

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, April 15, 2009, 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**

Mrs. Audra Antonacci, Codes Enforcement Supervisor  
Mrs. Amanda Flake, Natural Resource Planner  
Mrs. Lisa Glover, Zoning Analyst III  
Mr. Colin Kinton, Traffic Engineer  
Mr. Tim Ogden, Beaufort County Fire Marshall

**1. CALL TO ORDER:** Ms. Austin called the meeting to order at approximately 11:05 a.m.

*Ms. Austin 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. Klink made a motion to adopt the minutes as submitted. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

#### **3. LIFE HOUSE CHURCH EXPANSION (FINAL)**

Mr. Cummings stated, that the Fire Marshall informed him, that he has not reviewed the revised construction plans.

Mr. Greg Baisch, Ward Edwards explained, that he was under the impression that the Fire Marshall has already reviewed the revised plans.

Ms. Frazier stated, that she doesn't understand the explanation, as to why the building was pushed further to the road, since the revised plans would require the removal of a lot of trees.

Mr. Baisch explained, that since the church is using the playground throughout the week, it's a straight shot from the church to the playground during Sunday morning services. Mr. Baisch stated, that the church also has plans to expand the campus to include a school; so the future intent is to build into that area. Mr. Baisch stated, that the whole site is vegetated with underbrush, but he did not survey them, because they were so small.

Ms. Frazier stated, that since the plan is different from the original plan that was reviewed, the applicant shall resubmit the revised plans to the Fire Marshall, the CRB Coordinator and the Traffic Engineer.

Mr. Cummings stated, that he recommends this project be deferred until next week, to allow the Fire Marshall, Judy Timmer, and Colin Kinton to review the revised plans.

Ms. Austin stated, that in regards to the open space requirement, the applicant shall show any future buildings on the plans, to ensure the site is not encumbered by 85% of the open space, before a rezoning can be done.

**MOTION: Mr. Cummings made a motion to defer the project, until the applicant submit the revised plans to the Fire Marshall, CRB Coordinator and the Traffic Engineer for review. The applicant shall show any future buildings on the site to ensure the site is not encumbered by 85% open space, prior to a rezoning. Mr. Klink seconded the motion. The motion passed (FOR: Cummings, Frazier, Klink; OPPOSED: Austin).**

#### **4. ST. GREGORY THE GREAT FRONTAGE ROAD (FINAL)**

Mr. Klink stated that he recommends approval of this project.

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

#### **5. MYRTLE PARK – ENMARK STATION – 6A (FINAL)**

Ms. Frazier stated, that she recommends approval of this project.

Mr. Kinton stated, that the plans are showing the stop sign in front of the crosswalk, but the crosswalks need to be behind the stop sign.

**MOTION: Ms. Frazier made a motion to approve the project subject to, the applicant submitting updated construction plans showing the crosswalk behind the stop sign. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

#### **6. ROBERT SMALLS MIDDLE SCHOOL TRACK (AMENDMENT)**

Ms. Austin stated, that the applicant wants the board to remove the condition off of the permit, which states, "Applicant shall be required to resolve the issue of granting an easement from the Wal-Mart property line to Alston Road with the County Traffic Engineer, prior to the issuance of the final Certificate of Compliance".

Ms. Frazier stated, that the applicant satisfied that condition, and she would like to recommend that the condition be removed from the permit.

**MOTION: Ms. Frazier made a motion to approve the amendment for the project, which would remove the condition placed on the permit dated March 11, 2009. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

#### **7. 113 COOSAW RIVER ROAD (ROCK REVETMENT)**

Mr. Klink stated, that he would like to recommend approval for the rock revetment, for 113 Coosaw River Drive, 115 Coosaw River Drive, 119 Coosaw River Drive and 123 Coosaw River Drive.

Ms. Frazier stated, that she would like to second the motion for discussion.

Mr. Cummings stated, that he would like the board to do a pre-inspection, a pre-site inspection and a post-site inspection for the rock revetments and bulkheads for future submittals.

Ms. Frazier asked Mr. Chamberlain – Steadfast Marine Services, “Are you coming in on the water side to construct the rock revetments?”

Mr. George Chamberlain, Steadfast Marine Services answered, “No”.

Ms. Frazier asked Mr. Chamberlain, “Are you coming in on the land side?”

Mr. Chamberlain answered, “Yes”.

Ms. Frazier stated, that since there’s going to be disturbance within the river buffer, she recommends the applicant submit a landscape plan, or the board go to the site and look at the buffer after construction is completed.

Mr. Klink stated, that the Development Review Team should go to the site in the future, but not for this application.

Ms. Frazier stated, that once the project is completed, the applicant shall be required to contact the Development Review Team for an inspection. The Development Review Team shall determine if the buffer area is disturbed, and require the applicant to re-vegetate the buffer with native plantings.

