

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, January 27, 2010, 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

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: Mr. Criscitiello stated, that the minutes will be reviewed at the next scheduled meeting.

3. BEAUFORT COUNTY – SOCIAL SECURITY OFFICE (REVISIT/FINAL)

Ms. Frazier stated, that she recommends approval of the project.

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

4. TANGER OUTLET – LONGHORN/OLIVE GARDEN RESTAURANT (PRE-APPLICATION)

Mr. Brett Mashchak with Darden Restaurants explained to the board, that they are looking at two locations at Tanger Outlet for Longhorn Restaurant and Olive Garden Restaurant.

Mr. Criscitiello asked Ms. Timmer, to join the Development Review Team in a discussion regarding the proposed restaurants.

Mr. Todd Taylor with Darden Restaurants explained to Ms. Timmer, that he has questions about the exterior materials for the building; they usually use the stone/stucco material for their restaurants, or some similar material. Mr. Taylor stated, that he would like to get information about the signage requirement also.

Ms. Timmer explained, that stone material is not a Lowcountry type material, and in the past it has been disapproved by the Corridor Review Board. Ms. Timmer stated, that the applicant has an option to present the stone material to the board, and allow them to make a determination, as to whether or not they're going to approve or disapprove the stone material, or incorporate the prototype with the Lowcountry material.

Mr. Taylor asked Ms. Timmer, "How often does the Corridor Review Board meet?"

Ms. Timmer answered, "Twice a month". Ms. Timmer stated, that there is also a three-week submittal process. Ms. Timmer also stated, that all of the landscaping should be consistent with the landscaping within the Tanger Outlet complex.

Mr. Taylor asked Ms. Timmer, "What do we need to submit in order to get on the agenda for the Corridor Review Board?"

Ms. Timmer answered, "Basically, you must submit a minimum of two (2) elevation plans, and a site plan for review".

Mr. Criscitiello asked, "In regard to your commercial square footage, is it within the 189,500 square feet for the entire center, or is it over and above that?"

Ms. Welch with Darden Restaurants stated, that she believes it's inside the 189,500 square feet.

Ms. Austin asked, "Will you be buying or leasing the lots?"

Ms. Welch stated, that they are leasing the lots; they will be responsible for constructing the building, the landscaping around the building, and the walkways.

Ms. Austin stated, that the applicant will not be able to have their own freestanding sign because of the out parcel, but they can have a sign on the building; if they want a freestanding sign, it would have to be on the Tanger monument sign. Ms. Austin stated, that the applicant will be allowed a total of 80 square feet on the building.

Mr. Taylor asked, "What is the typical time frame for permitting?"

Mr. Timmer answered, "A perfect case scenario would probably be 130 working days".

DRT DETERMINED THAT THE APPLICANT SHALL ADHERE TO ALL REQUIREMENTS OF THE PUD/DEVELOPMENT AGREEMENT DOCUMENTS FOR TANGER OUTLET. THE BUILDING MATERIALS SHALL MEET THE CORRIDOR REVIEW BOARD STANDARDS; APPLICANT SHALL PRESENT ALL PROPOSED MATERIALS TO THE CORRIDOR REVIEW BOARD FOR APPROVAL. APPLICANT WAS ADVISED TO GET AS CLOSE TO THE LOWCOUNTRY MATERIAL MATRIX AS POSSIBLE. ALL LANDSCAPING SHALL BE CONSISTENT WITH THE LANDSCAPING WITHIN THE TANGER OUTLET COMPLEX. APPLICANT IS NOT ALLOWED AN INDIVIDUAL FREESTANDING SIGN, BUT IS ALLOW TO ERECT A SIGN ON THE MULTI-TENANT TANGER MONUMENT SIGN. APPLICANT IS ALSO ALLOWED UP TO 80 SQUARE FEET OF WALL SIGNAGE.

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