

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, May 20, 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
Ms. Delores Frazier, Assistant Planning Director
Mr. Robert Klink, County Engineer

MEMBERS ABSENT

Mr. Arthur Cummings, Building Codes Director

STAFF PRESENT

Mr. Tony Criscitiello, Planning Director
Mrs. Amanda Flake, Natural Resource Planner
Mrs. Lisa Glover, Zoning Analyst III
Mr. Colin Kinton, Traffic Engineer
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 11:11 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 minutes as submitted. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Frazier, Klink).

3. BEAUFORT COUNTY – SHANKLIN ROAD CONVENIENCE CENTER (FINAL)

Ms. Frazier stated, that the Planning Department has given the applicant some specific instructions regarding the revision of the landscape plan, and she would like to recommend approval of this project, with the condition that the applicant revise the landscape plan and submit it to Ms. Judy Timmer (CRB Coordinator) for approval.

MOTION: Ms. Frazier made a motion to approve the project, with a condition that the applicant submits a revised landscape plan to Ms. Judy Timmer (CRB Coordinator) for approval. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Frazier, Klink).

4. BEAUFORT COUNTY – ANIMAL CONTROL SHELTER PUMP STATION (FINAL)

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

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

5. BRIDGE CENTER REDEVELOPMENT (FINAL)

Ms. Austin stated, that the applicant shall label the construction plans, "Public Ingress/Egress Easement".

Mr. Klink stated, that the applicant shall prepare the deeds for the easement and submit it to him, to be reviewed by the staff attorney. Mr. Klink also stated, that prior to the issuance of the development permit, the applicant shall record the deeds, in the Beaufort County Register of Deeds Office.

Ms. Austin stated, that the applicant shall submit the documentation from Palmetto Electric, stating their approval to build within the easement. Ms. Austin stated, that the Fire Marshall shall review the plans, and the applicant shall submit the approved Fire Safety Standard Form.

Mr. Andrew Klosterman, Andrews and Burgess stated, that he would have taken the plans to the Fire Marshall, but he did not know he had to get approval, because there's no new building being constructed on the property. Mr. Klosterman stated, that he also has the arborist letter.

MOTION: Ms. Austin made a motion to approve the project, subject to the applicant labeling the construction plans, "Public Ingress/Egress Easement". The applicant shall prepare deeds for the easement and submit the document to the County Engineer, to be reviewed by the Staff Attorney; prior to the issuance of the development permit, the applicant shall record the deeds in the Beaufort County Register of Deeds Office. The applicant shall submit documentation from Palmetto Electric, stating their approval to build within the easement. The applicant shall submit the final plans to the Fire Marshall, and submit the approved Fire Safety Standard Form. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Frazier, Klink).

6. PLEASANT POINT – LOT 6, SUSSEX COURT (ROCK REVETMENT)

Ms. Frazier stated, that she recommends approval, with a condition that, any disturbance within the river buffer landward of the OCRM critical line, would require the applicant to re-vegetate the buffer with native plants.

MOTION: Ms. Frazier made a motion to approve the project, with a condition that, any disturbance within the river buffer landward of the OCRM critical line, would require the applicant to re-vegetate the buffer with native plants. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Frazier, Klink).

7. COLLETON RIVER – LOT J50, MAGNOLIA BLOSSOM DRIVE (VIEW CORRIDOR)

Ms. Frazier stated, that the applicant shall revise the landscape plan, to reduce the sod closest to the bulkhead, to a maximum of 30 feet in length centered on the garden stairs.

MOTION: Ms. Frazier made a motion to approve the project, subject to the applicant revising the landscape plan, to reduce the sod closest to the bulkhead, to a maximum of 30 feet in length centered on the garden stairs. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Frazier, Klink).

8. CHRISTIAN OUTREACH MINISTRIES (CONCEPTUAL)

Ms. Frazier asked Mr. Henry Dickerson – Property Owner, "How wide is the existing road?"

Mr. Dickerson stated, that he has talked to the Fire Marshall about widening the road, and he doesn't mind widening the road so the fire trucks would have room to get around the building.

Mr. Ed Bostain – Burton Fire Chief stated, that as long as the fire trucks can get to the building, he's okay with the project.

Ms. Frazier stated, that the board will allow the Fire Marshall to review and approve the access to the site. Ms. Frazier also stated, that in regards to the proposed well on the site, BJWSA did not indicate the distance to the nearest public water site.

Pastor Dutton – Applicant stated to the board, that he was told by BJWSA, that public water was not available.

Ms. Austin stated, that the letter indicated, if the applicant gets an easement across the lots to the property, then public water would be available.

Ms. Frazier stated, that this site is within the Priority Investment Area, and everything should be connected to public utilities, where possible.

Ms. Austin stated, that normally Dhec doesn't issue a septic or well permit, if the public water and sewer is readily available.

