

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, June 9, 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

#### **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 11:02 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 June 2, 2010 minutes as submitted. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

#### **3. CROSSROAD SUBDIVISION (REVISIT/FINAL)**

Ms. Frazier stated, that there are some concerns with the tree protection and the arborist report, the arborist report suggests that several trees on site will be impacted during development, and a tree protection barrier needs to be shown on the site plan. Ms. Frazier suggested that pervious paving or an aeration system be put in where the road is and the tree protection zone. Ms. Frazier stated, that in section 106-2669 of the Zoning & Development Standards Ordinance, inner connectivity; is required and should be shown on the site plan.

Ms. Austin stated, that in section 106-2664 of the Zoning & Development Standard Ordinance, states that lots on curvilinear roads will not meet the minimum lot width, therefore a construction envelop must be created and shown on the site plan. Ms. Austin stated, that there are 24 lots that need to show the building construction envelopes. Ms. Austin also stated that the phasing plan should be removed off of the site plans.

Ms. Austin stated, that she recommends deferral of this project, because there are a number of concerns that should be addressed by the applicant.

**MOTION: Ms. Austin made a motion to defer the project, until the applicant address the tree protection and the arborist report and show the building construction envelop for all lots on the site plan. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

#### **4. WIDGEON POINT PARK – MASTER PLAN/PHASE-1 (SPECIAL USE)**

Ms. Frazier stated, that she recommends the Widgeon Point Park Master Plan, for recommendation to the Zoning Board of Appeal for approval, subject to the Master Plan showing the required mirror time forest,

as needed to be delineated on the Master Plan approximation protected resource area. The applicant needs to change the site plan to reflect the 100 foot setback from the OCRM critical line, instead of 50 foot.

Ms. Austin stated, that the information for the Zoning Board of Appeal must be submitted by Friday, June 11, 2010, so that the packages can be mailed to the ZBOA Members in a timely manner.

Ms. Frazier made a motion to approve the project with the conditions, that the setback lines be changed from 50 ft. to 100 ft.

Ms. Austin stated, that the project name should read as Widgeon Point Park Master Plan and Widgeon Point Park Phase-1, because the project is being approved separately. Ms Austin stated, that there are five issues to be addressed before going to the Zoning Board of Appeal.

- (1) That the use is consistent, with the Comprehensive Plan, goals, purposes, objectives and policies including standard for building structural decencies, in section 106-522 criteria for application and approval.
- (2) The proposed use shall be compatible with the character of land in the immediate vicinity.
- (3) The proposed use design shall minimize adverse affects, including visual impact of the proposed use on adjacent land.
- (4) The proposed use shall minimize adverse impact on the environmental traffic and congestion infrastructure or governmental services, a traffic impact analysis maybe required as determined by staff.
- (5) A Community Impact Statement or portion of the report maybe required as determined by staff.

**MOTION: Ms. Frazier made a motion to approve the project subject to the applicant submitting site plans, showing the 100 foot setback from the OCRM critical line. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

## **5. JOHN PAUL II HIGH SCHOOL - SPECIAL USE (PRE-APPLICATION)**

Ms. Austin stated, that the applicant is requesting a special use permit, to use an existing building at the Camp St. Mary site for a High School. Ms. Austin stated, that the frontage road has to be on an arterial or collector road. The site must have water and sewer availability. There shall also be fire protection for the site, and the Fire Official must give final approval. Mr. Hill stated, that there are two buildings remaining out of the three that were identified in 1997, as above ground historic survey. Those historic buildings are the chapel and the large building, if any of those buildings are to be used they will have to be restored in compliance with the Secretary of Exterior Standards. There was some discussion that the school should not be allowed, with the grounds of removing the chapel from the site for the new school. Mr. Montgomery stated, that they had met with the Land Resource Committee, and was told that they needed to speak with Mr. Kubic, to gain access to the site, which was not executed yet. Mr. Kinton stated, that a Traffic Study completed by an engineer is required. Ms. Frazier stated, that if additional parking and drop-off area is needed, there maybe additional archeological needed to increase those areas. Ms. Guann stated, that when the County purchased the land for the Passive Park, that the school would remain for three years. The swimming pool would have to be closed and upgrading of the water system would be required. The fire protection was used by Jasper County.

*The meeting adjourned at approximately 11:44 a.m.*