

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, May 6, 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. Robert Klink, County Engineer

#### **MEMBERS ABSENT**

Mr. Arthur Cummings, Building Codes Director  
Ms. Delores Frazier, Assistant Planning Director

#### **STAFF PRESENT**

Mr. Tony Criscitiello, Planning Director  
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:** Mr. Criscitiello called the meeting to order at approximately 11:00 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. Klink made a motion to adopt the April 22<sup>nd</sup>, 2009 minutes as submitted. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Klink).

**MOTION:** Mr. Klink made a motion to defer the April 29<sup>th</sup>, 2009 minutes until the next scheduled meeting. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Klink).

*Mr. Criscitiello stated, that Ms. Timmer is standing in for Ms. Frazier, due to her absence.*

#### **3. MYRTLE PARK – ENMARK STATION – LOT 6A (AMENDMENT)**

Ms. Austin stated, that this item was withdrawn from the agenda, because staff has already resolved the issue.

#### **4. COLLETON RIVER – LOT 76, INVERNESS DRIVE (VIEW CORRIDOR)**

Mr. Klink stated, that he would like to recommend approval, subject to the Natural Resource Planner, Ms. Judy Timmer and/or the Zoning Administrator reviews and approves the landscape plan within the buffer.

**MOTION:** Mr. Klink made a motion to approve the project, subject to the applicant submitting a landscape plan to be reviewed and approved by the Natural Resource Planner, Ms. Judy Timmer and/or the Zoning Administrator. Ms. Timmer seconded the motion. The motion passed unanimously (FOR: Austin, Klink, Timmer).

## 5. LIFE HOUSE CHURCH (CONCEPTUAL/AMENDMENT)

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

Ms. Timmer stated, that the Traffic Engineer's comment was, that upon further development of the property, the county might have to look at the traffic impact, based on the uses of the stacking issues.

**MOTION: Mr. Klink made a motion to approve the amendment, with a condition, that upon further development of the property, the county might have to look at the traffic impact, based on the uses of the stacking issues. Ms. Timmer seconded the motion. The motion passed (FOR: Klink, Timmer; AGAINST: Austin).**

## 6. SUPERIOR SHARPENING SERVICES, LLC (SPECIAL USE/PRE-APPLICATION)

Mr. Criscitiello stated, that he understands that the property is non-conforming, as far as buffers and setbacks are concerned.

Ms. Austin stated, that when she met with Mr. Peterson, who is the applicant, he was told that the driveway had to be removed off of the property. Ms. Austin stated, that the applicant is proposing to expand the existing building more than 15 percent, to open a sharpening shop. The Development Review Team also suggested, that the concrete driveway, going to Carolina Estates also be removed, because that's where the buffer need to go. Ms. Austin stated, that Mr. Peterson showed her some pictures showing vegetation on Carolina Estates and Westbury Park property; she doesn't know if the Development Review Team would use the existing vegetation, or if the applicant has to plant his own buffer. Ms. Austin stated, that the buffers shall be 10 feet on one side, and 8.8 feet on the building side of the property.

Ms. Timmer stated, that according to the Fire Marshall, the applicant shall be required to widen the driveway to approximately 12 feet in order to accommodate the fire apparatus.

Ms. Austin stated, that Buck Island Road, on the county map is considered a local road, but due to the traffic on that road, the Traffic Engineer has determined that Buck Island Road is classified as a major collector road, and the applicant shall take access off of that road.

Ms. Austin asked Mr. Peterson, "Did you bring the photos of the adjacent property to the meeting?"

Mr. Peterson answered, "No".

Ms. Austin stated, that the applicant shall submit photos of the adjacent property, to determine if the screening is adequate. If the Development Review Team determines that the screening is not adequate, the applicant may be required to plant a buffer on the property.

**THE DEVELOPMENT REVIEW TEAM DECIDED, THAT THE PORTION OF THE DRIVEWAY THAT IS ENCROACHING ON THE ADJACENT PROPERTY IN THE 10 FOOT BUFFER BE REMOVED; THE APPLICANT WILL ALSO BE REQUIRED TO REMOVE THE CONCRETE DRIVEWAY AT THE REAR OF THE HOUSE. THE TRAFFIC ENGINEER HAS DETERMINED THAT BUCK ISLAND ROAD IS CLASSIFIED AS A MAJOR COLLECTOR ROAD, AND THE APPLICANT SHALL TAKE ACCESS OFF OF THAT ROAD. THE APPLICANT SHALL BE REQUIRED TO WIDEN THE DRIVEWAY, TO APPROXIMATELY 12 FEET TO ACCOMMODATE THE FIRE APPARATUS. THE APPLICANT SHALL SUBMIT PHOTOS OF THE ADJACENT PROPERTY, TO DETERMINE IF THE SCREENING IS ADEQUATE. IF THE DEVELOPMENT REVIEW TEAM DETERMINES THAT THE SCREENING IS NOT ENOUGH, THE APPLICANT MAY BE REQUIRED TO PLANT A BUFFER ON THE PROPERTY. THE DEVELOPMENT REVIEW TEAM DETERMINED THAT THE SETBACKS AT THE LOCATION OF THE HOUSE SHALL BE 10 FEET NORTH SIDE, 8.8 FEET SOUTH SIDE, AND WILL INCREASE AWAY FROM THE HOUSE. THE APPLICANT SHALL BE REQUIRED TO SUBMIT THE COMMUNITY IMPACT STATEMENT (CIS). THE APPLICANT SHALL SUBMIT SITE PLANS, SHOWING ALL BUILDINGS, SETBACKS, BUFFERS, PARKING AREAS, TREE SURVEY, ETC. IF NEEDED, THE DEVELOPMENT REVIEW TEAM MAY MODULATE THE BUFFER REQUIREMENT, IF SAID BUFFERS USE MORE THAN 25 PERCENT OF THE PROPERTY. THE SETBACKS ARE 100 FEET ON THE**

**STREET, 40 FEET ON THE SIDES, AND 40 FEET ON THE REAR. THE BUFFERS ARE 100 FEET ON THE STREET, 50 FEET ON THE SIDES, AND 50 FEET ON THE REAR. THE PROCEDURES FOR APPROVAL ARE, CONCEPTUAL/RECOMMENDATION FROM THE DEVELOPMENT REVIEW TEAM, SPECIAL USE APPROVAL FROM THE ZONING BOARD OF APPEALS, AND FINAL APPROVAL FROM THE DEVELOPMENT REVIEW TEAM.**

*The meeting adjourned at approximately 11:19 a.m.*