

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, December 30, 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

MEMBERS ABSENT

Mr. Robert Klink, County Engineer

STAFF PRESENT

Mr. Tony Criscitiello, Planning Director
Mrs. Lisa Glover, Zoning Analyst III
Mr. Colin Kinton, Traffic Engineer

1. CALL TO ORDER: Mr. Criscitiello called the meeting to order at approximately 11:04 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. Cummings made a motion to adopt the minutes as submitted. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier).

3. ROSE HILL BLOCK W – CLUB GATE – PHASE 2 (FINAL)

Mr. Criscitiello stated, that the applicant requested a deferral until January 13, 2010.

DRT UNANIMOUSLY GRANTED THE APPLICANT'S REQUEST FOR A DEFERRAL.

4. BROAD RIVER ELEMENTARY SCHOOL ADDITION (CONCEPTUAL)

Ms. Frazier stated, that she would like to recommend conceptual approval, subject to the applicant addressing all of the comments on the recommendation letter, dated December 23, 2009, at final submittal.

Mr. Robert Oetting with W.K. Dickens explained to the board, that he should have the OCRM permits by January 2010. Mr. Oetting asked, "Since there's no additional students being added for this addition to the building, do we still have to provide the capacity letters?"

Ms. Austin stated, that the entities will provide a form letter, which states, that they have committed to the capacity. Ms. Austin stated, that the applicant shall also ensure that a professional engineer signs the construction plans.

MOTION: Ms. Frazier made a motion to conceptually approve the project, subject to the applicant addressing all of the comments on the recommendation letter, dated December 23, 2009 at final submittal. The applicant shall also submit capacity letters. The applicant

shall ensure that a professional engineer signs the construction plans. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier).

5. DOWNTOWN BLUFFTON STORAGE RV/BOAT EXPANSION (PRE-APPLICATION)

Mr. Francisco Campa, one of the owners for Downtown Bluffton Self Storage, Inc., explained to the board that they want to expand the parking lot for their business.

Ms. Austin stated to the applicant, that she pulled some plats of the area; SCE&G has an easement between the applicant's property and the next-door neighbors property. Where the parking spaces are proposed to be placed, is on someone else's property. Ms. Austin stated, that the Development Review Team cannot give permission for the applicant to put parking on someone else's property.

Mr. Campa stated, that even though the property is owned by someone else, there's no access to that property.

Ms. Frazier stated, that the applicant would need a letter from the property owner and SCE&G, granting permission to utilize the property.

Ms. Austin stated, that there is also a recorded BJWSA sewer easement that runs along that property, so the applicant also needs a letter from BJWSA granting permission to utilize the property. Ms. Austin stated, that there may also be some discrepancies with the plats.

Ms. Frazier stated, that she would like to recommend that the surveyor contact the Zoning Administrator to discuss the plats.

Mr. Criscitiello stated, that there appears to be some major issues with this project, so until those issues are addressed, the Development Review Team would not be able to give the applicant any kind of indication that the project would be reviewed favorably.

DRT SUGGESTED THAT THE APPLICANT HAVE HIS SURVEYOR SCHEDULE A MEETING WITH THE ZONING ADMINISTRATOR TO DISCUSS ISSUES PERTAINING TO OWNERSHIP OF THE PROPERTY, AND OTHER EASEMENTS THAT MAY BE LOCATED ON THE PROPERTY. PRESENTLY, THE DRT IS UNABLE TO ACT ON THIS REQUEST FOR A PRE-APPLICATION MEETING. ONCE THE DISCREPANCIES ARE CLARIFIED, THE PROJECT WILL BE RESCHEDULED.

6. ST. GREGORY THE GREAT SCHOOL EXPANSION (PRE-APPLICATION)

Mr. Criscitiello explained to the applicant, that the Corridor Review Board has jurisdiction over this project, so after the Development Review Team grants Conceptual Approval, the normal process would be approval from the Corridor Review Board, in terms of the building. Mr. Criscitiello stated, that in regards to the school building, the Development Review Team would like to see a full site plan, so it can be matched up with the master plan. There's a concern regarding the wetlands, the wetlands on the site plan does not match the wetlands on the master plan.

Mr. Michael Brock with Wards Edwards asked Mr. Criscitiello, "Are you talking about the existing school building or the proposed school building?"

Mr. Criscitiello answered, "The proposed school building".

Ms. Austin stated, that the applicant can submit the permit to fill the wetlands from the Army Corp of Engineers, because according to the master plan, it was an existing wetland where the proposed building is going to be located.

Ms. Frazier stated, that the applicant did not indicate the additional number of students that could be accommodated by the expansion.

Mr. Brock stated, that the expansion is just to add two classrooms; it's for the pre-k and kindergarten classes; they originally went up to six grade, but were approved up to 8th grade. Mr. Brock stated, that the two classrooms are going to complete that initial plan.

Mr. Kinton stated, that he would like to know the existing student population, and the proposed student population once the addition is completed.

Ms. Frazier stated, that the applicant shall also submit the capacity figures under the new zoning district, and show on the site plan the location of the natural protected resources. Ms. Frazier stated, that the applicant shall indicate the total square footage of the building at conceptual review.

Ms. Austin stated, that the applicant shall also ensure that the parking layout is correct.

Mr. Jim Sills with the Bluffton Fire District explained to the applicant, that the fire code requires fire department access to all parts of the building within 150 feet if it's not sprinkled; if it is sprinkled, the fire department will allow 250 feet. Mr. Sills stated, that he would need a full set of plans to make that determination.

Mr. Brock stated, that the building would be sprinkled.

DRT DETERMINED THAT THE PROJECT WOULD REQUIRE REVIEW AND APPROVAL FROM THE CORRIDOR REVIEW BOARD (CRB). APPLICANT SHALL DISCUSS ANY TRAFFIC ISSUES WITH COLIN KINTON. APPLICANT SHALL INDICATE ON THE SITE PLAN WHERE THE NATURAL PROTECTED RESOURCES ARE LOCATED. APPLICANT SHALL SUBMIT THE NATURAL RESOURCE CALCULATIONS, BASED ON THE SUBURBAN ZONING DISTRICT. APPLICANT SHALL ENSURE THAT THE PARKING LAYOUT IS CORRECT. APPLICANT SHALL SUBMIT ALL REQUIREMENTS FOR CONCEPTUAL REVIEW, TO INCLUDE A COPY OF THE ARMY CORP OF ENGINEERS WETLAND DELINEATION APPROVAL/WETLAND FILL PERMIT. APPLICANT SHALL SUBMIT A SITE PLAN SHOWING THE ENTIRE SITE INCLUDING ALL BUILDINGS, ETC. APPLICANT SHALL SUBMIT A FULL SET OF PLANS TO THE BLUFFTON FIRE DEPARTMENT FOR REVIEW.

The meeting adjourned at approximately 11:25 a.m.