

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, March 3, 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:** 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:**

**MOTION:** Mr. Klink made a motion to approve the February 10, 2010 minutes as submitted. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

#### **3. SEVENTH DAY ADVENTIST (REVISIT/FINAL)**

Mr. Klink stated, that he recommends approval of this project as submitted.

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

#### **4. BROCK AUTOMOTIVE (SPECIAL USE/PRE-APPLICATION)**

Mr. Criscitiello stated, that the Zoning Board of Appeals granted a variance for this project to be located on a collector/arterial road.

Ms. Austin stated, that under the Area Impact Statement, a Land Use Compatibility study shall be included. Ms. Austin also stated, that Mr. Kinton shall determine if a Traffic Impact Analysis is needed.

Ms. Frazier stated, that the site plan shall show the parking spaces for the customers and the employees, to include a tree survey, and the number of bays in the building.

Ms. Austin stated, that the parking requirement is one parking space per 1,000 square foot of building, and five parking spaces per bay.

Mr. Steve Andrews with Andrews & Burgess explained to the board, that the applicant requested to complete the fence around the property and add a sign.

Ms. Austin stated, that the sign shall be at least 10-feet from the property line.

Ms. Frazier stated, that the Development Review Team shall compare the proposed site plan to the existing site plan, which was originally approved under a special use permit for Bootle Air. Ms. Frazier stated, that the original special use approval will be amended to accommodate the auto repair shop.

Ms. Austin stated, that the applicant requested off-street parking, and the Development Review Team is unable to approve that request at this time; the request does not meet the 500-foot distance requirement.

Mr. Andrews stated, if the site doesn't meet the parking requirement, the applicant will discontinue that fundraiser.

Ms. Frazier stated, that she's fine if it's a special situation, but the site plan must determine if the business can accommodate parking for everyday operations.

Ms. Austin stated, that the fundraiser could be permitted as a special event, which would limit the event to three times a year.

Mr. Criscitiello stated, that he's concerned that the business might expand; and could the Development Review Team limit the business to auto repair only?

Ms. Austin stated, that the Development Review Team could limit the business to auto repair only, and place a condition on the special use approval that no other accessory uses like u-hauls, car rentals/towing, junkyard uses, etc., will be allowed on site.

Mr. Andrews asked the Development Review Team to furnish a list of limitations; and he will discuss it with the applicant.

Ms. Austin asked the Development Review Team, "Are we going to require the applicant to plant the buffer?"

Ms. Frazier stated, that the Development Review Team shall review the original special use approval.

Mr. Andrews stated, that the applicant is also asking for a chain link fence.

Ms. Austin stated, that the applicant could use the chain link fence to mitigate for the 50-foot buffer; the Development Review Team will look into that suggestion.

Mr. Andrews asked, "At what point do we need to take care of the business license issue?"

Ms. Austin answered, "Once the development permit is issued".

**DRT DECIDED THAT UNDER THE AREA IMPACT STATEMENT, A LAND USE COMPATIBILITY STUDY SHALL BE SUBMITTED; THE TRAFFIC ENGINEER SHALL DETERMINE IF A TRAFFIC IMPACT ANALYSIS IS REQUIRED. THE SITE PLAN SHALL SHOW THE PARKING REQUIREMENT OF ONE PARKING SPACE PER 1,000 SQUARE FOOT OF BUILDING, AND FIVE PARKING SPACES PER BAY. THE SITE PLAN SHALL ALSO INCLUDE A TREE SURVEY, AND THE PROPOSED BAYS IN THE BUILDING. DRT MIGHT PUT A CONDITION ON THE SPECIAL USE PERMIT TO STATE, THAT THE APPROVAL BE LIMITED TO AUTO REPAIRS ONLY; NO OTHER ACCESSORY USES SHALL BE PERMITTED, TO INCLUDE U-HAULS, CAR RENTALS, TOWING, JUNKYARD USES, ETC., THE APPLICANT SHALL BE FURNISHED WITH A LIST OF THE LIMITATIONS. DRT WILL DETERMINE IF THE APPLICANT IS REQUIRED TO PLANT A BUFFER.**

*The meeting adjourned at approximately 11:23 a.m.*