

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, November 5, 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 – Written approval was submitted.

STAFF PRESENT

Mr. Tony Criscitiello, Planning Director
Ms. Audra Antonacci, Codes Enforcement Supervisor
Mrs. Tamekia Judge, Zoning Analyst I
Mr. Colin Kinton, Traffic Engineer

1. CALL TO ORDER: Mr. Criscitiello called the meeting to order at approximately 11:10 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, and one member of the Development Review Team was absent, but comments were submitted to the ZDA.

2. REVIEW OF MINUTES:

MOTION: Mr. Cummings made a motion to review the minutes at the next scheduled meeting. Ms. Austin seconded the motion. The motion passed (FOR: Austin, Cummings, Frazier; ABSTAINED: Klink).

3. COTTAGES @ STILLWELL – PERMIT EXTENSION

The applicant is requesting a permit extension.

Mr. Criscitiello asked, “Are they allowed for the permit extension?”

Ms. Austin answered, “Yes, the permit has not expired as of yet”.

MOTION: The project was approved for a one-year extension. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink). Mr. Criscitiello entered into record, Mr. Klink has voted in favor for the one-year extension.

4. BEAUFORT INDUSTRIAL PARK– 11-A (CONCEPTUAL)

Mr. Criscitiello read into the record, the Development Review Team’s recommendation letter, dated October 29th, 2008.

Mr. Criscitiello asked, “Has the applicant submitted any amended plans to reflect this?”

Ms. Austin answered, “No.”

Mr. Earl Dupriest IV, Carolina Engineering, representative for Jason Mueller, Mueller Construction; stated, that he has some additional site plans showing some of the revisions.

Mr. Earl Dupriest IV, Carolina Engineering; stated, that there was a little confusion regarding the comment about the gravel paving; he stated that they exceed the open space ratio and as far as storage and the gravel paving, there is a relation there that some storage will be on top of the gravel paving, and he was unable to find anything in the ordinance; to state the property owner would not be able to place gravel, a pervious surface on the lot, and an explanation of why he wouldn't be allowed that was needed.

Ms. Delores Frazier asked, "What would be the use for all of that gravel paving shown on the site plan?"

Mr. Earl Dupriest IV, stated, "The owner is a contractor, and there would be equipment stored overnight sometimes. He also has to be able to get trucks in, to turnaround in the space you are calling storage; this wouldn't constitute a drive isle for a truck or the ability for a truck to swing around to pickup equipment, and deliveries from material suppliers.

Ms. Hillary Austin stated, "Only 20 percent of the site can be used for exterior storage."

Mr. Earl Dupriest IV stated, "We're not talking about storage, we are talking about access for equipment and deliveries."

Ms. Hillary Austin asked, "Do you need the whole thing to be a turnaround, can't you put a lane going in and going back out?"

Mr. Earl Dupriest IV asked, "Is there a reason why he can't use that?"

Ms. Hillary Austin stated, "Because you can't go in there and disturb the entire site, it looks like the entire site is going to be used for open storage."

Mr. Earl Dupriest IV stated, he doesn't see how you can constitute that as storage; storage would constitute something sitting on the ground being stored.

Mr. Arthur Cummings asked, "Is heavy machinery equipment going to be parked at that location?"

Mr. Earl Dupriest IV answered, "Tractor machinery and some dump trucks."

Mr. Criscitiello asked, "How do you enforce that, and police it in the future; if you open the doors to disturbing the site with gravel, it invites an enforcement problem in the future with keeping up with the amount of space that is legally provided in the ZDSO for exterior storage, it seems like an open admission, that the outside storage can be greater than the 20 percent".

Mr. Earl Dupriest IV asked, "Would it be helpful if we designated an area on the plans, showing the 25,000 sq. ft. of storage area, and specifically designating the area for storage?"

Ms. Delores Frazier, asked, "Is this not a trucking company?"

Mr. Earl Dupriest IV answered, "No, it's heavy industry and heavy construction."

Ms. Delores Frazier asked, "What's the area of this gravel parking that you're showing on the plans?"

Mr. Earl Dupriest IV answered, "I don't have the figures, but it's approximately 75,000 sq. ft.

MOTION: Mr. Cummings made a motion to defer this project, until the members of the Development Review Team had a chance to review the additional information submitted. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

5. BEAUFORT INDUSTRIAL PARK – 11-B (CONCEPTUAL)

Mr. Criscitiello read into the record, the Development Review Team's recommendation letter, dated October 29th, 2008.

Ms. Delores Frazier asked, "How many parking spaces should they have for the contractors office?"

Ms. Hillary Austin answered, "Four per 1,000 sq. ft. "

Ms. Delores Frazier asked, "Are they going to have a showroom?"

Mr. Earl Dupriest IV answered, "Yes, to some degree, approximately 4,000 sq. ft. for retail and showing their plumbing fixtures, and the remaining 2,000 sq. ft. to be used as office space.

MOTION: Mr. Cummings made a motion to defer the project until the revised Narrative and revised plans are submitted for review. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

The meeting adjourned at approximately 11:29 a.m.