

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, October 1, 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

MEMBERS ABSENT

Mr. Robert Klink, County Engineer

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 11:07 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. Cummings made a motion to adopt the minutes as submitted. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier).

3. HARBOR ISLAND – JCT SEWER EXTENSION (REVISIT/CONCEPTUAL)

Mr. Criscitiello read into the record, the Development Review Team's recommendation letter, dated September 19th, 2008.

Ms. Austin stated, that the Development Review Team received the letter from the Harbor Island Utilities stating, that they have the capacity to serve the facility. Ms. Austin stated, that the Development Review Team has the covenants & restrictions, but doesn't have a plat demonstrating the easement on lots 22 and 23. Ms. Austin stated, that the applicant did not provide documentation from the property owners of lots 22 and 23 stating, they grant permission for the use of the easement.

Ms. Frazier stated, that the applicant provided letters, which was submitted by the Harbor Island Utilities, informing the property owners that they would like to use the easements for the sewer line extension, but the property owners gave no response.

Mr. Earl DuPriest, Carolina Engineering Company stated, that there are no existing plats showing the easements; but it's stated in the covenants & restrictions, which the property owners are aware of at the time of the closing.

Mr. Criscitiello explained to Mr. DuPriest that covenants and restrictions are civil matters between parties; it is not the ability of the local government to enforce covenants & restrictions. Mr. Criscitiello stated, that the local government can enforce a plat, showing the utility easement on the plat.

Mr. DuPriest asked the Development Review Team, "Is it any possibility in approving this project conceptually, subject to the requested information being provided?"

MOTION: Mr. Cummings made a motion to conceptually approve the project, subject to the applicant providing documentation from the Harbor Island POA. The property owners of lots 22 & 23 shall grant permission to use the proposed utility easement. The applicant shall provide a plat showing the utility easement on lots 22 & 23. Ms. Austin seconded the motion.

Ms. Frazier stated, that she's concerned that the property owner might be told, that the county has already given approval to this project. Ms. Frazier asked the Development Review Team, "Could the applicant come back for conceptual and final review at the same time?"

Ms. Austin answered, "Yes". Ms. Austin stated, that she would like to withdraw the second to the motion.

MOTION: Mr. Cummings amended the motion, to defer the project until the applicant provides documentation from the Harbor Island POA. The property owners of lots 22 & 23 shall grant permission to use the proposed utility easement. The applicant shall provide a plat showing the utility easement on lots 22 & 23. The Development Review Team shall review the conceptual and final submittal at the same time. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier).

4. OKATIE CENTER – WACHOVIA (CONCEPTUAL)

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

MOTION: Ms. Austin made a motion to defer the project at the applicant's request. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier).

5. LADY'S ISLAND – CITGO PUMP STATION/SEWER LINE EXTENSION (CONCEPTUAL)

Mr. Criscitiello read into the record, the Development Review Team's recommendation letter, dated September 24th, 2008.

Ms. Frazier stated, that the applicant shall pull the proposed pump station forward 50' from the rear property line. Ms. Frazier stated, that the applicant shall meet with the Corridor Review Board Planner, Judy Timmer to discuss landscaping and screening on the property.

MOTION: Mr. Cummings made a motion to defer the project, until the applicant pulls the proposed pump station forward 50' from the rear property line. The applicant shall meet with the Corridor Review Planner, Judy Timmer to discuss landscaping/screening on the property. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier).

6. LADY'S ISLAND – CONVENIENCE DROP-OFF SITE (CONCEPTUAL)

Mr. Criscitiello read into the record, the Development Review Team's recommendation letter, dated September 24th, 2008.

Mr. David Coleman, Beaufort County Engineering Department stated to the board, that he has not had a chance to address the Development Review Teams' comments, dated September 24th, 2008.

Ms. Frazier stated, that the applicant shall meet with the Planning and Zoning Departments to discuss the landscaping and screening for the project.

MOTION: Mr. Cummings made a motion to defer the project, until the applicant addresses all of the Development Review Teams' comments, dated September 24th, 2008. The applicant shall meet with the Planning and Zoning Department to discuss the landscaping

and screening for the project. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier).

The meeting adjourned at approximately 11:33 a.m.