

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, September 24, 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, Planning Director
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: Mr. Klink made a motion to adopt the September 10th, 2008 minutes as submitted. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

MOTION: Mr. Klink made a motion to adopt the September 17th, 2008 minutes as submitted. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

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

Ms. Austin stated, that the applicant did not meet the open space requirement.

Ms. Frazier stated, that she would like the applicant to meet with the Planning Staff and the Zoning Administrator to work out the appropriate open space requirement.

MOTION: Mr. Frazier made a motion to defer the project, until the applicant meets and works out the open space requirement with the Planning Staff and the Zoning Administrator. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

4. SPRING ISLAND – RECREATION AREA EXPANSION (FINAL)

Mr. Klink stated, that he recommends approval of this project.

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

5. KITTIES CORNER – ISLAND CARWASH II EXPANSION (CONCEPTUAL)

Ms. Austin stated, that the applicant shall submit the square footages of the proposed and existing buildings. Ms. Austin stated, that the entire building area shall not exceed 23,565 square feet.

MOTION: Ms. Frazier made a motion to conceptually approve the project, with the condition that the applicant submits the total square footage of the existing structures. The entire building area on the site shall not exceed 23,565 square feet. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

6. OKATIE CENTER – MAJOR HOTEL CHAIN (CONCEPTUAL)

Ms. Austin stated, that the applicant shall submit a master plan of lots 12A & lot 10.

Mr. Kinton stated, that the applicant shall submit a Traffic Impact Analysis at Final submittal.

Ms. Frazier stated, that the applicant shall submit a subdivision application plan to the Development Review Team, prior to the approval of this project.

MOTION: Mr. Cummings made a motion to defer the project, until the applicant submit a master plan layout of lots 12A & lot 10. The applicant shall submit a Traffic Impact Analysis at Final submittal. The applicant shall submit a subdivision application plan approved by the Development Review Team, prior to the approval of this project. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

Ms. Delores Frazier left the meeting at approximately 11:36 a.m.

7. WARSAW ISLAND – HEYWARD MARINE CONSTRUCTION (SPECIAL USE/PRE-APPLICATION)

Mr. Charles Heyward, applicant explained to the board, that he has an existing dock building business on his property. Mr. Heyward stated, that he stored some of his equipment on site, which created an eye sore to some of the neighbors.

Ms. Austin stated, that in order for the use to be conforming, the applicant has to go through the Special Use Permit process, which includes conceptual approval with recommendation from the Development Review Team, Zoning Board of Appeals public hearing, and final approval from the Development Review Team.

The Development Review Team informed the applicant that this use is considered a special use under the Commercial Fishing Village Overlay District, and the use will require approval from the Zoning Board of Appeals. Special Use Permits require a Community Impact Analysis, as required by the Development Review Team. The Development Review Team agreed that the following analysis would not be required: 1) Traffic Impact Analysis, 2) Area Impact Analysis, and 3) Environmental Impact Analysis.

The meeting adjourned at approximately 11:44 a.m.

**** PLEASE NOTE: TAPE DID NOT PICK UP MEETING; MINUTES TRANSCRIBED BY MEMORY. ****