

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, January 18, 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
Mr. Brian Hermann, Community Planner
Mrs. Tamekia Judge, Zoning Analyst I
Mr. Colin Kinton, Traffic Engineer

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

3. LOT 3, PALMETTO BUSINESS PARK – (FINAL)

Mr. Klink stated, that he would like to make a recommendation to approve the project, as submitted.

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

4. NEW SEABROOK VILLAGE MASTERPLAN – (APPROVAL)

Ms. Frazier stated, that the open space does not meet the 33% open space requirement for a Masterplan approval; the River Buffer on the lots cannot be counted as open space. Ms. Frazier stated, that she also spoke with the applicant about providing a street hierarchy; something that show the streets on a thoroughfare standard. Ms. Frazier stated, that she has not received a revised plan.

Mr. Kinton stated, that the applicant did not contact him regarding the street access onto Hwy 21. The plans showed a Right in – Right Out access, which is acceptable; and it also showed a 30' R-O-W, which is not sufficient for a main access.

Ms. Frazier stated, that any phase of the Masterplan that comes in to be approved, must meet the Conceptual and Final approval standards from the Development Review Team.

Mr. Ramsey stated, that the open space calculations can be clarified with Staff; the intent of the River Buffer being an open space should qualify, because the Planned Community option considers the space to be community space and walking trails.

Ms. Austin stated, that the open space cannot be in the marsh.

Mr. Ramsey, stated that the open space in consideration is the buffer inside the lots, not the marsh itself.

Ms. Frazier asked Mr. Ramsey about the thoroughfare standards for the lots.

Mr. Ramsey stated, that he would like to meet with Colin to discuss the thoroughfare standards, especially around the commercial areas, that the applicant wishes to present different ideas for.

Ms. Frazier asked Mr. Ramsey, "Did you break down the lot types?"

Mr. Ramsey stated, that there are more than 15% on each of the three different types of lots.

Ms. Frazier stated, that the DRT will need the breakdown of the lots.

Mr. Criscitiello asked Mr. Ramsey, "What are you using as your reference point for the lot dimensions in the ordinance?"

Mr. Ramsey stated, that there was no base requirement, with the exception of the lots that were on the eastern portion; those lots meet the ordinance, so there's no 75' transitional buffer.

Ms. Austin stated, that the applicant shall meet the requirements of Table 106-2406, for the lots on the Eastern side.

Ms. Frazier stated, that the 35' above BFE on the plans, shall read 35' above finished grade.

Ms. Austin stated, that the Fire Marshall approval is required for Final approval, and the Natural Resources shall be delineated.

Ms. Frazier stated, that the applicant shall show a "D" on the plans to identify the forested area being delineated on the plans.

Mr. Hermann stated, that the applicant shall address standards, which indicate the thoroughfares, when the lots abut two thoroughfares.

Ms. Austin stated, that the thoroughfares shall be addressed at Conceptual. Ms. Austin asked Mr. Ramsey, "Where is the Storm water going to be located?"

Mr. Ramsey replied, "It is not concrete; the Storm water will be in multiple locations."

Mr. Criscitiello asked Mr. Ramsey, "Will the small lots have a 10' minimum side setback?"

Ms. Austin replied, that the Zoning & Development Standards Ordinance states, that the side setback shall be 12' minimum for the side property line.

Ms. Frazier stated, that she would like to make a recommendation to defer the project, and meet with the applicant to discuss the location of the 33% Open Space calculation.

MOTION: Ms. Frazier made a motion to defer the project, until the applicant meets with the DRT members, to discuss the 33% Open Space calculation. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Atkinson, Austin, Frazier, and Klink).

The meeting adjourned at approximately 11:25 a.m.