

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, September 3, 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
Mr. Colin Kinton, Traffic Engineer
Ms. Judy Timmer, Corridor Review Board Planner

1. CALL TO ORDER: Mr. Criscitiello called the meeting to order at approximately 11:05 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: Ms. Austin made a motion to adopt the minutes at the next scheduled meeting.
Mr. Cummings seconded the motion. The motion passed (FOR: Austin, Cummings, Klink; ABSTAINED: Frazier).

3. GRAVES PUD – ISLAND WEST PHASE 3B (REVISIT/FINAL)

Mr. Ken Skodecek, representative for the applicant explained to the board, that they're having problems with the mitigation bank, and OCRM has pulled off the table, all mitigation bank deposits, pending the outcome of a lawsuit they're involved in. Mr. Skodecek stated, that they're happy to put the amount of that payment in escrow, pending the outcome of the lawsuit.

Ms. Austin stated, that she only received the deplatting of phase 2B, but not 2A.

Mr. Skodecek stated, that he will give the Development Review Team a copy of the phase 2A deplatting plat.

Ms. Frazier stated, that she's concerned with the filling of the wetlands; as she reviews the wetland section of the zoning ordinance; she doesn't know where the wetland issue would come under, other than the less than one-quarter acre provision.

Mr. Skodecek stated, that 3 quarters of an acre is not really wetlands.

Mr. Klink stated, that the Natural Resource Planner, Amanda Flake shall visit the site to determine if the wetlands are at least 3 quarters of an acre. Mr. Klink stated, that if the mitigation of the wetlands shall

remain on site, the mitigation would be classified as a minor revision; if the wetlands are off-site, it is to be classified as a major subdivision, in which county council have to review and approve.

MOTION: Ms. Frazier made a motion to defer the project until the applicant provides recordable plats of phase 2A, showing the removal of one of the lots to open space. The applicant shall ensure that the proposed site has not been platted as open space, by providing the plats showing the location of the proposed on-site wetland mitigation site. The Natural Resource Planner, Amanda Flake shall visit the site to verify that the mitigation site is appropriate. If the applicant is proposing to mitigate off-site, County Council shall review and approve the site. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

4. 170 BULL CORNER ROAD – OFF SITE SEPTIC SYSTEM (FINAL)

Mr. Cummings stated, that based on the letter from Dhec, agreeing to allow the applicant to use the septic system that's on the adjacent lot, he recommends approval for this project.

Ms. Frazier stated, that the applicant is required to provide a legal executed easement document, and plats to be recorded prior to the issuance of the development permit.

MOTION: Mr. Cummings made a motion to approve the project, subject to the applicant providing a legal executed easement document, and plats to be recorded prior to the issuance of the development permit. If this condition cannot be met, the applicant shall be required to use the alternative wastewater treatment system, which was approved by Dhec. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

The meeting adjourned at approximately 11:37 a.m.