

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, September 28, 2011, 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
Mrs. Amanda Flake, Natural Resource Planner
Mrs. Tamekia Judge, Zoning Analyst I
Mr. Colin Kinton, Traffic Engineer
Mr. Gary Kubic, County Administrator

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: Mr. Cummings made a motion, to approve the September 21, 2011 minutes as submitted. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, and Klink).

3. FRIPP ISL. 16TH GREEN LAGOON MODIFICATION – (FINAL)

Mr. Klink made a motion, to defer the project, per the applicant's request.

MOTION: Mr. Klink made a motion, to defer the project, per the applicant's request. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, and Klink).

4. ST. GREGORY THE GREAT – (DISCUSSION)

Mr. John Rembald, of Ward Edwards explained to the board, that St. Gregory the Great has requested a change for the campus, as it relates to the Master Plan. A very detailed cad based Master Plan was conducted to meet the landscape surface ratio of .46, if it leaves additional space that is not considered as space to be developed in the Master Plan. They ran the numbers and came up with an excess area that could be set aside for the diocese to develop at one point to something else, or for potential sales. What we want to do is, sell it because there are some people that are looking at potentially purchasing the land that is there, and we want to present an accurate picture of what is actually there for sale.

Mr. Kubic asked John Rembald, "Did they fix the error that was on the sign?"

Mr. Rembald replied, "Yes."

Mr. Rembald stated, that they came up with an excess of about 9 acres, which will be on the far east of the land. What they want to do is explain what the Master Plan looks like, so they can get feedback, they are not leaving anything behind because this is not a formal DRT meeting.

Mr. Criscitiello asked Mr. Rembald, "The zoning of the property is Suburban, you understand that right?"

Mr. Rembald replied, "Yes."

Mr. Criscitiello asked Mr. Rembald, "Do you understand the uses for the Suburban zoning, so any sales outside of rezoning, would be limited to the uses allowed in the Suburban zoning?"

Mr. Rembald replied, "Yes, the uses would comply with the Suburban zoning."

Mr. Rembald stated, that there was not an up to date Master plan file on St. Gregory, so they don't have to have a Master plan filed, because it was not a PUD.

Ms. Austin stated to Mr. Rembald, the Master plan was needed, to show the open space, the natural resource, and you all provided it, and that's what we were working on.

Ms. Austin asked Mr. Rembald, "Can the numbers for the natural resource be reviewed, to determine how they came up with the 9 acres remaining outside of the open space?"

Mr. Klink asked the DRT members, "They did a Master plan along with the zoning, so now they want to change the Master plan?"

Mr. Criscitiello replied, "Correct."

Mr. Rembald, I don't think the elements in the Master plan changed, I think what you see on this one will be the same.

Ms. Austin stated, that there is a Master plan in the files that came along with when the approval for the school expansion was done, so I guess they are changing the open space and what was required and how much was presented to us, so now they are telling us they have more, so that is why we have to see the natural resource calculations.

Mr. Paul Moore explained to the board, that by evaluating site, it went back to being considered a green field, as restarting the Master plan.

Mr. Rembald stated to the board, I think what you received back then, only considered the school expansion, and did not consider the entire site, it consisted of 63 acres site, so it didn't consider the entire site.

- 1) Ms. Austin stated, that the Master plan needs to show the new information for the changes.
- 2) The natural resource calculations shall be ran on the 48 acres.
- 3) The 14.75 previously dedicated open space must be included into the calculations.
- 4) The previously dedicated open space must be subtracted out of the 63 acres.
- 5) The wetlands need to be calculated to show how you are getting the 10.81 acres.
- 6) The wetland protection needs to be shown for the entire site.
- 7) The calculations for the previously dedicated open space need to be redone, eliminating the 14 acres.
- 8) If the project is to be considered a Green site, the wetland plans would need to be pulled.
- 9) The required Landscape Surface ratio area is 29.0 and the 14 acres of wetlands need to be shown.
- 10) If a subdivision is going to be done, the access would need to be shared.

- 11) The portion of property the state stated for them to protect, the County is calling it open space, which is 29 acres, but the County requires 36 acres of open space; the County will go with the 29 acres of open space.
- 12) If being looked at as a Green field site, DRT would calculate the wetlands that were filled when the church was built.
- 13) A Frontage road will need to be built, because they cannot have direct access from Hwy 278.
- 14) Need to decide if they are going to be able to subtract the 2.28 acres for the R-O-W, and if they will dedicate it, Klink said they did not have either, easement nor R-O-W.
- 15) If Frontage Road is ran in the calculations and built, it will need to be deeded to the County.
- 16) If the project is treated as a Green Field, they would need to go back to the beginning.
- 17) The DRT will work with the information they have, because of the wetlands being filled and the Landscape Surface Ratio number not being calculated with the correct acreage.

The meeting adjourned at approximately 11:04 a.m.