

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, September 2, 2009, in the Executive Conference Room, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

MEMBERS PRESENT

Mr. Arthur Cummings, Building Codes Director
Ms. Delores Frazier, Assistant Planning Director
Mr. Robert Klink, County Engineer

MEMBERS ABSENT

Ms. Hillary Austin, Zoning Administrator

STAFF PRESENT

Mr. Tony Criscitiello, Planning Director
Mrs. Amanda Flake, Natural Resource Planner
Mrs. Lisa Glover, Zoning Analyst III
Mr. Colin Kinton, Traffic Engineer
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 minutes as submitted. Ms. Frazier seconded the motion. The motion passed (FOR: Frazier, Klink; ABSTAINED: Cummings).

3. TIDAL CREEK FELLOWSHIP (REVISIT/FINAL)

Ms. Frazier stated, that according to Ms. Austin's comments, the applicant shall mitigate with the same species of trees removed.

Mr. Brian Pennell with Key Engineering explained to the board, that Mrs. Katherine Smith with the Zoning office relayed the comment to him yesterday, and he brought a plan to the meeting that basically shows a tree plant back plan. Mr. Pennell stated, that he would like to stake out the trees, to verify additional Live Oak trees on site to mitigate.

Ms. Frazier stated, that there are lingering questions regarding the tree protection plan, and she would like to recommend approval subject to, the applicant meeting with Planning staff to discuss the tree protection plan.

MOTION: Ms. Frazier made a motion to approve the project, subject to the applicant meeting with Planning staff to discuss the tree protection plan. The applicant shall submit a revised mitigation plan and/or tree plant back plan. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Cummings, Frazier, Klink).

4. FRIPP ISLAND – LOT 3, TARPON BOULEVARD (WAIVER EXTENSION)

Mr. Klink stated, that he recommends approval of the waiver extension.

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

5. HOPWOOD MINE – FORMERLY MITCHELL MINE (PRE-CONCEPTUAL DISCUSSION)

Mr. Steve Andrews explained to the board, that he originally submitted an application to the Development Review Team for conceptual approval, but did not have all of the State level permits. Mr. Andrews stated, that he asked Ms. Austin how to come to the board at conceptual level prior to the permits, and was told to come to the board for a pre-conceptual discussion.

Ms. Frazier stated, that the zoning ordinance is very specific with what needs to be submitted for review for a mining project; it includes a truck routing plan, operations plan.

Mr. Andrews stated that he already submitted the traffic study, site capacity analysis, environmental study, and it was determined by the county that the information would not be forwarded to the DRT members for discussion.

Ms. Frazier stated, that the applicant shall adhere to all of the items in Section 106-1360 from the Zoning & Development Standards Ordinance.

Mr. Andrews stated, that he would like to discuss the natural resource area and other items of submittal.

Ms. Frazier asked Mr. Andrews, “Did you do the natural resource calculations based on the 20 acres?”

Mr. Andrews answered, “Yes”.

Ms. Frazier stated, that since five (5) acres of natural resources had to be protected, she assumed that some of the natural resources would be in the 100-foot buffer, but instead the natural resources are hugging the edge of the excavation site. Ms. Frazier asked the applicant, “Why aren’t you putting the 100-foot buffer area into the natural resource protection?”

Mr. Ryan Lyle with Andrews and Burgess explained to the board, that he was under the impression that they needed a 200-foot buffer, and they were not allowed to count any protected resources outside of the disturbed area.

Ms. Frazier asked Mr. Lyle, “Who gave you that impression?”

Mr. Lyle answered, “From previous projects I worked on”.

Ms. Frazier stated, that most people count trees in the buffer as their protected resource area, and she would prefer it to be in an area that’s going to be reserved as forest, instead of the disturbed area.

Mr. Andrews stated, that he wanted to have that point clarified, because with previous conversation with certain board members, the protected resources had to come from within the site area.

Ms. Frazier stated, that the protected resources have to be within the 20 acres.

Mr. Andrews stated, that it was his interpretation that if the site was already protected by buffers, the protected resources had to be in addition to the buffer area.

Ms. Frazier stated, that in this case, since it’s a large buffer area, protecting the resources within the buffer make sense, but it would be a problem if there are very narrow buffers along the project boundary that someone wants to call protected resources.

Mr. Andrews stated, that it was recommended by ECS Incorporated to place a groundwater recharge trench within the 100-foot wetland setback, in order to maintain the existing hydrology of the wetland.

Mr. Klink asked Mr. Andrews, “How deep will the trench be?”

Mr. Andrews answered, "I'm not sure yet".

Ms. Frazier stated, that she believes that a wetland buffer can be crossed perpendicular, but the trench cannot be placed in the protected forest area, and can cross the buffer.

Mr. Andrews stated, that he already completed a traffic study.

Ms. Frazier asked Mr. Kinton, "Have you received the traffic study?"

Mr. Andrews stated, that the traffic study has not been distributed yet.

Ms. Frazier asked the applicant to show the routing plan and staging area on the plans.

Mr. Lyle asked, "Can the routing plan be off site?"

Ms. Frazier answered, "Show us where it is going".

Mr. Criscitiello asked the board, "Will this project require a special use permit?"

Ms. Frazier answered, "Yes".

DRT DECIDED THAT THE APPLICANT SHALL ADHERE TO ITEMS FROM SECTION 106-1360 OF THE ZONING & DEVELOPMENT STANDARDS ORDINANCE.

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