

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, June 3, 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

#### **MEMBERS ABSENT**

Mr. Robert Klink, County Engineer

#### **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 11:07 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 approve the minutes as submitted. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier).

#### **3. TLC MINISTRIES OF BEAUFORT (SPECIAL USE/FINAL)**

Ms. Austin stated, that on May 15, 2009, a letter was submitted to Mr. VonFricken, asking him to submit a DHEC permit for water and sewer; Mr. VonFricken was also informed in the letter, that the approval from DHEC would be required for the onsite waste disposal system before a Certificate of Compliance was issued. Ms. Austin also stated, that she received a call from the adjacent property owner, stating that the well was theirs, and shall not be used by the applicant.

**MOTION:** Mr. Cummings made a motion to defer the project, until the applicant address the letter submitted by the Zoning Administrator stating, “(1) The applicant shall submit a DHEC permit for water and sewer (well, septic system), “(2) Please note that approval from DHEC will be required for the onsite waste disposal system before a Certificate of Compliance is issued”. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier).

#### **4. MOSS CREEK – LOT 337, BUTTON BUSH LANE (RIVER-BUFFER WAIVER)**

Ms. Austin stated, that the recommendation letter dated May 27, 2009 stated, that the proposed house size was too big. Ms. Austin stated, that she recommended to the applicant, that he should request a variance from the Home Owners Association, reducing the side-yard setbacks; Moss Creek has a 20-foot side yard setback requirement, and Beaufort County has a 10-foot side yard setback requirement. Ms.

Austin stated, that if the applicant receives a variance from the Moss Creek Property Owners Association, he would not need a variance from the river-buffer setback requirement.

**MOTION: Ms. Frazier made a motion to disapprove the river-buffer waiver. The applicant's proposed house size is 4,364 square feet, and the average house size is 3,577 square feet. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier).**

*The meeting adjourned at approximately 11:13 a.m.*