

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, April 4, 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

MEMBERS ABSENT

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 11:00 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. Atkinson made a motion to approve the March 21, 2012 minutes, as submitted. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Atkinson, Austin, and Frazier).

3. CHECHESSEE BEACH – BOOTLE (REVISIT) (BULKHEAD)

Ms. Frazier stated, that she would like to make a recommendation to approve the project with a condition, that no trees will be removed.

MOTION: Ms. Frazier made a motion to approve the project with a condition, that no trees will be removed. Mr. Atkinson seconded the motion. The motion passed unanimously (FOR: Atkinson, Austin, and Frazier).

4. LOT 34, FIDDLERS COVE – RPOD (WAIVER)

Ms. Frazier, that she recommends approval of the project with the condition, that the applicant revises the site plans to indicate the location of the rain garden. Mr. Klink, County Engineer, shall sign off on the plans granting the approval of the location of the rain garden. Ms. Frazier stated, that the applicant will not need to return to the Development Review Team for approval of the waiver.

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

5. LOWCOUNTRY PRODUCE (SPECIAL USE) (CONCEPT)

Ms. Frazier stated, that the Corridor Review is required before the project goes before the Zoning Board of Appeals.

Mr. Kyralak, Carolina Engineering, asked the board, "Will the parking will be based on the restaurant?"

Ms. Frazier replied, that the parking can be submitted as shared parking, because the applicant is showing retail, a restaurant, a warehouse, and a future oyster bar on the site plans.

Mr. Criscitiello asked, "What happens with the landscape?"

Ms. Frazier stated, that since the project is going to the Corridor Review Board, the landscape and the buffers will be discussed.

Ms. Austin stated, that the Community Impact Statement will be waived, and the applicant shall submit an agreement from the adjacent property owner for the shared easement, that the DRT members will need to see prior to the applicant going before the Zoning Board of Appeals.

Ms. Frazier, recommends that the project be approved; the applicant must submit revised site plans showing the shared parking, along with a copy of the shared easement agreement, prior to going before the Zoning Board of Appeals.

MOTION: Ms. Frazier made a motion to approve the project; the applicant must submit revised site plans showing the shared parking, along with a copy of the shared easement agreement, prior to going before the Zoning Board of Appeals. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Atkinson, Austin, and Frazier).

6. OAKS PLANTATION RECEPTION HALL (PRE – APPLICATION)

The applicants are proposing to operate a venue at the Oaks Plantation, to hold different events such as weddings, receptions, etc for people. The applicant stated that they will be on the property during the events as a manager. The property was the old Penn school. The proposed venue will be approved under a Special Use permit.

Ms. Frazier asked Mr. Sanders, "Is it a private road beyond the property line?"

Mr. Sanders replied, that is was a County maintained road.

Ms. Frazier stated, that the project will need to go before the Zoning Board of Appeals, in which the applicant will need to notify the property owners within 500 feet of the property; I think that noise may be an issue for the surrounding property owners, if the all of the events will be held outside.

Mrs. Sanders stated, that all events will not be held outdoors and the events that are held outdoors, they will be able to obtain a letter from the neighbor granting permission, there is only one property owner within 500 feet. There have also it set up in the back yard, that when music is setup it is set up in a direction that it is not in the neighbor's direction, and it will be certain times when there will be music.

Ms. Frazier stated, that the applicant shall submit a site plan that shows what is on the property, where the events will be held, along with the parking. Ms. Frazier also stated, that there will be a 100' foot setback from the River buffer.

Ms. Austin stated, the buffer would not be 100' because there is a swimming pool already in the buffer, but because there is an existing swimming pool on the property, nothing will be able to go any closer than what is existing.

Mrs. Sanders stated, that they will put up a tent for the events and disassemble the tents once the event is over.

Ms. Austin stated, that once the applicant submits the site plans, they will be able to submit for Conceptual/Recommendation, and obtain the Zoning Board of Appeals dates.

7. LOBECO PROPERTY – (JIM MULLINS) (DISCUSSION)

Mr. Mullins is proposing to locate a shop and build a house on his property. The property is Zoned Rural Business, and is about 1.53 acres. The business will allow Mr. Mullins to do maintenance on his trucks. Mr. Mullins stated, that there was a farm house on the property years ago, but he tore it down.

Ms. Austin stated, that the use will be approved under the Cottage Industry.

Ms. Frazier stated, that when the applicant is ready to build the house, the tree protection zone that goes to the drip line, will require an arborist to ensure the builder knows how to protect the trees from being injured during construction.

1. Ms. Austin stated, that the applicant will need to show the driveway and how he enters the bays to the shop.
2. Ms. Austin also stated, that the applicant will need to complete the stormwater locations.
3. The applicant will need to ensure the driveways are gravel and provide elevation shots for the property.
4. The setbacks for the property will be 35' street frontage, 12' side yard, and 50' from the rear yard.
5. The project will be submitted for Final approval, thus the applicant need to submit a narrative, a detailed site plan drawn at a larger scale, showing the structures on site, and indicating the drainage.
6. The applicant will be exempt from completing the Natural Resource and there will be no buffers.
7. The Fire Marshall approval is required.
8. Tree Protection Zones required.
9. A letter from a certified arborist, stating how the trees will be protected.
10. A septic tank permit is required, and a well or BJWSA is required.

8. DYLAN'S POINTE – (DISCUSSION)

The applicant is proposing to subdivide his property into 3 single family lots. Lot 3 contains about 13 acres. The property was previously subdivided over five years ago.

Ms. Austin stated, that the applicant will need 40% open space.

Ms. Frazier asked, if the property to be deeded back to the adjacent property owners, could that property be used as open space.

Mr. Rown stated, that the property could not be used as open space because, the property was acquired with the intentions it would have been used for the septic locations, however; the septic tanks did not go on the property, so they are to deed it back to the Helmsley.

Ms. Austin stated, that the applicant shall make a formal submittal to the DRT and request if the subdivision should be considered minor or major.

The DRT request that the applicant submits a narrative with site plans for Conceptual review.

The meeting adjourned at approximately 11:29 a.m.