

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, March 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
Mr. Arthur Cummings, Building Codes Director
Mr. Robert Klink, County Engineer

MEMBERS ABSENT

Ms. Delores Frazier, Assistant Planning Director

STAFF PRESENT

Mrs. Amanda Flake, Natural Resource Planner
Mrs. Lisa Glover, Zoning Analyst III
Mr. Tim Ogden, Beaufort County Fire Marshall
Ms. Judy Timmer, CRB Coordinator

1. CALL TO ORDER: Ms. Austin called the meeting to order at approximately 11:02 a.m.

Ms. Austin 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. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Klink).

Ms. Austin stated, that Ms. Timmer is standing in for Ms. Frazier, due to her absence.

3. DATAW ISLAND – OAK ISLAND (CONCEPTUAL)

Ms. Austin stated, that the Development Review Team met with the engineer, and informed him that this application needs a variance for the right-of-way. Ms. Austin stated, that the applicant requested that the project be deferred, until he receives a variance from the Zoning Board of Appeals.

MOTION: Ms. Austin made a motion to defer the project, until the applicant receives a variance from the Zoning Board of Appeals. Ms. Timmer seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Klink, Timmer).

4. TLC MINISTRIES (SPECIAL USE/CONCEPTUAL) – REVISIT

Ms. Austin stated, that the Development Review Team is going to modulate the north buffer down to nine (9) feet, because of the existing asphalt, and modulate the rear buffer down to 40 feet, because the existing building is within the 50-foot buffer.

Mr. Cummings asked the applicant, "How long do you think it's going to take, before you can get the building permit, and get the Certificate of Occupancy to move into the facility?"

Mr. VonFricken, applicant stated, that he's planning on getting his building permit, as soon as he gets his approval from the Development Review Team; he will also be able to receive a Certificate of Occupancy within a year of receiving approval.

Mr. Cummings asked Mr. VonFricken, "How much of the building do you plan to utilize; are you planning to bring the entire building into conformance?"

Mr. VonFricken stated, that he would like to utilize the entire building, if it's possible.

Mr. Cummings stated, that the applicant shall submit a floor plan to the Building Codes Department, showing how he's proposing to utilize the building. Once the floor plan is submitted, he can tell him specifically what needs to be done to meet the code.

Ms. Austin stated, that per the ordinance, special use permits are good for 12 months from the date of approval; if the Certificate of Occupancy is not issued for this project, the applicant has to request a one-time, six-month extension, one month prior to the expiration date.

MOTION: Ms. Austin made a motion to approve the project, with the condition, that the buffers be modulated nine feet to the north, and 40 feet to the rear of the property. The recommendation to the Zoning Board of Appeals is, the project shall receive a Certificate of Occupancy within 12 months of the date of approval. If the Certificate of Compliance has not been issued prior to the expiration date, the applicant shall request a one-time, six-month extension, one month prior to the expiration date. The applicant shall submit a proposed floor plan to the Building Codes Department for approval. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Klink, Timmer).

5. THE LOWCOUNTRY STORE (SPECIAL USE/CONCEPTUAL)

Mr. Cummings stated, that last week Mr. Tedder asked the Development Review Team to take action on the special use request, so it can move forward to the Zoning Board of Appeals. Mr. Cummings stated, that Mr. Tedder was informed, that what he was proposing could not be done through the Development Review Team under the special use process, and the Development Review Team would have to recommend disapproval to the Zoning Board of Appeals.

MOTION: Mr. Cummings made a motion to disapprove the project. The recommendation to the Zoning Board of Appeals is, to disapprove the project as submitted. The Development Review Team is unable to recommend approval for uses not permitted within the rural zoning district. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Timmer).

The meeting adjourned at approximately 11:15 a.m.