

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, February 8, 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
Mr. Colin Kinton, Traffic Engineer

1. CALL TO ORDER: Mr. Criscitiello called the meeting to order at approximately 11:01 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 February 1, 2012 minutes, as submitted. Mr. Atkinson seconded the motion. The motion passed unanimously (FOR: Atkinson, Austin, Frazier, and Klink).

3. TARGET CTR. HWY 278 ACCESS/DICK'S SPORTING GOOD'S BLDG. EXPANSION – (FINAL)

Ms. Austin stated, that the Development Review Team will look at this project as three separate projects. The first project will be Dick's Sporting Good's building expansion, the second project will be the new light and curb cut on Hwy 278, and the last project will be the parking, which was once called the Hwy 46 commercial.

Mr. Klink stated, that he would like to make a recommendation to approve Dick's Sporting Good's building expansion project, as submitted.

Mr. Ryan Lyle, representative of Andrews & Burgess Engineering & Surveying stated to the board, that they appreciate the willingness to grant the approval for the expansion of the Dick's Sporting Good; the way the project was submitted, was to get approval for all three sections at the same time. Mr. Lyle stated, that they understand that the SCDOT/OCRM permit for the intersection is still required, and the 7 parking stalls at the Gisuppie pizza will not be approved without securing an easement and cross access from the adjoining property owner. Mr. Lyle stated, that the county's concerns for the target intersection for the right of way will be discussed, in regards to the proposed deceleration lane along Hwy 278 that comes into the center, because it did not address the buffer width, which will also be addressed.

Ms. Frazier made a motion to separate the Dick's Sporting Good's building expansion approval from the other two portions of the submittal. Ms. Frazier also made a motion to defer the other two portions of the project until additional information is received from the applicant.

MOTION: Mr. Klink made a recommendation to approve the expansion of the Dick's Sporting Good's building project, as submitted. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Atkinson, Austin, Frazier, and Klink).

MOTION: Ms. Frazier made a recommendation to defer the remaining two portions of the Target Ctr. project, until the applicant submits additional information. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Atkinson, Austin, Frazier, and Klink).

4. NEW SEABROOK – (MASTERPLAN)

Ms. Frazier stated, that the applicant revised the plans to correct the amount of open space shown on the lots; some issues were identified with some of the lots not meeting the width x length for the 50% useable area. Ms. Frazier made a motion to approve the project as a Conceptual Masterplan approval, with a condition that the area between the OCRM Critical line and the Mean High water line is shown as open space along the lots on the west side. Ms. Frazier asked Mr. Gavigan, if they have met with Colin Kinton.

Mr. Gavigan stated, that they will be meeting with Colin Kinton, Traffic Engineer to resolve any traffic concerns for the entry ways and access.

Ms. Frazier stated, that with the Conceptual Masterplan approval, the street hierarchy and the cross sections will not be approved. Ms. Frazier stated, that the height is still shown as 35' feet above base flood elevation for the structures, and to meet the Zoning & Development Standards Ordinance requirements, it shall be shown as, 35' above finished grade; the condition will be to revise the plans to show the 35' above finished grade.

MOTION: Ms. Frazier made a motion to Conceptually approve the Masterplan with conditions, that the applicant revise the plans to show the 35' above finished grade, and that the area between the OCRM Critical line and the Mean High water line be shown as open space along lots on the west side. The cross section and the street hierarchy will not be approved as a part of the Conceptual Masterplan approval. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Atkinson, Austin, Frazier, and Klink).

5. SPRING ISLAND CELL TOWER – (SPECIAL USE) (PRE-APPLICATION)

Mr. James Gillies, of Gillies Development Corporation stated to the Development Review Team members, that he is requesting to erect two communication towers on Spring Island. Mr. Gillies stated, that AT&T and Verizon are willing to co-locate on the towers.

Ms. Frazier asked Mr. Gillies, "Can you tell us the need for two towers on Spring Island?"