Pastor Dutton stated, that he questioned the letter also, and was told that if the letter causes any concerns about water and sewer, a revised letter would be issued, to indicate that water and sewer is not available for the site.

Mr. Criscitiello stated, that it could be investigated whether or not the lot owners would grant an easement to the church to go across their lots.

Pastor Dutton stated, that he doesn't have a problem with public water and sewer, but he was just told it was not readily available.

Ms. Frazier stated, that if it were not feasible to get an easement to extend the water lines, she would like to know if there was a reason to place the proposed well at the location on the plans.

Pastor Dutton stated, that Dhec proposed the well to be at that location, because it's away from all septic areas, and that's where Dhec preferred for it to be.

Ms. Timmer stated, that she was concerned, because the proposed well will be sitting in the parking lot, and it limits the ability to plant trees.

Ms. Frazier stated, that she's concerned about the tree protection area around the 34" Live Oak tree. Ms. Frazier stated, that prior to any construction, there shall be a perimeter around the tree, but it may not be adequate in order to construct the building. Ms. Frazier stated, that the Development Review Team could approve a smaller tree protection area, but a certified arborist has to design a protection plan during construction, to be approved by the board.

Pastor Dutton stated, that since the commercial building will be modular, they are just planning to set up the building without bricking it in. Pastor Dutton stated, that the reason they wanted the buildings 40 feet apart, was to have a proposed building and a future building.

Ms. Timmer asked Pastor Dutton, "Do you have a site planner?"

Pastor Dutton answered, "I guess, myself and Mr. Gasque". Pastor Dutton stated, that they are a small church, and they don't have a lot of money, so they don't have the resources to move things around.

Ms. Frazier stated, that the applicant shall delineate on the plans, the requirement to save one-third of an acre for the natural resources on the site.

Pastor Dutton stated, that Dhec wanted the septic tank area to be 100 x 100, so he's not sure if he can preserve one-third of an acre of the natural resources.

Ms. Austin stated, that the septic tank area may not work, because the ordinance requires one-third of an acre of the natural resources be preserved.

Ms. Frazier stated, that the proposed detention pond shall be removed from the buffer area. Ms. Frazier stated, that she would like to recommend deferral, until the applicant meets with the planning staff to discuss the outstanding discrepancies.

MOTION: Ms. Frazier made a motion to defer the project, until the applicant meets with the planning staff to discuss the outstanding discrepancies. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Frazier, Klink).

9. TANGER HILTON HEAD OUTLET I (CONCEPTUAL)

Mr. Klink asked Mr. Walter Nester, attorney for the applicant, "Has the Development Agreement already been signed and recorded?"

Mr. Nester answered, "It has been signed, but not recorded".

Ms. Frazier asked Mr. Nester, "Is it Tanger Outlet's intension to subdivide the out parcels for the restaurants?"

Mr. Nester answered, "I don't know the answer to that question". Mr. Nester stated, that the master plan shows the property as potential out parcels, but as far as he's aware, there's no plan right now to subdivide the out parcels.

Ms. Frazier stated, that the Development Review Team was going to inform the applicant of Panera Bread, that if the restaurant was going to be sold, and the lot subdivided, that they would need to process a subdivision plan in conjunction with the master plan approval.

Mr. Nester stated, that he anticipates that the Development Agreement will be recorded shortly; the concern was that because the Development Agreement has a specific timeline for the conveyance of the R-O-W, they wanted to ensure the engineering design matched out with the master plan.

Mr. Klink stated, that it appears that everything has already been worked out, in regards to the R-O-W issue.

Mr. Criscitiello stated, that the Traffic Engineer has given the Development Review Team a memorandum dated May 20, 2009, regarding the traffic issues.

Mr. Kinton discussed the memorandum, dated May 20, 2009 with the applicant.

Mr. Klink stated, that the Development Review Team should give Mr. Nester the memorandum from the Traffic Engineer; the applicant shall review and address the comments prior to resubmitting for final approval.

Ms. Austin asked, that on page 17 of the Development Agreement, it talks about transferring of property, but will the subdivision be done at that time?

Mr. Nester stated, that the only proposed conveyance at this time, is the R-O-W. Mr. Nester stated, that the conveyance of the R-O-W will be done by a deed, and there's no subdivision being proposed at this time.

Ms. Austin stated, that she does not know whether or not the applicant has to go through the subdivision process, per the Development Agreement.

Mr. Nester stated, that he believes that if there were to be a conveyance, a plat would have to be approved by the Zoning Administrator, in order to be recorded. Mr. Nester stated, that since it's zoned PUD, the plat might be stamped exempted.

MOTION: Mr. Klink made a motion to approve the project, subject to the applicant reviewing and addressing the Traffic Engineer's comments dated May 20, 2009, prior to submitting for final approval. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Austin, Frazier, Klink).

The meeting adjourned at approximately 12:04 p.m.