

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, August 19, 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. 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 11:03 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 (FOR: Austin, Cummings, Frazier; ABSTAINED: Klink).

**3. HARBOR ISLAND – LOT 53, OCEAN MARSH LANE (ROCK REVETMENT)**

Ms. Frazier asked Mr. David Gasque, "Is there any vegetation above the critical line, that's going to be disturbed?"

Mr. Gasque answered, "Not intentionally".

Ms. Frazier stated, that if the applicant disturbs the buffer, they have to re-vegetate the buffer with native vegetation. Ms. Frazier stated, that the natural resource planner will do a post inspection prior to the construction of the rock revetment. Upon completion of the construction, the applicant shall request an inspection to ensure the buffer was not disturbed.

**MOTION:** Mr. Klink made a motion to approve the project with a condition, that the applicant request an inspection after the construction is completed. If the buffer area is disturbed, the applicant shall re-vegetate the buffer area with native plantings. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

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

Mr. Criscitiello explained to the applicant, that since he is requesting a variance and a special use permit from the Zoning Board of Appeals, if either one of the request gets disapproved by the Zoning Board of Appeals, the project as a cottage industry will be disapproved.

**MOTION: Ms. Frazier made a motion to conceptually approve the project, contingent upon the variance being approved by the Zoning Board of Appeals. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

#### **5. MOSS CREEK – POOL COMPLEX EXPANSION (CONCEPTUAL)**

Ms. Frazier stated, that she recommends conceptual approval of this project.

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

#### **6. BLUFFTON FIRE DISTRICT MAINTENANCE FACILITY (DISCUSSION)**

Mr. Bub Turner, Fire Chief for the Bluffton Fire District explained to the board, that over a year ago, they were approached by the International Paper Company to see if they wanted to purchase a piece of their property, which was adjacent to their headquarters on U.S. Hwy 278. Chief Turner stated, that the property is 5.7 acres total, there are also wetlands on the property; and they are proposing to construct a maintenance facility, which would put everything on one site.

Mr. Criscitiello stated, that the property is zoned rural, which is a limited use under public services. The limited standards are before county council for an amendment under the third and final reading; the limited standards reduces the lot size, and open space requirement from 85 percent to 75 percent. Mr. Criscitiello stated, that the Development Review Team would be concerned about the wetlands on the property, and the traffic.

Ms. Austin stated, that the applicant would have to apply for a special use permit, in order to cross the wetlands.

Mr. Criscitiello explained to the applicant, that the special use request is a two-step process; the applicant shall submit for conceptual review for the maintenance facility, showing the wetland impact. The applicant shall also submit to the Corridor Review Board for approval prior to going before the Zoning Board of Appeals. Once the Corridor Review Board approves the application, the Development Review Team will give a recommendation to the Zoning Board of Appeals. The applicant shall submit to the Zoning Board of Appeals for a public hearing. Once the Zoning Board of Appeals grants the special use approval, the applicant shall come back to the Development Review Team for the permit approval.

Ms. Frazier stated, that the Development Review Team doesn't have the square footage of the building for the floor area ratio, and a site plan showing the building area, parking area, wetlands, tree survey, etc., to determine if this project meets the requirements of the ordinance.

Mr. Criscitiello stated, that since the Development Review Team is having a discussion with the applicant, the next step would be for the applicant to meet with the Zoning Administrator, Ms. Austin for a pre-application meeting, to start the process in developing the plan for the site.

**DRT DETERMINED THAT THE APPLICANT SHALL MEET WITH THE ZONING ADMINISTRATOR FOR A PRE-APPLICATION MEETING. THE APPLICANT SHALL PROVIDE A PRELIMINARY SITE PLAN TO ENSURE THAT THE PROPOSED MAINTENANCE FACILITY MEETS THE REQUIREMENTS OF THE ORDINANCE.**

*The meeting adjourned at approximately 11:25 a.m.*