

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, June 20, 2007, in the Executive Conference Room, Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

MEMBERS PRESENT

Ms. Hillary Austin, Zoning Administrator
Mr. Tony Criscitiello, Planning Director
Mr. Arthur Cummings, Building Codes Director
Mr. Robert Klink, County Engineer

MEMBERS ABSENT

None

STAFF PRESENT

Mr. Buz Boehm, Deputy Administrator
Ms. Judy Timmer, CRB Planner
Mrs. Lisa Glover, Zoning Analyst III

1. CALL TO ORDER: Mr. Criscitiello called the meeting to order at 11:25 a.m.

Mr. Criscitiello explained, that the members of the DRT reviewed each item independently and provided their comments.

2. ADOPTION OF MINUTES:

MOTION: Mr. Criscitiello made a motion to adopt the minutes as submitted. Ms. Austin seconded the motion. The motion passed (FOR: Austin, Criscitiello, Cummings; ABSTAINED: Klink).

3. LEGACY MEDICAL CENTER (REVIST/FINAL)

Mr. Criscitiello stated, that the Planning Department recommends approval, subject to the applicant providing a revised site plan removing some of the hatched areas from areas that are unnecessary to be shown as resource protection, and pervious parking to be located on the site plan as shown by the Zoning Administrator. Mr. Criscitiello stated, that Ms. Austin will review the specific changes with the applicant.

THE DRT UNANIMOUSLY APPROVED THE PROJECT SUBJECT TO THE APPLICANT PROVIDING UPDATED CONSTRUCTION PLANS REMOVING THE HATCHED AREA FROM THE PLANS. THE APPLICANT SHALL LABEL THE NATURAL RESOURCE PROTECTION AREAS WITH ACREAGE, AND SHOW THE PARKING NEXT TO THE MIXED UPLAND FOREST, MATURE, AS PERVIOUS. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).

4. LOWCOUNTRY PLACE (FORMERLY INGLIS 9-LOT S/D/REVISIT/FINAL)

Mr. Criscitiello stated to the board, that the Planning Department recommends approval subject to the applicant providing a tree plant back plan for the removal of a 24" Pine tree.

THE DRT UNANIMOUSLY APPROVED THE PROJECT SUBJECT TO THE APPLICANT PROVIDING A TREE PLANT BACK PLAN SHOWING THE REPLACEMENT OF A 24" PINE TREE. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).

5. OKATIE CENTER SOUTH – PARCEL 12B COMMERCIAL (FINAL)

Mr. Criscitiello stated, that the Planning Department recommends approval as submitted.

THE DRT UNANIMOUSLY APPROVED THE PROJECT AS SUBMITTED. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).

6. OKATIE CENTER 9-LOT SUBDIVISION (FINAL)

Mr. Criscitiello stated, that the Planning Department recommends approval as submitted.

THE DRT UNANIMOUSLY APPROVED THE PROJECT AS SUBMITTED. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).

7. HABERSHAM MASTER PLAN (AMENDMENT)

Mr. Criscitiello stated, that the Planning Department recommends approval as submitted.

THE DRT UNANIMOUSLY APPROVED THE PROJECT AS SUBMITTED. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).

8. J-1 AUTO (CONCEPTUAL)

Mr. Criscitiello stated, that the Planning Department recommends approval subject to the applicant planting 25 trees along the three-acre lot to reforest the buffer, as approved by the Corridor Review Board.

Ms. Austin stated, that the applicant shall revise the site plan showing a more suitable parking space for the handicap parking. Ms. Austin stated, that the applicant shall show a breakdown of the parking requirement, and the open space requirement on the plat.

Mr. Criscitiello stated, that upon approval from the Corridor Review Board, the applicant shall submit to the DRT for a recommendation to go before the Zoning Board of Appeals for a Special Use Approval; once the applicant receives an approval from the Zoning Board of Appeals, they will come back to the Development Review Team for final approval.

THE DRT UNANIMOUSLY APPROVED THE PROJECT SUBJECT TO THE APPLICANT PROVIDING A TREE PLANTBACK PLAN/LANDSCAPE PLAN. THE APPLICANT SHALL REVISE THE SITE PLAN SHOWING A MORE SUITABLE PARKING SPACE FOR THE HANDICAP PARKING. ONLY ONE CURB CUT WILL BE PERMITTED TO THIS SITE FROM HIGHWAY 21. THE APPLICANT SHALL PLACE ON THE PLAT A BREAKDOWN OF THE PARKING REQUIREMENT, THE OPEN SPACE REQUIREMENT, AND LABEL AS SUCH. THE APPLICANT SHALL BE REQUIRED TO SUBMIT TO THE CORRIDOR REVIEW BOARD AND DISCUSS THE REQUIRED BUFFER PLANTINGS. UPON APPROVAL FROM THE CRB, THE APPLICANT SHALL SUBMIT TO THE DRT FOR A SPECIAL USE RECOMMENDATION FOR THE ZONING BOARD OF APPEALS. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).

The meeting adjourned at approximately 11:43 a.m.