

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, February 25, 2009, in the Executive Conference Room, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

**MEMBERS PRESENT**

Ms. Hillary Austin, Zoning Administrator  
Ms. Delores Frazier, Assistant Planning Director  
Mr. Robert Klink, County Engineer

**MEMBERS ABSENT**

Mr. Arthur Cummings, Building Codes Director

**STAFF PRESENT**

Mr. Tony Criscitiello, Planning Director  
Ms. Audra Antonacci, Codes Enforcement Supervisor  
Mrs. Amada Flake, Natural Resource Planner  
Mrs. Lisa Glover, Zoning Analyst III  
Mr. Colin Kinton, Traffic Engineer  
Ms. Judy Timmer, CRB Coordinator

**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:**

Mr. Criscitiello stated, that the adoption of the minutes will be postponed until the next scheduled meeting.

**3. GREAT GARDENS CAFÉ & RETAIL (SPECIAL USE/FINAL)**

Mr. Klink stated, that the applicant shall provide a drainage report.

Mr. Colin Kinton stated, that the applicant should show connectivity to the Greyhound site.

Ms. Austin asked the Development Review Team, "Does the Greyhound site have to agree to the connectivity on their site?"

Ms. Frazier stated, that the connectivity would be for future connection to the site.

Ms. Timmer stated, that if the Greyhound building ever changes, the Development Review Team would require them to show connectivity on site.

**MOTION: Mr. Klink made a motion to approve the project, subject to the applicant submitting a drainage report to the County Engineer. The applicant shall submit new plans, showing connectivity to the adjacent property. Ms. Frazier seconded the motion. Ms. Austin stated, that Mr. Cummings was also okay with this project. The motion passed (FOR: Frazier, Klink; AGAINST: Austin).**

#### **4. HABERSHAM PUD – MASTER PLAN (AMENDMENT)**

Ms. Austin explained to the board, that Habersham is requesting to use the second and third floors of their live work building for commercial uses; presently, the first floor is used for commercial uses.

Mr. Patrick Kelly, representative for the applicant stated, that presently the PUD allows residential or commercial uses for the first and second floor; they are asking for the same uses for the third and fourth floor. There is a 35-foot height limit, and presently, there's no fourth floor; currently there is one building with a fourth floor under construction.

Ms. Austin asked Mr. Kelly, "What's the height of the building that's under construction?"

Mr. Kelly stated, that it's under the 35-foot requirement.

Mr. Tim Ogden, Beaufort County Fire Official explained to the board, that the third and fourth floors are used for residential uses only; the Habersham Company knows that they have to get a building permit to revamp those areas of the building to comply with the Building Department standards.

Ms. Frazier stated, that she's okay with what Habersham is proposing, as long as they have to comply with Beaufort County Building Codes standards.

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

#### **5. 1457 SEA ISLAND PARKWAY (SEPTIC TANK WAIVER)**

Ms. Austin stated, that she recommends approval of this waiver, because without the waiver, the lot would be rendered unbuildable.

**MOTION: Ms. Austin made a motion to approve the waiver @ 60' from the OCRM critical line. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Frazier, Klink).**

#### **6. DAUFUSKIE ISLAND CONVENIENCE CENTER EXPANSION (SPECIAL USE/PRE-APPLICATION)**

Mr. David Hughes, Beaufort County Engineering Department explained to the Development Review Team, that the property is existing with two or four dumpster containers; that is where the citizens in that area bring their garbage. Mr. Hughes stated, that he is requesting to expand the convenience center more than 15 percent, and build a small attendance building on the site, approximately 400 square feet.

**The Development Review Team unanimously decided, that since the applicant is requesting to increase a nonconforming site more than 15 percent, the project would require a Special Use Permit, which would make the site conditions conforming; once the Development Review Team conceptually approves the project, the applicant is required to submit to the Zoning Board of Appeals for a Public Hearing. The Development Review Team told the applicant, that an extensive Community Impact Analysis would not be required. The setbacks are 10' (front/street), 5' (sides), and 50' (rear); the buffers are 15' (front/street), and 15' (side adjacent to the residential property). There shall also be a 10 percent floor surface ratio. The applicant shall be required to submit the Natural Resource Analysis, instead of an Environmental/Community Impact Statement. (FOR: Austin, Frazier, Klink).**

*The meeting adjourned at approximately 11:32 a.m.*