

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, September 23, 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**

Mrs. Amanda Flake, Natural Resource Planner  
Mrs. Lisa Glover, Zoning Analyst III  
Mrs. Audra Antonacci-Ogden, Codes Enforcement Supervisor  
Mr. Timothy Ogden, Fire Marshall  
Ms. Judy Timmer, CRB Coordinator

**1. CALL TO ORDER:** Ms. Austin called the meeting to order at approximately 11:02 a.m.

*Ms. Austin 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 adopt the September 9<sup>th</sup>, 2009 minutes as submitted. Mr. Cummings seconded the motion. The motion passed (FOR: Cummings, Frazier, Klink; ABSTAINED: Austin).

**MOTION:** Mr. Klink made a motion to adopt the September 16<sup>th</sup>, 2009 minutes as submitted. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

#### **3. FOWLKES COTTAGE INDUSTRY (MAZZANNA) – (SPECIAL USE/FINAL)**

Ms. Austin stated, that this project went before the Zoning Board of Appeals, and was approved with the condition, that there be no landscaping debris be stored on site.

Mr. Greg Baisch with Ward Edwards stated, that the Zoning Board of Appeals did not put that condition on the special use approval. Mr. Baisch asked the Development Review Team to clarify the statement regarding landscaping debris not being stored on site. According to the zoning ordinance, the cottage industry use allows for exterior storage, as long as they don't infringe upon the 85 percent open space ratio, and it is screened from the neighbors. Mr. Baisch asked, "Does this condition have to do with the adjacent parcels, where they had some landscape materials stored?"

Ms. Austin stated, that the Development Review Team's recommendation letter was presented and approved as submitted to the Zoning Board of Appeals regarding this project. Ms. Austin read into the record the recommendation letter, which stated, "A site plan for the proposed Special Use, which includes the total site area and calculations, surrounding properties, buffers and setbacks, natural resources, and if applicable, an end use or reclamation plan shall be required as part of the submittal package. The site

plan shows the location of the work area, outside storage area, parking; it also shows the buffers and setbacks, and meets the minimum landscape surface ratio of .85. The applicant understands that the storage of construction debris is not permitted”.

Mr. Baisch stated, that the applicant has a 20-yard storage container to keep the landscape debris in; and it's emptied every two weeks.

Ms. Austin stated, that she's okay with the storage container, as long as it's contained in that area, and is not outside; the debris cannot be piled up outside.

Ms. Frazier stated that the permit will reflect, that there will be no construction debris on site, and the landscaping debris has to be stored in a storage container, which is shown on the site plan identified as storage area.

**MOTION: Ms. Frazier made a motion to approve the project, with a condition that there will be no construction debris on site, and the landscaping debris has to be stored in a storage container, which is identified on the site plan as storage area. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

#### **4. BULL POINT – LOT 100, BULL POINT DRIVE (VIEW CORRIDOR)**

Ms. Frazier stated, that she recommends approval as submitted.

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

#### **5. OLDFIELD MEWS (PHASING PLAN – PHASE V)**

Mr. Klink stated, that he recommends approval as submitted.

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

#### **6. RED FISH BECK (CONCEPTUAL)**

Ms. Austin stated, that on Monday, September 21<sup>st</sup>, 2009, the applicant requested that this project be removed off of the agenda.

***DRT UPHELD APPLICANT'S REQUEST TO WITHDRAW APPLICATION.***

#### **7. EMERALD ISLE SUBDIVISION – NORTH & SOUTH S/D AMENDMENT (PRE-APPLICATION)**

Ms. Austin stated, that the applicant requested that this item be removed off of the agenda.

***DRT UPHELD APPLICANT'S REQUEST TO WITHDRAW APPLICATION.***

The meeting adjourned at approximately 11:09 a.m.