

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, August 5, 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  
Mrs. Amanda Flake, Natural Resource Planner  
Mrs. Lisa Glover, Zoning Analyst III  
Mr. Colin Kinton, Traffic Engineer  
Mrs. Audra Antonacci-Ogden, Codes Enforcement Supervisor  
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 11:08 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. Klink made a motion to approve the July 22<sup>nd</sup>, 2009 minutes as submitted. Ms. Austin seconded the motion. The motion passed (FOR: Austin, Klink; ABSTAINED: Frazier).

**MOTION:** Mr. Klink made a motion to approve the July 29<sup>th</sup>, 2009 minutes as submitted. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Austin, Frazier, Klink).

#### **3. BAREFOOT BUBBA'S (SPECIAL USE/CONCEPTUAL)**

Mr. Criscitiello read into the record, the Development Review Team's recommendation letter, dated July 29, 2009.

Ms. Frazier stated, that the applicant shall submit new plans, prior to the Zoning Board of Appeals submittal, revising the tree protection zones for the 21-inch Live Oak tree, and the 16-inch Laurel Oak tree.

Mr. Michael Brock from Ward Edwards, Inc. asked the board, "Do we still have to go to the Zoning Board of Appeals?"

Ms. Austin answered, "Yes". Ms. Austin stated, that since the site is nonconforming, a special use approval is needed, in order to make the site conforming.

Ms. Frazier stated, that the applicant shall revise the plans, reducing the rear buffer to 10 feet.

**MOTION: Ms. Frazier made a motion to conceptually approve the project, subject to the applicant submitting new plans, revising the tree protection zones for the 21-inch Live Oak tree, and the 16-inch Laurel Oak tree. The applicant shall indicate on the plans, a 10-foot buffer in the rear of the property. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Frazier, Klink).**

#### **4. MAZZANNA'S LAWN CARE – COTTAGE INDUSTRY (SPECIAL USE/CONCEPTUAL)**

Ms. Austin stated, that the applicant shall revise the site plan, showing the total area being used for the cottage industry, to be no more than 10,890 square feet, including all buildings, work areas, and outside storage areas.

Ms. Frazier stated, that the applicant shall remove the area within the building setback out of the natural resource area.

**MOTION: Ms. Frazier made a motion to defer the project, until the applicant submits revised plans, reducing the size of the buildings and/or structures associated with the cottage industry. The applicant shall remove the area within the building setback out of the natural resource area. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Frazier, Klink).**

#### **5. FRIPP ISLAND – LOT 12, BLUE GILL ROAD (RIVER-BUFFER WAIVER EXTENSION)**

Mr. Klink stated, that he recommends approval to extend the river-buffer waiver approval.

**MOTION: Mr. Klink made a motion to approve the waiver extension. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Frazier, Klink).**

*The meeting adjourned at approximately 11:22 a.m.*