

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, June 24, 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

Mr. Tony Criscitiello, Planning Director
Mrs. Amanda Flake, Natural Resource Planner
Mrs. Lisa Glover, Zoning Analyst III
Mr. Colin Kinton, Traffic Engineer
Mrs. Audra Antonacci-Ogden, Codes Enforcement Supervisor
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 11:08 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: Ms. Frazier made a motion to approve the minutes as submitted. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

3. PLEASANT POINT – LOT 32, PICCADILLY CIRCLE (BULKHEAD)

Mr. Klink stated, that he recommends approval of this bulkhead request.

Mr. Cummings stated, that he seconds the motion.

Ms. Frazier stated, that the Development Review Team asked the applicant to tell them what was going to be planted in the fill area, once the bulkhead was constructed. The applicant informed the Development Review Team, that they were going to take the existing vegetation and move it to another site; once the bulkhead was completed, they would put the existing vegetation back in the same location. Ms. Frazier stated, that she would like to add a condition to the motion, that the applicant tells the Development Review Team specifically what vegetation is going to be replanted, and that the applicant requests a post-construction inspection.

Mr. Criscitiello asked the Development Review Team, "Will we request a bond?"

Ms. Austin stated, that the applicant agreed to post a bond. Ms. Austin stated, that the applicant shall submit a copy of the cost estimate for the landscaping, and post a bond for the cost of the trees plus 20 percent.

MOTION: Mr. Klink made a motion to approve the project, subject to the applicant specifically identifying the type of trees that will be replanted in the fill area. The applicant shall post a bond for the survival of the trees. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

4. ROSE HILL “BLOCK W” CLUB GATE – PHASE 2 (CONCEPTUAL/REVISIT)

Mr. Criscitiello read into the record, the Development Review Team’s recommendation letter, dated June 16, 2009. Mr. Criscitiello asked the Development Review Team, “Did the applicant address any of these comments?”

Ms. Austin answered, “I believe, the applicant only answered item #2”.

Mr. Kevin Smith, Thomas & Hutton Engineering explained to the board, that the issue regarding the 50-foot perimeter buffer came up before at a Development Review Team meeting, and he wrote a letter to Ms. Austin stating, that they could not find any buffer requirements within the Rose Hill master plan; once the letter was written, the issue kind of went away. Mr. Smith stated, that after the issue with the 50-foot perimeter buffer went away, another issue arose regarding an Army Corp of Engineers buffer; they submitted information, which stated that there was no buffer requirement from the Army Corp of Engineers. Mr. Smith stated, that they believed they addressed the comments, and have not heard anything back regarding those two issues.

Ms. Frazier asked Mr. Smith, “Did you address the comment regarding the side-yard setbacks?”

Mr. Smith stated, that he believes his client is going to go with the 10-foot setback in the suburban district, under the cluster standards.

Mr. Criscitiello stated, that this project is not considered a cluster; it’s a typical single-family lot.

Mr. Smith stated, that he met with the Planning staff approximately two to three months ago, and it was an alternative to approach this subdivision under the suburban cluster standards.

Ms. Frazier stated, that at the meeting, the applicant was given an option to subdivide under the minor subdivision standards, within the suburban standards.

Ms. Austin stated, that the setbacks for this subdivision should be, 35 feet on the front, 12 feet on the sides, and 50 feet on the rear of the property.

Ms. Frazier stated, that item #2 on the recommendation letter, is being reviewed by the county attorney.

Ms. Austin stated, that in regards to the perimeter buffer issue, when county council approved the Planned Unit Developments under the 1990 zoning ordinance, it was determined that all Planned Unit Developments shall have a perimeter buffer of 50 feet.

Mr. Klink stated, that the applicant should meet with the Planning & Zoning staff to discuss the issue with the 50-foot perimeter buffer.

Mr. Smith asked the board, to conceptually approve this project, until all of the discrepancies on the recommendation letter are addressed.

Mr. Klink stated, that there are some major issues on the recommendation letter, that needs to be addressed prior to conceptual approval.

MOTION: Mr. Cummings made a motion to defer the project, until the applicant meet with Planning & Zoning staff to discuss the 50-foot perimeter buffer. The Development Review Team is awaiting comments from the staff attorney pertaining to the covenants and restrictions. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

5. FAMILY DOLLAR (CONCEPTUAL/REVISIT)

Mr. Klink stated, that the applicant shall revise the plans showing the future proposed access.

Ms. Frazier stated, in regards to the buffer modulation, the applicant is requesting to go down to 25 feet for the rear yard; the trash and loading zone is going to be in the buffer area.

Mr. Greg Baisch, Ward Edwards explained to the board, that the trash and loading zone will be a part of the modulation. Mr. Baisch stated, that the only reason he put the 25 foot buffer and 15 foot setback in the corner, was because the building corner was on the setback line; the Development Review Team couldn't modulate setback lines, so they wanted to leave room in order to construct the building completely outside of the setback lines.