Mr. Chamberlain asked the Development Review Team, “Will that condition hold me up with my permit?”

Mr. Cummings answered, “No, that would be a condition on your permit”.

**MOTION: Mr. Klink made a motion to approve the project with the condition, that upon completion of the site, the applicant shall call the Development Review Team for an inspection, if it is determined that the buffer area is disturbed, the Development Review Team shall require the applicant to re-vegetate the buffer with native plantings. Ms. Frazier seconded the motion. The motion passed (FOR: Cummings, Frazier, Klink; OPPOSED: Austin).**

## **7. 115 COOSAW RIVER ROAD (ROCK REVETMENT)**

Mr. Klink stated, that he would like to recommend approval for the rock revetment, for 113 Coosaw River Drive, 115 Coosaw River Drive, 119 Coosaw River Drive and 123 Coosaw River Drive.

Ms. Frazier stated, that she would like to second the motion for discussion.

**MOTION: Mr. Klink made a motion to approve the project with the condition, that upon completion of the site, the applicant shall call the Development Review Team for an inspection, if it is determined that the buffer area is disturbed, the Development Review Team shall require the applicant to re-vegetate the buffer with native plantings. Ms. Frazier seconded the motion. The motion passed (FOR: Cummings, Frazier, Klink; OPPOSED: Austin).**

## **8. 119 COOSAW RIVER ROAD (ROCK REVETMENT)**

Mr. Klink stated, that he would like to recommend approval for the rock revetment, for 113 Coosaw River Drive, 115 Coosaw River Drive, 119 Coosaw River Drive and 123 Coosaw River Drive.

Ms. Frazier stated, that she would like to second the motion for discussion.

**MOTION: Mr. Klink made a motion to approve the project with the condition, that upon completion of the site, the applicant shall call the Development Review Team for an inspection, if it is determined that the buffer area is disturbed, the Development Review Team shall require the applicant to re-vegetate the buffer with native plantings. Ms. Frazier seconded the motion. The motion passed (FOR: Cummings, Frazier, Klink; OPPOSED: Austin).**

## **9. 123 COOSAW RIVER ROAD (ROCK REVETMENT)**

Mr. Klink stated, that he would like to recommend approval for the rock revetment, for 113 Coosaw River Drive, 115 Coosaw River Drive, 119 Coosaw River Drive and 123 Coosaw River Drive.

Ms. Frazier stated, that she would like to second the motion for discussion.

**MOTION: Mr. Klink made a motion to approve the project with the condition, that upon completion of the site, the applicant shall call the Development Review Team for an inspection, if it is determined that the buffer area is disturbed, the Development Review Team shall require the applicant to re-vegetate the buffer with native plantings. Ms. Frazier seconded the motion. The motion passed (FOR: Cummings, Frazier, Klink; OPPOSED: Austin).**

## **10. FAMILY DOLLAR (CONCEPTUAL)**

Ms. Austin stated, that she recommends deferral of this project, until the applicant address all comments listed in the Development Review Team's recommendation letter, dated April 7, 2009.

**MOTION: Ms. Austin made a motion to defer the project, until the applicant addresses all comments listed in the recommendation letter, dated April 7, 2009. Ms. Frazier seconded the motion. The motion passed unanimously FOR: Austin, Cummings, Frazier, Klink).**

## **11. TOMBEE S/D – PHASE II ACCESS (SPECIAL USE/PRE-APPLICATION/CONCEPTUAL)**

Mr. Michael Brock, Ward Edwards Engineering stated to the board, that one of the DRT's comments was, it was a concern that the road would be serving more than five lots; Mr. Brock stated, that the applicant is not planning to subdivide the lot, and the road will access only one lot in the rear.

Ms. Austin stated, that the road was originally built for a minor subdivision; once it goes over four lots, then that road has to be improved.

Mr. Frazier stated, that if the road will serve only one lot, which will not be subdivided, then the road would be a driveway, and shall be reduced to a driveway width.

Mr. Kinton stated, that the driveway should be reduced to a minimum of 12 feet.

Ms. Frazier asked Mr. Klink, "What is a typical driveway in the rural area?"

Mr. Klink answered, "12 feet with a 3 foot shoulder".

Ms. Austin stated, that the applicant shall submit an approval letter from the property owner of lot 4, reducing the usable lot to accommodate the required 25-foot wetland buffer, required by the Army Corp of Engineers. Ms. Austin also stated, that the applicant shall submit letters from the four property owners, granting permission to fill the wetlands.

