



## COUNTY COUNCIL OF BEAUFORT COUNTY

### Beaufort County Zoning & Development

Multi Government Center ♦ 100 Ribaut Road  
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The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, August 8, 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. Arthur Cummings, Building Codes Director  
Ms. Delores Frazier, Assistant Planning Director  
Mr. Robert Klink, County Engineer

#### MEMBERS ABSENT

None

#### STAFF PRESENT

Ms. Judy Timmer, CRB Planner  
Mrs. Lisa Glover, Zoning Analyst III

**1. CALL TO ORDER:** Ms. Austin called the meeting to order at 11:35 a.m.

*Ms. Austin explained, that the members of the DRT reviewed each item independently and provided their comments. Ms. Austin stated, that Mr. Tony Criscitiello is the new Deputy Administrator, and Ms. Delores Frazier is now a member of the DRT for the Planning Department.*

#### 2. ADOPTION OF MINUTES:

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

#### 3. ST. HELENA BAPTIST CHURCH (FINAL)

Ms. Austin stated, that the Development Review Team recommends approval, because the project meets all of the requirements of the Zoning & Development Standards Ordinance.

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

#### 4. OKATIE CENTER – PARCEL N2 (MASTER PLAN AMENDMENT)

Ms. Austin stated, that this request is a master plan change to allow medical offices on this parcel; the applicant shall provide an updated traffic impact analysis. Ms. Austin stated, that the Development Review Team recommends deferral until the applicant provides a traffic impact analysis.

Mr. Klink stated, that the applicant shall provide a list all of the uses, to the traffic engineer to determine if the uses would be too intense for the area.

Ms. Frazier stated, that the traffic impact would play a big part in the Development Review Team's decision to allow these uses.

*"Professionally we serve; Personally we care!"*

**THE DRT UNANIMOUSLY DEFERRED THE PROJECT, UNTIL THE APPLICANT PROVIDE AN UPDATED TRAFFIC IMPACT ANALYSIS, LISTING ALL OF THE POTENTIAL USES FOR THE PROPERTY. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).**

**5. OKATIE CENTER – PARCEL N3 & N5 (MASTER PLAN AMENDMENT)**

Ms. Austin stated, that the Development Review Team recommends deferral, until the applicant submits a traffic impact analysis. Ms. Austin stated, that the applicant shall provide a list of all of the uses to the traffic engineer to determine if the uses are too intense for the area.

**THE DRT UNANIMOUSLY DEFERRED THE PROJECT, UNTIL THE APPLICANT SUBMIT A TRAFFIC IMPACT ANALYSIS, LISTING ALL OF THE POTENTIAL USES FOR THE PROPERTY. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).**

**6. FRIPP ISLAND – LOT 3, BONITA ROAD (REVISIT/RIVER-BUFFER WAIVER)**

Ms. Austin stated, that the Development Review Team recommends approval, to place the house 33 feet from the OCRM critical line.

**THE DRT UNANIMOUSLY APPROVED THE WAIVER AT 33 FEET FROM THE OCRM CRITICAL LINE. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).**

**7. OKATIE CENTER – ASHLEY FURNITURE (CONCEPTUAL)**

Ms. Austin stated, that the Development Review Team recommends deferral, until the master plan change for Parcel N3 & N5 is approved. Ms. Austin stated, that the applicant shall submit new plans showing the 8' foundation buffer.

**THE DRT UNANIMOUSLY DEFERRED THE PROJECT, UNTIL THE MASTER PLAN CHANGE FOR PARCEL N3 & N5 IS APPROVED. THE APPLICANT SHALL SUBMIT NEW PLANS SHOWING THE 8' FOUNDATION BUFFER. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).**

**8. OKATIE CENTER – LOT S-20 (CONCEPTUAL)**

Ms. Austin stated, that the Development Review Team recommends approval with the following conditions; the applicant shall submit a landscape plan showing the 15% open space requirement, the minimum post-development trees, and the required parking.

Ms. Frazier stated, that the applicant shall also provide a lighting plan.

**THE DRT UNANIMOUSLY APPROVED THE PROJECT WITH THE FOLLOWING CONDITIONS; SUBMIT A LANDSCAPE PLAN SHOWING THE 15% OPEN SPACE REQUIREMENT, THE MINIMUM POST-DEVELOPMENT TREES, AND THE REQUIRED PARKING. THE APPLICANT SHALL ALSO SUBMIT A LIGHTING PLAN. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).**

*The meeting adjourned at approximately 11.51 a.m.*