

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, April 22, 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. Lisa Glover, Zoning Analyst III  
Mr. Tim Ogden, Beaufort County Fire Marshall  
Ms. Judy Timmer, CRB Coordinator

**1. CALL TO ORDER:** Ms. Austin called the meeting to order at approximately 11:08 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. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

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

Ms. Frazier stated, that last week's meeting, the board recommended that that the applicant submits the revised plans to the Fire Marshall, Traffic Engineer, and CRB Coordinator for review.

Mr. Greg Baisch stated, that he thought that the board was going to defer the project, until the Corridor Review Board could approve the amendment.

Ms. Austin asked the board, "Is the Development Review Board approving the location of the building, or asking the applicant to move the building, in order to save the trees?"

Mr. Baisch stated, that they resubmitted the entire packet back to Ms. Timmer for CRB review, and had their Traffic Engineer contact Mr. Kinton to ensure that the traffic situation was okay.

Ms. Austin stated, that the Development Review Team has not conceptually approved the revised layout of the site.

Ms. Frazier asked Ms. Austin, "Did the applicant submit the full layout of the project as requested at last week's meeting?"

Ms. Austin answered, "No".

Mr. Baisch stated, that he submitted the full layout plans to the Corridor Review Board.

Ms. Frazer informed the applicant, that the Development Review Team have reviewed the revised plans conceptually, prior to submitting to the Corridor Review Board.

**MOTION: Ms. Frazier made a motion to defer the project, until the applicant submits future plans for the site. The Development Review Team wants to hear from the Traffic Engineer and the Fire Marshall on what issues they have with the layout of the site. The applicant shall obtain approval from the Corridor Review Board for the revised plans. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

#### **4. ISLAND WEST COMMERCIAL S/D (FINAL)**

Ms. Frazier stated, that she recommends approval, with the condition that the applicant submit revised plats showing the access easement; the Zoning Administrator shall sign off on the revised plats.

**MOTION: Ms. Frazier made a motion to approve the project subject to, the applicant revising the plat extending the 15-foot buffer along the south lot line for lot B-2A; the buffer needs to extend along the entire length of the lot, and not stop at the 50-foot access easement. The Zoning Administrator shall check the revised plat for accuracy. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

#### **5. GOODWILL STORE @ ISLAND WEST (FINAL)**

Ms. Frazier stated, the applicant stated in a letter, that they will submit an arborist report on several trees on the site, and revise the landscape plan to address some of the comments; the board has not received those items yet. Ms. Frazier stated, that she recommends the project be deferred, until the applicant submits those items to the Development Review Team.

Mr. Ryan Lyle explained to the board, that he has a letter from Preservation Tree Care regarding the tree protection zones, and he is working the J.K. Tiller & Associates, to revise the plans in accordance with the Development Review Team's recommendation.

Ms. Frazier asked Mr. Lyle, "Do you have those plans now?"

Mr. Lyle answered, "Yes".

Ms. Frazier asked Mr. Lyle to submit the revised plans to Ms. Austin. Ms. Frazier stated, that she would like to change her recommendation to approve the project subject to, the Zoning Administrator reviewing the revised plans.

**MOTION: Ms. Frazier made a motion to approve the project subject to, the applicant labeling the individual trees on the landscape plan. The applicant shall show on the site plan 50% of pervious parking. The applicant shall submit a certified forester's letter for the 40 & 38-inch laurel oak, 36-inch live oak, and the 40-inch maple tree. The applicant shall draw the proper tree protection zones on the construction plans. The applicant shall ensure the landscape plan matches the construction plans. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

#### **6. BULL POINT – PHASE 7 (REVISIT/CONCEPTUAL)**

Ms. Frazier stated, that she recommends approval subject to, the Natural Resource Planner and the Zoning Administrator reviewing the natural resource calculations for accuracy.

**MOTION: Ms. Frazier made a motion to approve the project, subject to the Zoning Administrator and the Natural Resource Planner reviewing the natural resource**

**calculations for accuracy. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

## **7. FAMILY DOLLAR (REVISIT/CONCEPTUAL)**

Ms. Frazier stated, that at the last meeting, the Development Review Team requested that the applicant and his designer meet with the Planning Staff, Corridor Review Board staff, and the Traffic Engineer to discuss the site plan. Ms. Frazier asked Mr. Baisch, "Did you meet with any staff members prior to submitting your application?"

Mr. Baisch stated, that this project was for discussion only, and he wanted to submit a revised site plan to get the board's feed back.

Ms. Frazier stated, that she's glad that the applicant provided a revised plan showing option 2, but she still thinks that it's a good idea that the applicant meets with staff to review both plans.

Mr. Baisch stated, that he already met with Mr. Kinton to discuss the revised plans, and his main issue was having two access points off of the highway, so they eliminated the existing curve cut access coming onto Peter Small's Road at the rear of the property, and allowed it to future connect to the adjacent parcel, in order to allow the trucks to come onto the property and be able to turn around and off-load goods.

Ms. Timmer stated, that the ordinance states, that corner lots with parking in the front are prohibited.

Mr. Robert Sample asked Ms. Timmer, "How is it a corner lot?"

Ms. Timmer answered, "Because it's a road that goes along the side of your property". Ms. Timmer stated, that it appears that there's too much project for this site, because the applicant is having a rough time meeting the ordinance requirements.

Mr. Baisch asked the Planning staff to schedule a meeting date, in order to discuss the project.

Ms. Frazier stated, that the applicant may request a buffer modulation, if the buffer takes up more than 25% of the site.

**MOTION: Mr. Klink made a motion to defer the project, until the applicant meet with the CRB Coordinator and Traffic Engineer to discuss the site layout. The applicant shall run the buffer calculations to determine if the buffer uses more than 25% of the site. If the buffer uses more than 25% of the site, the applicant may request a buffer modulation. Mr. Cummings seconded the motion. The motion passed (FOR: Cummings, Frazier, Klink; OPPOSED: Austin).**

## **7. SEVENTH DAY ADVENTIST CHURCH (CONCEPTUAL)**

Mr. Klink stated, that the access road needs to be across from Goethe Road.

Mr. Lyle asked Mr. Klink, "Are we mandated to improve the access on someone else's property?"

Mr. Klink stated, that he's not talking about improving the road; he's talking about taking access off of the road.

Mr. Lyle asked the board, could the Traffic Engineer review the access location?"

Mr. Klink stated, that he recommends this project be deferred, until the Traffic Engineer reviews the proposed driveway location. Mr. Klink stated, that the road shall be designed pervious.

**MOTION: Mr. Klink made a motion to defer the project, until the Traffic Engineer reviews the proposed driveway location. The applicant shall place an easement on the dirt road that traverses the property for the adjacent property and the rear property. The road shall**

**be designed pervious. The applicant shall provide a landscape plan at final review. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

**8. MOSS CREEK PROFESSIONAL PLAZA (REVISIT/PHASING PLAN)**

Mr. Klink stated, that he recommends approval of the phasing plan.

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

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