

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, June 11, 2008, in the Executive Conference Room, the 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. Audra Antonacci, Codes Enforcement Supervisor
Mrs. Lisa Glover, Zoning Analyst III
Ms. Judy Timmer, Corridor Review Board Planner

1. CALL TO ORDER: Ms. Austin called the meeting to order at approximately 11:03 a.m.

Ms. Austin 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. Cummings made a motion to approve the May 28th, 2008, minutes as submitted. Ms. Frazier seconded the motion. The motion passed (FOR: Austin, Cummings, Frazier; ABSTAINED: Klink).

Ms. Frazier stated, that on page 2, change "whine" to "wind"; also, on page 2, change the motion to state, "The Applicant shall remove the trail off of the plans or place a five-foot trail along the fence of the buffer".

MOTION: Mr. Klink made a motion to approve the June 6th, 2008, minutes with the noted changes. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

3. MATTHEWS MARINE EXPANSION (REVISIT/FINAL)

Ms. Austin stated, that the Development Review Team reviewed the conceptual plans, and a letter was found from Santee Cooper, which stated the approval was temporary.

Mr. Guscio, representative for the applicant stated, that he received a six-page letter describing their rules for the power line easement; Santee Cooper gave them their criteria for uses under power line easement. Mr. Guscio stated, that he doesn't know when temporary approval becomes permanent approval.

Ms. Austin stated, that the Development Review Team needs to know what's considered temporary to Santee Cooper. Ms. Austin stated, that the new line does not show everything under the power line easement. Ms. Austin stated, that the applicant shall revise the plans to reflect all conditions set forth by Santee Cooper.

Mr. Guscio stated, that he will revise the plans to show that there's no parking within a 20-foot radius from the power line easement. Mr. Guscio stated, that on the plans he put a note in the right corner, stating that they will yield to any requirements or additional plantings that the Corridor Review Administrator deems fit, in order to receive a Certificate of Compliance (COC).

Ms. Austin stated, that the county does not approve projects that way; the Development Review Team wants to see the landscaping at the time of approval.

Ms. Timmer stated, that because there's existing vegetation in the buffer, the Corridor Review Board was concerned about whether or not the landscaping would adequately screen the boat storage. The condition of the permit should be that the Development Review Team approves the plan as submitted, with the condition that Ms. Timmer goes out to the site prior to plant installation, and that the applicant has the plants out for her to see.

Ms. Austin stated, that the final plan does not show the fill for drainage, which was shown at conceptual submittal.

Mr. Guscio stated, that there wouldn't be any fill for drainage in that area; and no altering of the grade.

Ms. Austin asked Mr. Guscio, "What about the fill to build the road?"

Mr. Guscio answered, "We have to do the gravel road, as a part of the cross section".

Ms. Frazier stated, that the applicant shall revise the plans and have Santee Cooper review and sign off on the plans.

THE DRT UNANIMOUSLY APPROVED THE PROJECT, SUBJECT TO THE APPLICANT SUBMITTING AN UPDATED APPROVAL FROM SANTEE COOPER; AND THE SITE PLAN SHALL BE APPROVED BY SANTEE COOPER. THE APPLICANT SHALL REVISE THE SITE PLAN TO REFLECT ALL CONDITIONS SET FORTH BY SANTEE COOPER. PRIOR TO THE INSTALLATION OF THE PLANTS, JUDY TIMMER SHALL VISIT AND INSPECT THE INSTALLATION. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

4. HOLE IN THE WALL EXPANSION (SPECIAL USE/FINAL)

Ms. Austin stated, that this expansion went before the Zoning Board of Appeals for a special use permit. The Zoning Board of Appeals approved the project with the Development Review Team's condition, that "The applicant ensures that the noise emitted from the operation of the nightclub/restaurant does not cause need for concern from the adjacent property owners. The noise level shall not exceed 60 decibels at the property line".

THE DRT UNANIMOUSLY APPROVED THIS EXPANSION WITH THE FOLLOWING CONDITIONS. THE APPLICANT SHALL ENSURE THAT ANY NOISE EMITTED FROM THE OPERATION OF THE NIGHTCLUB/RESTAURANT DOES NOT CAUSE NEED FOR CONCERN FROM THE ADJACENT PROPERTY OWNERS. THE NOISE LEVEL SHALL NOT EXCEED 60 DECIBELS AT THE PROPERTY LINE. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

5. SUGAR FOOT – PHASE 2 (CONCEPTUAL)

Ms. Austin stated, that the applicant requested a deferral of this project.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT AT THE APPLICANT'S REQUEST. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

The meeting adjourned at approximately 11:22 a.m.