

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, November 18, 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 IIII
Mr. Colin Kinton, Traffic Engineer
Mr. Timothy Ogden, Fire Marshall
Ms. Judy Timmer, CRB Planner

1. CALL TO ORDER: Mr. Criscitiello called the meeting to order at approximately 11:07 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: The Development Review Team will adopt the minutes at the next scheduled meeting.

3. MOSS CREEK POOL COMPLEX (FINAL)

Ms. Austin stated, that she contacted the engineer to inform him to clean up the plans without all of the contour lines, so that the trees could be legible.

Mr. Brian Pennell with Key Engineering stated, that he will be able to provide that.

Ms. Austin also informed Mr. Pennell, that the mitigation trees, which are shown on the plans, are too big. Mitigation trees have to be less than the sizes of the specimen trees.

Mr. Pennell stated, that he will choose different trees for mitigation.

MOTION: Mr. Klink made a motion to approve the project, subject to the applicant revising the tree removal/mitigation plans to remove the contour lines for a legible plan showing the trees to be removed and the mitigation trees. The applicant shall address the fire flow with the Bluffton Township Fire Department. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Austin, Frazier, Klink, Ogden (for Cummings)).

4. DATAW ISL – COTTON DIKE & MORGAN ROAD GOLF COURSE RENOVATION (FINAL/REVISIT)

Ms. Austin stated, that the applicant shall pay \$43,443.00 into the Tree Reforestation Fund, prior to the issuance of the development permit.

MOTION: Ms. Austin made a motion to approve the project, subject to the applicant paying \$43,443.00 in the Tree Reforestation Fund, prior to the issuance of the development permit. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Austin, Frazier, Klink, Ogden (for Cummings)).

5. LOT 20, CAROLINA AVENUE (ROCK REVETMENT)

Ms. Frazier stated, that the Natural Resource Planner visited the site, and found that there were obvious erosion, and justified the revetment. Ms. Frazier stated, that the rocks shall be placed on the marsh side of the trees only, and not all the way around the trees. Any disturbance of the vegetation shall be replaced with native vegetation. There shall be a post construction inspection.

MOTION: Ms. Frazier made a motion to approve the project, with the condition that the applicant ensures that the revetment is constructed from the marsh side only. Any disturbance of the vegetation shall be replaced with native vegetation. Applicant shall ensure that the rocks are placed on the marsh side of the trees. Applicant shall contact the Natural Resource Planner for a post-construction inspection. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Frazier, Klink, Ogden (for Cummings)).

6. FAMILY DOLLAR (CONCEPTUAL AMENDMENT)

Ms. Frazier stated, that when the Development Review Team initially reviewed the project, the plans did not show the pump station, and to her understanding the Corridor Review Board did not address the location of the pump station. Ms. Frazier stated, that she would like to recommend approval to the conceptual amendment, with the condition that the Development Review Team did not give approval for the pump station; the applicant would have to go back to the Corridor Review Board for that approval.

Mr. Criscitiello asked Ms. Frazier, "Do you have any suggestions regarding the location of the pump station?"

Ms. Frazier stated, that she believes that the applicant should be discuss the location with the Corridor Review Board; if the Corridor Review Board feels that the pump station should be located to the rear of the building within buffer, the applicant may have to go through the special use process.

Mr. Michael Brock with Ward Edwards explained to the board, that the location of the pump station was not on the conceptual plans for the Development Review Team nor the Corridor Review Board, but he put the location of the pump station on the Final Corridor Review Board plans. Mr. Brock stated, that the board discussed the location of the pump station, and the board wanted that area screened, shift parking spaces, and maintain an existing oak tree. Mr. Brock stated, that he spoke to Ms. Timmer on the phone and she was talking about other possible areas to put the pump station; but since the site is very tight, and everything has to stay out of the buffers, the proposed location is the only place it could possible go.

Mr. Criscitiello asked Mr. Brock, "Are you a member of the Corridor Review Board?"

Mr. Brock answered, "Yes".

Mr. Criscitiello asked Mr. Brock, "Did you recuse yourself at the Corridor Review Board Family Dollar review?"

Mr. Brock answered, "Yes, but I was still at the meeting".

Ms. Timmer stated, that she doesn't remember the Corridor Review Board discussing the pump station, and the pump station was not shown on any of the construction plans; it was shown on the landscape plan at the last minute, which is not showing any screening on the front of the panel. Ms. Timmer stated, that she believes that the project should go before the Corridor Review Board so the pump station could be addressed.

Ms. Frazier stated, that she would like to have clarification from the Corridor Review Board chairman that the location of the pump station was discussed and approved. Ms. Frazier stated, that she would like to reiterate that the original conceptual plan that the Development Review Team reviewed did not show the proposed pump station, and she would like the pump station to be removed off of the construction plans.

Ms. Austin stated, that the paving has to be removed off of the adjacent property, unless the property owner grants permission to the applicant.

Ms. Timmer stated, that since the applicant made changes to the landscaping, the Corridor Review Board would need to review those changes to the landscape plan; it may not need full CRB review, but it needs to be reviewed by herself and a member of the Corridor Review Board.

Mr. Tom Michaels, architect for the project explained to the board, that for the record, the pump station was addressed and approved by the Corridor Review Board.

MOTION: Ms. Frazier made a motion to approve the project, subject to the applicant removing the proposed pump station from the site plan, or until CRB reviews and approves the location of the pump station. Applicant shall remove the proposed paving of the 25-foot easement that is located beyond the property line. This approval does not include the proposed pump station location, nor the proposed paving on the adjacent property. Mr. Klink seconded the motion. The motion passed (FOR: Frazier, Klink, Ogden (for Cummings); AGAINST: Austin).

7. BEAUFORT CTY – CITIZEN'S CONVENIENCE CENTER (SPECIAL USE/CONCEPTUAL/REVISIT)

Ms. Frazier stated, that since the applicant is removing two (2) specimen trees, a landscape plan/mitigation plan must be submitted at final review.

Mr. Bobby Lee with Thomas & Hutton Engineering explained to the board, that he will have a landscape plan included with the final plan.

MOTION: Ms. Frazier made a motion to approve the project, with a condition that at final submission, the applicant shall submit a landscape plan and/or show existing trees within the disturbed area designated as mitigation trees. DRT determined that this project can move forward to the Zoning Board of Appeals for review. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Frazier, Klink, Ogden (for Cummings)).

MOSS CREEK POOL EXPANSION (CONTINUED)

Mr. Jim Sills with the Bluffton Fire Department stated to the board, that there was a problem with the fire flow in the general areas, that could not meet the required fire flow of the ordinance as it was amended within the past year; as a result, they had some discussion with the developer and architect of the project, and would like for them to address the fire flow.

DRT MADE A DECISION TO ADD THE FIRE FLOW CONDITION TO THE ORIGINAL MOTION.

The meeting adjourned at approximately 11:28 a.m.