

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, May 27, 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  
Ms. Delores Frazier, Assistant Planning Director  
Mr. Robert Klink, County Engineer

#### **MEMBERS ABSENT**

None

#### **STAFF PRESENT**

Mr. Tony Criscitiello, Planning Director  
Mrs. Audra Antonacci, Codes Enforcement Supervisor  
Mrs. Amanda Flake, Natural Resource Planner  
Mrs. Lisa Glover, Zoning Analyst III  
Mr. Colin Kinton, Traffic Engineer  
Mr. Tim Ogden, Beaufort County Fire Marshall  
Ms. Judy Timmer, CRB Coordinator

**1. CALL TO ORDER:** Mr. Criscitiello called the meeting to order at approximately 11:04 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:**

Ms. Frazier stated, that under the Beaufort County – Shanklin Road Convenience Center project, to amend the motion, removing “and Amanda Flake shall approve the landscape plan” off of the motion.

**MOTION: Mr. Klink made a motion to approve the minutes with the noted correction. Ms. Austin seconded the motion. The motion passed (FOR: Austin, Frazier, Klink; ABSTAINED: Klink).**

#### **3. LOVE PROPERTY (TREE REMOVAL)**

Ms. Austin stated, that this project has been removed off of the agenda.

#### **4. THE MARSHES @ LADY’S ISLAND – LOT 21 (BULKHEAD)**

Ms. Frazier stated, that she recommends approval, with the condition that any disturbance in the river buffer be replaced with native plants, and upon completion of the project, the applicant shall request an inspection for the Certificate of Compliance from the Engineering Department.

**MOTION: Ms. Frazier made a motion to approve the project, with the condition that any disturbance in the river buffer be replaced with native plants, and upon completion of the project, the applicant shall request an inspection for the Certificate of Compliance from the Engineering Department. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

## **5. 38 FORTUNE ROAD (RIVER-BUFFER WAIVER/BULKHEAD)**

Ms. Austin stated, that since the house size is okay per the zoning ordinance, she would like to recommend approval of the river-buffer waiver.

Ms. Frazier stated, that she recommends approval of the bulkhead request, with the condition that any disturbance in the river buffer be replaced with native planting. The applicant shall request an inspection for the Certificate of Compliance from the Engineering Department, and the Certificate of Occupancy from the Building Codes Department. Ms. Frazier stated, that since a tree have to be removed from the river buffer in order to build the bulkhead, the applicant shall replace the oak tree with a 2.5 caliber inch tree to be located somewhere in the buffer.

**MOTION: Ms. Frazier made a motion to approve the river-buffer waiver as submitted, and approve the bulkhead application, with the condition that the applicant requests an inspection for the Certificate of Compliance from the Engineering Department, and the Certificate of Occupancy from the Building Codes Department. The applicant shall replace the oak tree with a 2.5 caliber inch tree, to be located somewhere in the buffer. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

## **6. PANERA BREAD @ TANGER OUTLET CENTER (CONCEPTUAL)**

Mr. Criscitiello asked Mr. Kinton, "Were you okay with the traffic issues, regarding the memorandum dated May 20, 2009?"

Mr. Kinton answered, "Yes".

Mr. Klink stated, that since Mr. Kinton is okay with the traffic issues, he would like to recommend approval of this project.

Ms. Frazier asked the applicant, "Is the applicant planning to lease or subdivide this area?"

Mr. Jon Rembold – Ward Edwards, Inc. answered, "There's no intention to subdivide the property, it will be a land lease".

Ms. Frazier stated, that for the record, the approved master plan for Tanger Outlet 1, is showing proposed property lines, which is going around the out parcels.

Mr. Rembold stated, that there's no intent in this application to provide for a subdivision.

Ms. Austin asked Mr. Rembold, "Eventually the lot will be sold, so when does the applicant plan to subdivide?"

Mr. Rembold stated, that per the State law, they have to meet the requirement for subdivisions, and satisfy the State law; but at this time, they are not planning on subdividing the property.

Ms. Frazier stated, that the county doesn't want the applicant to try to subdivide the property by a deed. Ms. Frazier also stated, that in regards to the signage requirement for the future restaurant, if it is in a leased parcel, and not subdivided out, the applicant is not entitled to an individual freestanding sign; the applicant would only be entitled to signage on the building, which has to meet the county's sign standards.

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

*The meeting adjourned at approximately 11:18 a.m.*