

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, February 10, 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
Mr. Robert Klink, County Engineer

MEMBERS ABSENT

None

STAFF PRESENT

Mr. Tony Criscitiello, Planning Director
Ms. Jian Fei, Assistant County Engineer
Mrs. Lisa Glover, Zoning Analyst III

1. CALL TO ORDER: Ms. Austin 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 approve the January 13, 2010 minutes as submitted. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

MOTION: Mr. Cummings made a motion to approve the January 27, 2010 minutes as submitted. Ms. Frazier seconded the motion. The motion passed (FOR: Austin, Cummings, Frazier; ABSTAINED: Klink).

MOTION: Mr. Cummings made a motion to approve the February 3, 2010 minutes as submitted. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

3. SEVENTH DAY ADVENTIST CHURCH (FINAL)

Mr. Klink stated, that the detention basin cannot be in the buffer area according to the zoning ordinance.

Ms. Austin stated, that the applicant is requesting a 15-foot access easement along Sammie Lane, and the buffer cannot start at the buffer line, it has to start at the easement line. Ms. Austin stated, that the applicant shall shift everything over 15 feet. Ms. Austin stated, that the applicant shall provide a letter from the property owner agreeing to use Sammie Lane.

Mr. Ryan Lyle with Andrews & Burgess stated, that he is requesting permission to put a portion of the pond into the buffer to meet the intent of the BMP manual.

Ms. Frazier stated, that the board can put the buffer requirement in writing, in order to give the applicant an option to appeal that portion of the ordinance. Ms. Frazier also stated, that the zoning ordinance was amended several years ago to make it very clear, that whatever was not listed as being permitted in the buffer was not permitted.

Mr. Lyle stated, that the church would like to reduce the amount of parking spaces.

Ms. Austin stated, that the applicant must prove that they don't need the required parking spaces.

Mr. Steve Andrews with Andrews & Burgess stated, that during the course of this project, the environmental standards has changed, and there's a new level of drainage requirements. Mr. Andrews asked the Development Review Team to work with them in regards to the buffer issue.

Ms. Austin stated, that the Development Review Team cannot ignore the zoning ordinance; the applicant would have to go before the Zoning Board of Appeals for a variance.

Ms. Frazier stated, that she believes this project needs to be deferred until the applicant receives a variance from the Zoning Board of Appeals.

Ms. Austin stated, that the applicant also needs a variance to put the easement in the buffer.

MOTION: Ms. Frazier made a motion to defer the project, until the applicant receives a variance from the Zoning Board of Appeals to place the access easement and detention pond in the front and side yard buffers. Applicant shall submit a letter from the property owner, agreeing to use the Sammie Lane easement. If needed, the applicant shall submit a parking needs analysis study for any reduction in parking. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

4. BROAD RIVER ELEMENTARY SCHOOL ADDITION (FINAL)

Ms. Austin stated, that she recommends approval of this project as submitted.

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

5. GRAVES PUD – ISLAND WEST – PHASE 3B (AMENDMENT)

Mr. Criscitiello stated, that this project relates to a previously approved phase in Island West, where a lagoon was in the open space, and a pathway was around the perimeter of the pond. Mr. Criscitiello stated, that the applicant is requesting to remove the pathway from along the pathway, adjacent to the lagoon.

Mr. Jim Cuff, president of the Property Owners Association stated to the board, that their major concern is the maintenance of the lagoon, the operation, and the liability and safety of the kids playing around the lagoon; there's also alligators and habitat around the lagoon.

Ms. Austin stated, that the Development Review Team decided to get rid of the path, and keep the platted open space. Ms. Austin also stated, that the platted open space need to be deeded to the Property Owners Association per the zoning ordinance.

MOTION: Mr. Cummings made a motion to approve the amendment to remove the nature trail path along the lagoon for safety reasons. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

The meeting adjourned at approximately 11:33 a.m.