

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, March 26, 2008, 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

MEMBERS ABSENT

Mr. Robert Klink, County Engineer

STAFF PRESENT

Mr. Tony Criscitiello, Deputy Administrator
Mr. Saleem Khattak, Deputy Administrator
Mrs. Lisa Glover, Zoning Analyst III
Ms. Judy Timmer, Corridor Review Board Planner

1. CALL TO ORDER: Mr. Criscitiello called the meeting to order at 11:03 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. ADOPTION OF MINUTES:

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

3. MOSS CREEK PROFESSIONAL PLAZA (FINAL)

Ms. Frazier stated, that the plans that were submitted to the Development Review Team for final approval, are not the same plans that the CORRIDOR REVIEW BOARD reviewed and approved.

Mr. Brian Campanella, representative for the applicant explained to the board, that there was a discrepancy between the Development Review Team's document and the Corridor Review Board's document. Mr. Campanella stated, that the plans have not been forwarded to the Development Review Team; but it is pending, subject to the Corridor Review Board's final approval.

Mr. Criscitiello stated, that the Corridor Review Board met, and provided a recommendation of the final approval with conditions, and the conditions are supposed to be on the final plans for the Development Review Team to review and approve as the stipulation and condition of the Corridor Review Board.

Mr. Campanella stated, that the Development Review Team meeting was scheduled prior to the approval from the Corridor Review Board.

Ms. Frazier stated, that the plans that the applicant submitted to the Development Review Team and the Corridor Review Board were different.

Mr. Campanella stated, that the Development Review Team plans were not updated, and that is his fault.

Ms. Frazier stated, that the Planning Department recommends deferral, until the revised plans are submitted for review, to include the Corridor Review Board conditions.

Ms. Timmer stated, that in order for this project to be expedited, staff decided to allow the applicant to submit to the Development Review Team and Corridor Review Board at the same time; the applicant should have submitted the same plans to both of the boards at the same time, but he didn't. Ms. Timmer stated, that she told the applicant to contact Ms. Austin, to discuss how the changes would affect their review on today; they had ten days to contact Ms. Austin, but they did not contact her.

Mr. Criscitiello stated, that he would like the drainage to be reviewed by Mr. Klink, because of the site elevation and the amount of water that may be coming off of the property, 1,000 feet down stream, prior to resubmitting to the Development Review Team.

Mr. Cummings stated, that he would like to add to that statement, the retaining wall and the amount of fill, because it appears to be a substantial amount of fill that's going on this site.

Ms. Austin stated, also add the limits of clearing, because the limits of clearing she saw was in the buffer, and that will not work. Ms. Austin stated, that the applicant shall remove the sign location off of the plans.

Mr. Campanella stated, that he would like the Development Review Team to know how important signage is to this project.

Ms. Austin asked Mr. Campanella, "Do you know how many trees you have to replace?"

Mr. Campanella stated, that a couple of weeks ago he submitted an itemized list of the types of trees, amount of trees, and caliber inch of trees to be replaced; it should have been a part of the Corridor Review Board files.

Ms. Timmer stated, that he did submit an itemized list to the Corridor Review Board, but what he provided was not correct; it needs to be broken down by trees.

THE DEVELOPMENT REVIEW TEAM UNANIMOUSLY DEFERRED THE PROJECT, UNTIL THE PLANS ARE SUBMITTED TO REFLECT THE PLANS, THAT WERE SUBMITTED TO THE CORRIDOR REVIEW BOARD, ALONG WITH THE REVISIONS THE CORRIDOR REVIEW BOARD MADE TO THE PROJECT. THE APPLICANT SHALL RECEIVE APPROVAL FROM THE COUNTY ENGINEER FOR THE DRAINAGE, RETAINING WALL, AND FILL, PRIOR TO THE RESUBMISSION TO THE DEVELOPMENT REVIEW TEAM. THE APPLICANT SHALL REMOVE THE SIGNAGE LOCATIONS OFF OF THE PLANS. THE APPLICANT SHALL SUBMIT THE PLANT BACK PLAN PRIOR TO RESUBMISSION. (FOR: AUSTIN, CUMMINGS, FRAZIER).

4. AAA STORAGE FACILITY (FINAL)

Ms. Austin stated, that the applicant requested a deferral.

THE DEVELOPMENT REVIEW TEAM UNANIMOUSLY DEFERRED THE PROJECT, AT THE APPLICANT'S REQUEST. (FOR: AUSTIN, CUMMINGS, FRAZIER).

5. SUN CITY – BLOCKS 79 & 80 (REVISIT/AMENDMENT)

Ms. Austin stated, that she recommends approval of this amendment, with the condition, that the county engineer also gives the approval for the request.

THE DEVELOPMENT REVIEW TEAM UNANIMOUSLY APPROVED THE AMENDMENT, AS SUBMITTED, WITH THE APPROVAL OF THE COUNTY ENGINEER. (FOR: AUSTIN, CUMMINGS, FRAZIER).

6. COLLETON RIVER – LOT E-6, MULBERRY ROAD (RIVER-BUFFER WAIVER AMENDMENT)

Ms. Austin stated, that she recommends approval of the amendment.

THE DEVELOPMENT REVIEW TEAM UNANIMOUSLY APPROVED THE AMENDMENT, AS SUBMITTED. (FOR: AUSTIN, CUMMINGS, FRAZIER).

The meeting adjourned at approximately 11:23 a.m.