

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, October 14, 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
Mr. Colin Kinton, Traffic Engineer
Mr. Timothy Ogden, Fire Marshall

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:

Mr. Criscitiello stated, that the minutes will be adopted at the next scheduled meeting.

3. 133 RIVER OAK ROAD (BULKHEAD)

Mr. Klink stated, that he recommends approval of the bulkhead request.

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

4. BLUFFTON FIRE DISTRICT MAINTENANCE FACILITY (CONCEPTUAL/REVISIT)

Ms. Austin stated, that last week the applicant requested a deferral, and the main item that needs to be addressed is a tree survey, since this property wasn't a planted pine plantation, and there were a lot of upland forest, the board needs a survey to be able to make a determination.

Chief Turner stated, that they want to purchase the property, and prior to purchasing, they would like to determine if it is possible to use the property for which they are purchasing the property. Chief Turner stated, that they want some type of designation as to whether they can use the property for what it is intended for.

Ms. Frazier stated, that the Development Review Team couldn't grant conceptual approval without a tree survey; the board can say that it looks like the property fits the proposed use. Ms. Frazier informed the applicant, that he would also need a special use permit in order to cross the wetlands, and should be filed and be concurrent with the applicant for review of the project. Ms. Frazier stated, that subject to the

wetland crossing being approved by the Army Corp of Engineers and the Zoning Board of Appeals, and no significant tree issues, it appears the project would work.

MOTION: Ms. Frazier made a motion to defer the project, until the applicant purchases the property and resubmits the project, along with a tree survey and an application to the Zoning Board of Appeals for the wetland crossing. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

The meeting adjourned at approximately 11:12 a.m.