked, "What's the square footage for the building?"

Mr. Arthur Cummings answered, "3,100 sq. ft."

Mr. Crisicetiello asked, "What is the total amount of parking?"

Ms. Austin answered, "Seventeen parking spaces, but on the plans, they are showing twenty-one parking spaces."

Ms. Delores Frazier stated, that the project has to go before the Corridor Review Board, to determine the compliance with the design guidelines for Myrtle Park.

Ms. Judith Timmer stated, that the Enmark building should front the Bluffton Parkway and not the fuel pumps.

Ms. Delores Frazier made a motion, to approve the project for Conceptual approval with conditions, that the Corridor Review Board will determine how the building is situated, and that it meets the buffers; and the parking is to be reduced to no more than 17 parking spaces.

**MOTION: Ms. Frazier made a motion to approve the project for Conceptual approval with conditions. The applicant needs to go to the Corridor Review Board, so they can accommodate the design guidelines of the Myrtle Park agreement. The parking spaces must also be reduced to no more than 17 parking spaces. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

## 8. MERCEDES DEALERSHIP/CARWASH (CONCEPTUAL)

Ms. Delores Frazier asked, "What parking ratio did you use for this carwash?"

Mr. Ryan Lyle, Andrews & Burgess stated, that he went with the two per 1,000 sq. ft.

Ms. Hillary Austin answered, "That's for a single bay, I didn't calculate the carwash; because I didn't look at approving it today, I looked at it as another phase."

Mr. Ryan Lyle stated, that the carwash was shown on the plans because; he was looking at future development.

Ms. Austin stated, that the plans need to be redone and labeled Phase 2, if that's what's going to give you the 193 parking spaces for the carwash.

Ms. Judith Timmer asked, "Do they need to show how they are connecting to the rest of the site and how they are changing the Master plan that has already been approved?"

Ms. Hillary Austin stated, that her problem is that they are saying the carwash is a part of this approval; we are only approving the Mercedes dealership today.

Ms. Delores Frazier stated, "It's almost like we are giving Conceptual approval for this Master plan and moving this one phase along.

Ms. Hillary Austin stated, that on Phase 3, they would show the carwash and the parking. If it's a self-wash bay, then it's three parking spaces per bay.

Mr. Ryan Lyle stated, that they do not want to build anything on the Phase 2 and Phase 3 boundaries.

Ms. Hillary Austin stated, that you do not get extra parking if you are not building any new buildings; they only get 15 parking spaces per 1,000 sq. ft.

Ms. Delores Frazier made a motion to defer the project, until the applicant resubmits the Master plan that shows the Phasing and a reconciliation of the charts and the maps.

Mr. Graves, the applicant stated, that he does not believe they have Final CRB approval.

Ms. Hillary Austin stated, that they need to add 32 trees for landscaping plus what the Corridor Review Board will approve.

Ms. Delores Frazier amended her first motion to state the approval would be for Conceptual approval of Phase 2 only.

**MOTION: Ms. Frazier made a motion to approve the project for Conceptual approval of Phase 2 only. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

*The meeting adjourned at approximately 12:05 p.m.*