

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, October 21, 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
Mr. Robert Klink, County Engineer

MEMBERS ABSENT

Ms. Delores Frazier, Assistant Planning Director

STAFF PRESENT

Mr. Tony Criscitiello, Planning Director
Mrs. Amanda Flake, Natural Resource Planner
Mrs. Tamekia Judge, Zoning Analyst III
Mr. Timothy Ogden, Fire Marshall
Ms. Judy Timmer, CRB Planner

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. Cummings made a motion to adopt the October 7th, 2009 minutes as submitted. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Klink).

MOTION: Mr. Klink made a motion to adopt the October 14th, 2009 minutes as submitted. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Klink).

3. PLEASANT POINT – LOT 55, TUSCARORA AVENUE (BULKHEAD)

APPLICANT REQUESTED, THAT THE PROJECT BE REMOVED OFF OF THE AGENDA, UNTIL NOVEMBER 4TH, 2009.

4. SEASIDE FARM ANNEX EXPANSION (SPECIAL USE/CONCEPTUAL)

Mr. Criscitiello read into the record, the Development Review Team's recommendation letter, dated October 14th, 2009.

Mr. Michael Brock with Ward Edwards explained to the board, that there were no storage sheds located in the rear buffer area.

Ms. Austin stated, that there were some pictures that showed some old/abandoned equipment in the buffer area, which needs to be removed.

Mr. Brock stated, that he will make that happen. Mr. Brock stated, in regards to item #3, they have designed the storm water plan since the last meeting, and that requirement will not be an issue.

Ms. Austin stated, that a pipe was found in the river buffer, which drained into the marsh, and that pipe is not allowed.

MOTION: Ms. Austin made a motion to conceptually approve the project, subject to the applicant submitting revised plans, addressing all comments from the Development Review Team's recommendation letter, dated October 14th, 2009. The applicant shall come back before the Development Review Team for a recommendation to the Zoning Board of Appeals. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Klink).

5. USCB ACCESS ROAD & PARKING FACILITY (CONCEPTUAL)

Mr. Criscitiello read into the record, the Development Review Team's recommendation letter, dated October 14th, 2009. Mr. Criscitiello asked Mr. Scott Monson with Thomas & Hutton, "Is the tentative master plan that the Development Review Team is reviewing now, the master plan you will be asking the Development Review Team to review on all other projects in the future?"

Mr. Scott Monson answered, "I think we can provide that master plan, and have it as a working document; it is the future planning to be done at the University, that may change the master plan, and if that master plan changes, we will resubmit to the Development Review Team for review".

Mr. Criscitiello informed the applicant, that the Development Review Team has to have a master plan on file, that would be the record master plan. Mr. Criscitiello asked Mr. Monson again, "Is the master plan on file, going to be the record master plan at this stage?"

Mr. Monson answered, "Yes". Mr. Monson stated, that it would be beneficial to the University and the Development Review Team to submit the master plan, and have it stamped as a working document for the working file.

Ms. Austin asked Mr. Monson, "Will the master plan show that you're meeting the required open space, and landscape surface ratio for the Suburban and the Research and Development section of the zoning ordinance?"

Mr. Monson answered, "Yes".

Mr. Criscitiello stated, that if the master plan is amended in the future, the Development Review Team will consider the amendments, provided that it continues to meet the zoning requirements.

Mr. Klink stated, that in regards to the BMP requirement and the design of the parking lot, he will meet with the applicant to ensure all of the requirements are met.

Ms. Austin asked Mr. Monson, "Did you submit a Natural Resource Analysis?"

Mr. Monson answered, "No".

Ms. Austin stated, that the reason the Natural Resource Calculations was not submitted by the applicant, was because it was considered a Planned Unit Development. Ms. Austin stated, that the applicant shall submit a Natural Resource Analysis for each phase, or an overall Natural Resource Analysis for the entire site.

Mr. Criscitiello stated, that since the master plan might be amended in the future, every phase that's submitted should meet the requirements of the zoning ordinance at that time, so that there are no problems in the end.

MOTION: Mr. Klink made a motion to conceptually approve the project, subject to the applicant submitting the working master plan, which would ensure all requirements of the zoning ordinance and BMP requirements are met. The applicant shall submit the natural resource calculations. The applicant shall meet with Mr. Klink to address the BMP manual

and the design of the parking layout. The Corridor Review Board shall also review the landscaping and also the parking layout. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Klink).

The meeting adjourned at approximately 11:27 a.m.