

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, January 11, 2012, in the Executive Conference Room, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

MEMBERS PRESENT

Mr. Charles Atkinson, Building Codes Director
Ms. Hillary Austin, Zoning Administrator
Ms. Delores Frazier, Assistant Planning Director
Mr. Robert Klink, County Engineer

STAFF PRESENT

Mr. Tony Criscitiello, Planning Director
Mrs. Tamekia Judge, Zoning Analyst I

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. Klink made a motion to approve the December 28, 2011 minutes, as submitted. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Atkinson, Austin, Frazier, and Klink).

3. BFT. JASPER COMP. HEALTH CTR. @ OKATIE REBUILD (RUTH P. FIELD) (FINAL)

Mr. Klink stated, that the project does not meet the Stormwater Ordinance requirements, and the applicant shall meet with the County Engineer.

Ms. Austin stated, that the plan shows an existing access into the site off of Hwy 170, the access shall be temporary and at the end of construction, it will be closed and re-vegetated; Table 106-1680(E) requires that the applicant add 3 canopy trees at 3 caliper inches, 4 pine trees 8 feet tall, 8 understory trees at 1.5 caliper inch and 54 shrubs at 5-gallon pots, which will be shown on the revised landscape plan.

Ms. Frazier stated, that after the construction the curb cut shall be closed and the gravel removed and the buffer re-vegetated.

Mr. Atkinson stated, that he would like to make a recommendation to approve the project with the following conditions.

MOTION: Mr. Atkinson made a motion to approve the project with the following conditions, the Applicant shall meet with the County Engineer to discuss the Stormwater issues, the applicant shall submit revised landscape plans adding 3 canopy trees at 3", 4 Pine trees at 8 feet tall, 8 understory trees at 1.5 caliper inch, and 54 – 5 gallon pot shrubs. The applicant shall close the curb cut after construction, and remove the gravel, and re-vegetate the 145' buffer prior to any permits being issued for final approval. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Atkinson, Austin, Frazier, and Klink).

4. SPRING ISLAND GOLF COURSE RENOVATION – (FINAL)

Ms. Frazier stated, that she would like to make a recommendation to approve the project, as submitted.

MOTION: Ms. Frazier made a motion to approve the project, as submitted. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Atkinson, Austin, Frazier, and Klink).

5. HORNSBY DEVELOPMENT – HWY 280/HWY 21 (PRE-APPLICATION/DISCUSSION)

Mr. Hornsby stated to the DRT members, that he is requesting to subdivide an existing 10 acre parcel that used to be the Dixie Mobile Home Park into two Lots; one Lot would consist of building a Parkers Convenience Store, and Lot two would consist of five different commercial uses. Mr. Hornsby stated, that the landscape and parking will be maintained by completing the subdivision. The purpose of discussion was in reference to the curb cut on Hwy 21.

Mr. Criscitiello stated, that the concern for the project is the transportation.

Mr. Hornsby stated, that they are proposing to take full access from Hwy 21, with a direct crossing.

Mr. Kinton stated, that the concern would be the access taken from Hwy 21, because a 400' distance is too close; the Zoning & Development standards Ordinance requires 1500' between access separations, the applicant shall complete a Traffic Impact Analysis.

Mr. Criscitiello stated to Mr. Hornsby, that the access cannot cross over the BJWSA Rail Trail property.

Ms. Austin stated to Mr. Hornsby, that there shall be a 50' buffer along each major highway frontage for the property.

Ms. Frazier stated to Mr. Hornsby, that the property must be at least 1500' from the next full turning access point.

The meeting adjourned at approximately 11:31 a.m.