

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, July 30, 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

Mr. Tony Criscitiello, Interim Deputy Administrator
Ms. Audra Antonacci, Codes Enforcement Supervisor
Mrs. Amanda Flake, Natural Resource Planner
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 approximately 11:09 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. Klink made a motion to approve the minutes as submitted. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

3. THE CROWNE @ OLD CAROLINA SEWER TIE-IN (FINAL)

Ms. Austin stated, that the applicant received a letter from the Development Review Team last week, but did not respond to the letter.

Mr. Criscitiello read into the record, the Development Review Team's recommendation letter, dated July 23, 2008.

Mr. Dwayne Wilson, Thomas & Hutton explained to the board, that he brought the revised plans and the letter from OCRM to the meeting. Mr. Wilson stated, that he does not have the recorded plats yet, but he should have the plats ready in a couple of days.

MOTION: Ms. Frazier made a motion to defer the project, until the Development Review Team has a chance to review the additional information. The project will be rescheduled for August 6, 2008. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

4. OLDFIELD – LOT 34 (RIVER-BUFFER LANDSCAPING)

Ms. Austin stated, that she recommends approval, as submitted.

MOTION: Ms. Austin made a motion to approve this project as submitted. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

5. WINDMILL HARBOUR – LOT 18, HARBOUR PASSAGE (BULKHEAD)

Mr. Dan Shultz, Atlantic Marine stated to the board, that he submitted this bulkhead request, because he will be accessing the river buffer to get to the bulkhead.

Ms. Timmer asked Mr. Shultz, “How much area are you planning on disturbing, and what type of equipment will you be using?”

Mr. Shultz stated, that he will take piles off of the material trailer and hand carry them to the point of installation. Mr. Shultz stated, that bulkhead material will be jetted in by water method or installed by a mini excavator. Mr. Shultz stated, that the bulkhead is small and invasive; and the disturbance of the area will be very minimal.

Ms. Timmer stated, that the applicant shall be required to revegetate the buffer, or hand truck everything to minimize the disturbance in the buffer.

Mr. Shultz stated, that he will build the bulkhead by hand, and not use a mini excavator.

MOTION: Mr. Klink made a motion to approve the request with the condition that Amanda Flake monitors the building of the bulkhead, and the bulkhead shall be built by hand. Mr. Cummings seconded the motion. Mr. Klink stated, that once the bulkhead is built, the applicant shall be required to call for an inspection and receive a Certificate of Compliance. If it's determined that the buffer needs to be revegetated, the applicant shall be required to provide landscaping for the buffer. **The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

6. COUNTRY STORE (PRE-APPLICATION)

Ms. Austin stated, that Mr. Moss did not show up to the meeting, nor did he bring in any information for the pre-application meeting.

MOTION: Ms. Austin made a motion to defer this project, until the applicant submits information. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

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