**MOTION: Ms. Frazier made a motion to defer the project, until the applicant submit an approval letter from the property owner of lot 4, reducing the usable lot to accommodate the required 25 foot wetland buffer, required by the Army Corp of Engineers. The applicant shall submit letters from the four property owners, granting permission to fill the wetland. The applicant shall be required to reduce the proposed road to a driveway, since it is only serving one lot. The applicant shall be required to reduce the roadbed from 32 feet to 12 feet with 3-foot shoulders, for a total road width of 18 feet. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

## **12. HOWARD & EDDIE'S PLAZA (SPECIAL USE/PRE-APPLICATION)**

Mr. Howard Mufuka explained to the board, that he is proposing to build a building with a gas station, a fish market, and some offices on the corner of Jenkins Road and Hwy 17; and it is approximately 4.4 acres.

Ms. Frazier stated, that in terms of a Community Impact Statement, the applicant shall submit a Traffic Impact Analysis; the Development Review Team will not require the other portions of the Community Impact Statement. Ms. Frazier stated, that the applicant shall provide an Archeological letter from Ian Hill, who works in the Planning Department.

Mr. Cummings stated, that the applicant shall submit site plans, showing all buildings, setbacks, buffers, parking areas, tree survey, etc. Mr. Cummings stated, that the applicant shall get approval from the Fire Marshall at a later date.

Ms. Frazier stated, that the gas pumps shall have pitched roofs to accommodate the Corridor Review Board requirements. All roofed buildings shall count toward the floor area ratio; the maximum building height shall be 35 feet.

Ms. Austin stated, that the Development Review Team may have to modulate the buffers, if it is more than 25 percent of the property. Ms. Austin stated, that the front-yard setbacks are 100 feet, the sides are 50 feet, and the rear setbacks are 100 feet; the buffers are 100 feet from Hwy 17, 50 feet from Jenkins Road, and 50 feet from the rear. Ms. Austin stated, that the access to the property shall be off of Jenkins Road. Ms. Austin stated, that the parking requirement is 4 spaces per 1,000 square feet of building, and the gas station is 1 space for each gas pump. The applicant shall show the other proposed tenant's building square feet, and the parking will also be calculated for each use. Ms. Austin stated, that the open space requirement shall be 85 percent of the entire site. Ms. Austin stated, that the applicant shall go through the process of Conceptual/Recommendation from the Development Review Team, Corridor Review Board approval, Zoning Board of Appeals public hearing, and back to the Development Review Team for final approval.

**THE DRT DECIDED THAT THE APPLICANT SHALL BE REQUIRED TO SUBMIT A TRAFFIC IMPACT ANALYSIS TO MEET THE REQUIREMENT OF THE COMMUNITY IMPACT STATEMENT; THE DRT WILL NOT REQUIRE THE OTHER PORTIONS OF THE COMMUNITY IMPACT STATEMENTS. THE APPLICANT SHALL SUBMIT SITE PLANS SHOWING ALL BUILDINGS, SETBACKS, BUFFERS, PARKING AREAS, TREE SURVEY, ETC. IF NEEDED, THE DRT MAY MODULATE THE BUFFER REQUIREMENT, IF SAID BUFFERS ARE MORE THAN 25 PERCENT OF THE PROPERTY. THE SETBACKS ARE 100 FEET FRONT, 50 FEET SIDES, AND 100 FEET REAR; THE BUFFERS ARE 100 FEET FROM HWY 17, 50 FEET FROM JENKINS ROAD, AND 50 FEET FROM THE REAR. THE ACCESS TO THE PROPERTY SHALL BE FROM JENKINS ROAD. THE GAS PUMPS AND BUILDING SHALL HAVE PITCHED ROOFS TO ACCOMMODATE THE CRB REQUIREMENTS. ALL ROOFED BUILDINGS SHALL COUNT TOWARD THE FLOOR AREA RATIO; MAXIMUM HEIGHT OF BUILDING SHALL BE 35 FEET. THE OPEN SPACE REQUIREMENT SHALL BE 85 PERCENT OF THE ENTIRE SITE. THE PARKING SPACES FOR THE CONVENIENCE STORE IS FOUR SPACES PER 1,000 SQUARE FEET OF BUILDING, AND ONE PARKING SPACE FOR EACH GAS PUMP. THE APPLICANT SHALL SHOW THE OTHER PROPOSED TENANT'S BUILDING SQUARE FEET, AND THE PARKING WILL ALSO BE CALCULATED FOR EACH USE. THE APPLICANT SHALL GO THROUGH CONCEPTUAL/RECOMMENDATION, CORRIDOR REVIEW BOARD APPROVAL, ZONING BOARD OF APPEALS PUBLIC HEARING, AND BACK TO THE DEVELOPMENT REVIEW TEAM FOR FINAL APPROVAL.**

*The meeting adjourned at approximately 11:54 a.m.*