

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, November 19, 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  
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 11:05 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 defer the minutes until the next scheduled meeting. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

#### **3. COLLETON RIVER – LOT B38 (BULKHEAD)**

Ms. Frazier stated, that the Natural Resource Planner visited the site and agreed with the need for a bulkhead, with the condition that any disturbed vegetation be replaced with native plants and grasses.

**MOTION: Ms. Frazier made a motion to approve the project, with the condition that the applicant be required to replace any disturbed vegetation with native plants and grasses. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

#### **4. 23 DOLPHIN VIEW POINT (REVISIT/BULKHEAD)**

Ms. Timmer stated, that the applicant shall provide the top/bottom wall elevations, and calculate the fill area. Ms. Timmer stated, that the applicant may have to plant back the buffer, and shall provide a landscape plan.

**MOTION: Mr. Cummings made a motion to defer the project, until the applicant revise the site plan, showing elevations for the top and bottom of the proposed wall. The applicant shall calculate the fill area, and submit a landscape plan. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

## 5. BEAUFORT INDUSTRIAL PARK – 11A (REVISIT/CONCEPTUAL)

Mr. Klink explained to the applicant, that the revised BMP manual requires that half of the commercial parking spaces be of pervious material, and shall be engineered. Mr. Klink stated, that the applicant has to provide BMP/drainage calculations to ensure that the runoff is not being adversely increased.

Ms. Frazier stated, that the Development Review Team is still discussing the gravel/storage area in the rear.

Ms. Austin stated, that the Development Review Team considers that area to be exterior storage, not parking. Ms. Austin read the definition of exterior storage from the Zoning & Development Standards Ordinance.

Mr. Earl DuPriest, Carolina Engineering explained to the board, that he is proposing a 9,000 square foot area for the storage of materials, not the storage of the gravel paving. Mr. DuPriest stated, that the reason for the gravel area, is to allow the trucks to turn around, and to load and off load the equipment.

Ms. Austin stated, that when the cement plant was approved, the county did not have all of the new regulations.

Ms. Frazier stated, that the problem is, that the business owner will be limited to 20 percent of the site for open storage; so that's something the applicant should be aware of. Ms. Frazier stated, that just because the gravel is placed further back, does not mean the applicant can utilize all of it; the applicant would have to delineate the storage area, and only use that portion for exterior storage.

Mr. DuPriest stated, that he agrees with that statement.

Ms. Austin stated, that at final submittal, the applicant shall submit a plant back plan for 14 trees.

**MOTION: Mr. Cummings made a motion to approve the project with the conditions that the parking be engineered and 50% be of pervious material. The equipment parking and material lay-down area shall be considered exterior storage. The lay-down area shall be gravel. The applicant shall submit BMP/drainage calculations. The applicant shall submit a landscape/plant back plan at final submittal. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

## 6. BEAUFORT INDUSTRIAL PARK – LOT 11B (CONCEPTUAL)

Ms. Austin stated, that the condition for this project is similar to the Lot 11A, except for the gravel condition.

**MOTION: Mr. Cummings made a motion to approve the project, with the conditions that the parking be engineered and 50% be of pervious material. The applicant shall submit BMP/drainage calculations. The applicant shall submit a landscape/plant back plan at final submittal. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

## 7. TIDAL CREEK FELLOWSHIP (CONCEPTUAL)

Mr. Criscitiello read into the record, the Development Review Team's recommendation letter, dated November 12<sup>th</sup>, 2008.

Ms. Frazier stated, that the Development Review Team received a revised site plan, which showed the protected resources.

Ms. Austin stated, that the applicant was required to save 0.06 acres for the wetlands.

Mr. Brian Pennell, Key Engineering explained to the board, that they had to save 4.8 acres for the natural resources.

Ms. Frazier stated, that in the Rural District, it's 100% protection for the wetlands.

Mr. Pennell stated, that he understands Ms. Frazier's comment, but he would like to fill the smaller wetland, because the one in the rear is easier to incorporate as part of the open space.

Ms. Frazier stated, that she doesn't know how the Development Review Team can grant permission to fill the wetland, when the ordinance has a 100% protection around the wetland. Ms. Frazier stated, that in her opinion, the applicant should move some of the parking to avoid the wetland, or request a variance from the Zoning Board of Appeals to fill the wetland.

**MOTION: Ms. Frazier made a motion to defer the project. The turn-around shall be adjusted to meet the correct radius. The applicant shall move some of the parking to avoid the wetland, or apply to the Zoning Board of Appeals for a variance to fill the wetland. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

#### **8. BULL POINT – PHASE 7 (CONCEPTUAL)**

Mr. Criscitiello read into the record, the Development Review Team's recommendation letter, dated November 12<sup>th</sup>, 2008.

Mr. Ryan Lyle, Andrews & Burgess stated, that he submitted the revised plans yesterday morning.

Mr. Stancel Kirkland, applicant stated, that he understands if the Development Review Team would like to defer this project until they had an opportunity to review the plans.

**MOTION: The Development Review Team unanimously deferred the project until the next scheduled meeting (FOR: Austin, Cummings, Frazier, Klink).**

#### **9. CLUB KOJACK – SPECIAL USE PERMIT (PRE-APPLICATION)**

After the discussion of the club, the Development Review Team determined that this use is a non-conforming grandfathered use, and does not need a Special Use Permit, but should be granted a Zoning Permit by the Zoning Administrator.

**The Development Review Team set the requirements of proof to be submitted to the Zoning Administrator, which is a notarized list of the neighbor's signatures stating that the club has been in existence prior to 1990, and submit a county/state tax/liquor bills/licenses showing that the property has been taxed for a commercial use.**

*The meeting adjourned at approximately 11:47 a.m.*