

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, December 9, 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

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 Planner

1. CALL TO ORDER: Ms. Austin called the meeting to order at approximately 11:06 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 November 4th, 2009 minutes as submitted. Ms. Austin seconded the motion. The motion passed (FOR: Austin, Klink; ABSTAINED: Cummings).

MOTION: Mr. Klink made a motion to adopt the November 18th, 2009 minutes as submitted. Ms. Austin seconded the motion. The motion passed (FOR: Austin, Klink; ABSTAINED: Cummings).

3. PINELAND AVENUE (SEPTIC TANK WAIVER)

Mrs. Alysoun Eversole stated, that she received the Development Review Team's recommendation letter, which was dated December 2, 2009. Mrs. Eversole stated, that in regards to item #3, which states, "Applicant shall submit a letter/documentation from DHEC stating the proposed location of the septic tank and drain fields is the only suitable location on the 1.844 acres of land"; she obtained that letter from DHEC, and she will be happy to give everyone a copy of the letter.

Ms. Austin informed Mrs. Eversole that the board doesn't review additional information at the meeting, but the board will be happy to accept the letter.

Mrs. Eversole stated, that in regards to item #1, which states, "Applicant has suggested that the lot in question be a separate parcel. Applicant shall provide to the DRT, documents showing Pineland R-O-W being deeded to Beaufort County, thus creating a separate parcel. If that has not been done, the property is one parcel and may not be subject to the granting of a waiver, because a septic system may be placed on the property without encroaching into the river buffer"; there is no deed to Beaufort County for the property being separate parcels. Ms. Austin stated, that Pineland Avenue has been maintained by

Beaufort County for numerous years; the road on her property is 15-feet wide, and she had the surveyor redo the survey expressing that fact. Mrs. Eversole stated, that if Beaufort County would like her to deed that portion of the road, she has no problem doing that.

Ms. Austin stated, that right now Beaufort County has a restrictive easement, and without a r-o-w, the 1.844-acre is just one piece of property. Ms. Austin stated, that if there's a R-O-W, usually the road will automatically split the property.

Mrs. Eversole stated, that she would be happy to give the County 15-feet of r-o-w.

Ms. Austin stated, that the County takes 50-feet of r-o-w, not 15 feet.

Mr. Eversole stated, that in order to get a 50-foot R-O-W, dirt would have to be added to the site.

MOTION: Mr. Klink made a motion to the approve the variance, subject to the applicant meeting with staff to discuss the removal of the lot lines, or to discuss the deeding of a 50-foot R-O-W to the County to create two lots. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Klink, Timmer (for Frazier)).

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