

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, May 12, 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
Mr. Robert Klink, County Engineer

MEMBER ABSENT

Ms. Delores Frazier, Assistant Planning Director

STAFF PRESENT

Mr. Tony Criscitiello, Planning Director
Ms. Jian Fei, Assistant County Engineer
Mrs. Katherine Smith, Zoning Analyst II

1. CALL TO ORDER: Mr. Criscitiello called the meeting to order at approximately 11:05 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. Mr. Criscitiello explained, that he will be voting in the absent of Ms. Frazier.

2. REVIEW OF MINUTES:

MOTION: Ms. Austin made a motion to defer the May 5, 2010 minutes. Mr. Klink seconded the motion. The motion passed (FOR: Austin, Criscitiello, Cummings, Klink).

3. BEAUFORT COUNTY LIBRARY/BEAUFORT JASPER COMP HEALTH (MASTER PLAN)

Mr. Criscitiello stated, that he would like to recommend approval for the Master Plan. The Master Plan shall reflect the site layout for the Comp. Health building. The applicants, for both sites shall submit conceptual plans to the Development Review Team for approval.

Mr. Chris Caudle stated, that he does not feel that the Master Plan should be approve without the Comp. Health building not be shown on the plans.

Mr. Roland Gardner stated, that he understand the circumstances and the deadline of getting the Master Plan approved, so that the projects can proceed and agreed to having the plans approved as submitted.

MOTION: The motion passed (FOR: Austin, Criscitiello, Cummings, Klink).

4. ST. GREGORY THE GREAT SCHOOL EXPANSION (FINAL)

Ms. Austin stated, that she would like to recommend final approval for the project, as submitted.

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

5. OLDFIELD VILLAGE ISOLATED WETLANDS FILL (FINAL)

Mr. Klink stated, that he would like to recommend final approval, with condition that the Zoning Administrator, research existing documents showing that all wetland fill was included in the original approval.

MOTION: Mr. Klink made a motion to approve the project as submitted, with the conditions that the Zoning Administrator research existing documents showing that all wetland fill were included in the original approval. Mr. Cummings seconded the motion. The motion passed (FOR: Criscitiello, Cummings, Klink; Against: Austin).

6. OLDFIELD PUD- COMMERCIAL FRONTAGE ROAD S/D (CONCEPTUAL)

Mr. Klink stated, that he would like to recommend conceptual approval of the project as submitted.

MOTION: Mr. Klink made a motion to approve the conceptual approval of the project as submitted. Ms. Austin seconded the motion. The motion passed (FOR: Austin, Criscitiello, Cummings, Klink).

7. HOLE IN THE WALL (FINAL PERMIT EXTENSION)

Mr. Cummings stated, that he would recommend approval, of the one (1) year permit extension.

MOTION: Mr. Cummings made a motion to approve the permit extension for one year. Mr. Klink seconded the motion. The motion passed (FOR: Austin, Criscitiello, Cummings, Klink).

8. WINGMEN MOTORCYCLE CLUB (PRE-APPLICATION)

Mr. Criscitiello stated, that the Zoning Boards of Appeal granted denial of the interpretation of the staff regarding the Wingmen Motorcycle Club and allowed the use to be office use.

Mr. Criscitiello stated, that a Special Use Permit is needed to bring the site into conforming.

Ms. Austin stated, that the applicant is requesting to use a building that has been closed for the past 20 year to operate a motorcycle club/office. The office use was granted through the request by the ZBOA on April 22, 2010. The property is located at 3116 Trask Parkway. This special use permit will try to mitigate any nonconforming site conditions.

The property is located within the Light Industrial zoning district and lies with the MCAS Airport Overlay – Noise Zone 3 (DNL 75 and above)

Setback (office uses) – 40-feet – street, 20-feet – sides, 20-feet rear.

Buffer (office uses) – 50-feet – street, 10-feet – west, 10-feet – east, 10-feet rear.

Applicant should note: If there are no existing buffer, the buffer width shall be 15-feet.

Site shall have 20% Landscape surface ratio. (All buildings, outside storage and proposed parking shall be shown on the site plan, and shall be considered non-landscape areas in the LSR calculation for the site.

Applicant shall provide the Natural Resource Calculations.

Applicant shall meet with the Corridor review Board Coordinator, Judy Timmer to address all requirements of the Highway Corridor Overlay District.

Parking requirements (office use) = 3.5 spaces per 1,000 sq.ft., building area.

Applicant was told the DRT has waived all portions of the Community Impact Statement.

Applicant was also told to remove the illegal sign from the building. Signs will not be permitted until a Development Permit has been issued.

The meeting adjourned at approximately 11:41 a.m.