Ms. Frazier asked Mr. Baisch, "Is the buffer fully vegetated?"

Mr. Baisch answered, "Yes".

Ms. Frazier stated, that she would like the applicant to further modulate the buffer, and revise the modulation chart to show the updated calculations.

Ms. Timmer stated, that in order to construct the building, the applicant may need a 10-foot construction area behind the building. Ms. Timmer stated, that if the applicant goes into the buffer, the buffer would need to be replanted.

Mr. Baisch stated, that they intend to re-vegetate the buffer area after the building is complete.

Ms. Timmer stated, that she would like to clarify, that the ordinance says that no construction activity shall be done in the buffer area; so the applicant should put a fence around the buffer area.

Mr. Klink asked, "Is the buffer area fully vegetated?"

Ms. Timmer answered, "Yes. It's fully wooded".

Mr. Klink stated, that in regards to the pervious parking area, the parking area shall be paved and engineered.

Ms. Timmer stated, that in regards to the sidewalk, if cars were parked in a certain area, people would not be able to walk across the sidewalk. Ms. Timmer asked Mr. Baisch, "Is it anyway to redo the sidewalk area?"

Mr. Baisch answered, "Yes".

Ms. Timmer stated, that according to the Corridor Review Board standards, the trash receptacle has to be screened from Highway 21.

Mr. Cummings stated, in regards to the water meter in the driveway, the applicant has to relocate the water meter that serves Mr. Peter Smalls property.

Mr. Criscitiello called for public comment.

Mr. McBride, Council Member stated to the board, that he believes that this project has been delayed quite a bit, because of inadequate information, which was given to the developer. Mr. McBride stated, that he hope that the board moves this project forward; it's a project that he supports, it's a project that County Council has put on the record for the rezoning of the property, and it's a project that the majority of the community, as a whole would like to see.

MOTION: Mr. Klink made a motion to conceptually approve the project, subject to the applicant revising the plans to show the future proposed access. The applicant shall place the protective barriers on the site plan to prevent disturbance within the buffer area. The applicant shall indicate

how the trash receptacle will be screened from Highway 21. The applicant shall show the water meter, to be relocated to the adjacent property. The paving of the parking area shall be engineered and submitted to the county engineer. The applicant shall revise the buffer modulation chart to show the updated calculations. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

6. OLD SEABROOK SUBDIVISION (CONCEPTUAL)

Mr. Criscitiello read into the record, the Development Review Team's recommendation letter, dated June 16, 2009. Mr. Criscitiello asked Mr. Ryan Lyle – Andrews & Burgess Engineering, "Have you had an opportunity to respond to the questions from the recommendation letter, and are you prepared to talk to the Development Review Team about them today?"

Mr. Lyle answered, "Yes sir".

Mr. Criscitiello asked Mr. Lyle, "Have you addressed the items on the recommendation letter prior to today's meeting?"

Mr. Lyle answered, "I did not". Mr. Lyle stated, that in regards to item #1, they reviewed the new storm water BMP manual that required treatment of nitrogen, and believes they can achieve that through infiltration practices; they will resubmit the package to Mr. Klink's office. Mr. Lyle stated, in regards to item #2, the tree protection and tree removal plan was submitted in 2007. They increased the tree protection diameter, so that the plan could be revised accordingly, in order to show the impacts that would be made to the trees within the new area. Mr. Lyle stated, that they made a choice to reduce the density under the 37- acre parcel; after they received approval for the conceptual review of the lot layout back in 2008, they dedicated roughly half the property to the Open Land Trust. Mr. Lyle stated, that they would like to do a tree-replanting plan, but not be required to mitigate with anything additional in the right-of-way, because of the amount of trees they are preserving, that could have been developed prior to this plan. Mr. Lyle stated, that he doesn't want to do any off-site mitigation or pay into the tree reforestation fund, because the trees are already preserved through tree preservation.

Ms. Frazier stated, that she's not sure if the zoning ordinance would allow the board to approve the requested modulation, but she would like the applicant to show on the plans the tree protection zones along the road, to see how the trees will be impacted.

Mr. Lyle stated, that he has a copy of the plan that shows all of the houses, garages, and septic fields on all of the lots, which would be required at final review.

Ms. Frazier asked Mr. Lyle, "Will some of the lots have shared driveways?"

Mr. Lyle answered, "Yes".

Ms. Austin asked Mr. Lyle, "Are you going to put easements on the plat for all of the driveways?"

Mr. Lyle stated, that he has submitted a conceptual plat for review, and he would like to get comments back from the Development Review Team, which mentions the shared access easements.

MOTION: Ms. Frazier made a motion to conceptually approve the project, with the condition that the applicant addresses all of the comments listed on the Development Review Team's recommendation letter, dated June 16, 2009. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

The meeting adjourned at approximately 11:51 a.m.