

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, August 12, 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. Amanda Flake, Natural Resource Planner
Mrs. Lisa Glover, Zoning Analyst III
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 11:06 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 Mazzanna's Lawn Care Services, it states that, "the applicant shall remove a portion of the building out of the natural resource area". Ms. Frazier stated, to change the statement to read, "the applicant shall remove the area within the building setback, out of the natural resource area".

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

3. GRAYCO STORAGE BUILDING CANOPY EXPANSION (FINAL)

Mr. Cummings stated, that he recommends approval of this project.

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

4. TIDAL CREEK FELLOWSHIP (FINAL)

Ms. Austin stated, that Mr. Klink would like to meet with the applicant to discuss the BMP manual.

Mr. Brian Pennell with Key Engineering asked the board, "Could I show the mitigating trees on the plans, after the approval from Mr. Klink?"

Ms. Austin stated, that the mitigating trees has to be shown and labeled on the site plan, and it has to be mitigated trees in the disturbed area.

Mr. Pennell stated, that he will submit revised plans, addressing all of the items from the recommendation letter.

MOTION: Ms. Frazier made a motion to defer the project, until the applicant meets with the County Engineer regarding the BMP manual. The applicant shall submit a site plan, showing and labeling the mitigation trees, in the disturbed area. The applicant shall show the correct tree protection zones around the trees that will be impacted by development. The applicant shall delineate and label the required protected natural resources. The applicant shall provide an overall site plan that shows the required setbacks and buffer-yards. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier).

5. LOT 27, SEABROOK POINT (SEPTIC TANK WAIVER EXTENSION)

Ms. Frazier stated, that she recommends approval to extend the septic tank waiver approval.

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

6. ROYAL PINES GOLF COURSE – SANDERS BROTHERS POND (PRE-APPLICATION)

Item was removed off of the agenda, since the applicant was not present at the meeting.

The meeting adjourned at approximately 11:14 a.m.