Mr. Gillies stated, that because of the length of the island, and the number of pine trees, which degrades 900 meg signals, you can't get good coverage. The residents of Spring Island and Callawassie both have poor coverage.

Ms. Frazier asked Mr. Gillies, "How tall will the towers be?"

Mr. Gillies replied, "145 feet."

Ms. Austin asked Mr. Gillies, "Are the towers within two miles of each other?"

Mr. Gillies replied, "No."

Mr. Criscitiello asked Mr. Gillies, "Are the towers guyed wired?"

Mr. Gillies replied, "No, they are going to be monopoles."

Ms. Austin asked Mr. Gillies, "Is the tower designed to hold four co-locations?"

Mr. Gillies replied, "Each tower will be designed for four carriers."

Ms. Austin asked Mr. Gillies, "Did Callawassie ever build the tower they received approval for?"

Mr. Gillies replied, "No, they never built the tower."

The Development Review Team determined, that since the site requires a Special Use Permit, the following requirements shall be met prior to approval:

- 1) A co-location study shall be submitted to the Emergency Management department prior to Conceptual submittal, to determine if the communication towers are needed.
- 2) A Community Impact Assessment is required.
- 3) A Visual Impact Assessment Study is required.
- 4) A letter from the POA granting approval of the communication towers is required.

The members of the Development Review team stated, that the applicant shall apply to the Development Review Team for Conceptual approval in order, to receive a recommendation to go before the Zoning Board of Appeals; the applicant shall submit to the Development Review Team for final review, after approval has been granted from the Zoning Board of Appeals.

5. O'REILLY AUTO PARTS – (SPECIAL USE) (PRE – APPLICATION)

Mr. Wyndell Miller, Site Acquisition coordinator for O'Reilly Auto Parts stated, that they are proposing to put an auto parts business in the existing building, but they are proposing to demolish a portion of the building to rebuild. Mr. Miller stated, that additional buffers were added in the front of the property, and between the sidewalk and the building.

Ms. Austin asked Mr. Miller, "What happened to the parking?"

Mr. Miller stated, that, they would like to keep as many parking spaces on the west side of the property, as possible. Mr. Miller stated, that they would like to use more pervious pavers throughout the lot, in order for the parking to remain.

Ms. Austin stated, that the Stormwater drainage would be required, when more parking is added.

Mr. Criscitiello asked Mr. Miller, "What exactly are you demolishing on the property?"

Mr. Miller replied, "The long metal buildings."

Ms. Frazier asked Mr. Miller, "Will the connection for parking be provided by the developments on either side of you?"

Mr. Miller replied, "There will not be a problem connecting the parking to the property on the East; the only problem with the property on the West, is the building is the middle of the property."

Ms. Austin stated, that the setbacks for the property shall be 20' on the side and rear; but because the building is existing, the 10' rear setback can remain.

The Development Review Team determined, that since the site requires a Special Use Permit, the following requirements shall be met prior to approval:

- 1) The applicant shall have 31 parking spaces, and with a 20% modulation, the parking will be increased to 36 parking spaces; the extra 6 parking spaces shall be pervious. With the new Stormwater guidelines, 50% of the parking is required to be pervious.
- 2) The applicant shall submit to the Corridor Review Board for approval.
- 3) The applicant shall review the County Stormwater guidelines, and meet with an Engineer to discuss the new Stormwater drainage.
- 4) The trash receptacle shall be moved forward, out of the 10 foot setback buffer.

5) The applicant is not required to submit the Natural Resource calculations, because the site is non- conforming.

6) The applicant shall do a 15 foot vegetated buffer, as part of the Corridor Review Board approval.

The members of the Development Review Team stated, that the applicant shall apply to the Development Review Team for Conceptual approval, in order to receive a recommendation to go before the Zoning Board of Appeals; the applicant shall submit for Final review to the Development Review Team, after receiving approval from the Zoning Board of Appeals.

The meeting adjourned at approximately 11:37 a.m.