

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, May 19, 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

MEMBER ABSENT

Mr. Robert Klink, County Engineer

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 11:03 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: Ms. Austin made a motion to approve the May 5, 2010 minutes, and the May 12, 2010 minutes as submitted. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier).

3. CROSSROAD SUBDIVISION (FINAL)

Mr. Criscitiello stated, to defer the project, at the request of the applicant.

MOTION: Ms. Austin made a motion to defer the project at the request of the applicant. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier).

4. SUN CITY HH - NEW ACCESS (FINAL)

Ms. Frazier stated, that she would like to recommend final approval for the project, with the condition that the Fire Marshall, approves the access to the hydrant and gate entrance.

MOTION: Ms. Frazier made a motion to approve the project with the condition, that the Fire Marshall, approves the access to the hydrant and gate entrance. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier).

5. USCB ACCESS ROAD & PARKING FACILITY (FINAL)

Mr. Cummings stated, that he would like to recommend final approval with the condition, that Mr. Klink reviews the site plan, to ensure that the site maintains 50% of the pervious requirements.

MOTION: Mr. Cummings made a motion to approve the project with the conditions, that Mr. Klink reviews the site plan, to ensure that 50% of the pervious parking requirements

are maintained on the site. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier).

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

Mr. Chris Darnell with J K Tiller & Associates, presented the Beaufort County Library/Beaufort Jasper Comp. Health Master Plan Amendment, showing the buildings layout. Mr. Darnell explained, how the street will have access from Dr. Martin Luther King Drive with a new proposed round-a-bout, which would be used for both sites. Mr. Darnell also stated, that both sites would also have access off of Ernest Drive, which would consist of a 66' easement that includes pedestrian path. Mr. Darnell stated, that each site will have separate approvals for conceptual. Mr. Darnell stated, that the total acreage to support both facilities is approximately 20 acres, which is required to meet the density in the rural zoning district. The Beaufort Jasper Comp. Health site consist of 5 acres; and an additional 1.44-acre is needed in order to make up the site requirements. The additional acres will be obtained from the Beaufort County Library site. The Beaufort County Library site will consist of 15.66 acres, of which 14.21 acres will be leased to Penn Center and 1.45 acres will be purchased for the round-a-bout access. Mr. Darnell stated, that the stormwater drainage calculation would also be calculated for both sites.

Mr. John Gadson, representative for Penn Center, stated that they are in the process of speaking with the Penn Center Board for the additional acreage, which is needed to support both sites. Mr. Gadson stated, that they would like for the access to Penn Center Drive to be functional, not as a thoroughfare from Penn Center Drive.

Mr. Cummings stated, that he would like to recommend approval for the Master Plan as submitted.

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

7. ROSE HILL – TENNIS CENTER (CONCEPTUAL)

Ms. Frazier stated, that she would like to recommend conceptual approval, with the conditions that Santee Cooper grant a power line easement to Rose Hill POA, before the project is submitted for final approval.

MOTION: Ms. Frazier made a motion to approve the conceptual plans, with the condition that Santee Cooper grant a power line easement to Rose Hill POA, before the project is submitted for final approval. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier)

8. BEAUFORT JASPER COMP. HEALTH @ OKATIE-REBUILD–SPECIAL USE (PRE- APPLICATION)

Ms. Austin stated, that the applicant is requesting a special use permit to rebuild and add a new building to the site. The site is required to have 85% open space. The driveway to the south side of the building must be closed. The applicant shall also provide the Natural Resource Calculations. Ms. Austin stated, that the applicant shall meet with the Corridor review Board Coordinator, Judy Timmer, to address all requirements of the Highway Corridor Overlay District. The parking requirement for office use is 3.5 spaces per 1,000 sq.ft. per building area. The parking requirement for the Health Center use is 4.5 spaces per 1,000 sq.ft. building area. The applicant was told the DRT shall waive the Community Impact Statement, and no traffic study will be required. The site have existing sewer available on site.

The meeting adjourned at approximately 11:45 a.m.