

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, December 16, 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. Lisa Glover, Zoning Analyst III

1. CALL TO ORDER: Mr. Criscitiello called the meeting to order at approximately 11:05 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: Ms. Frazier made a motion to adopt the December 2nd, 2009 minutes as submitted. Ms. Austin seconded the motion. The motion passed (FOR: Austin, Frazier; ABSTAINED: Cummings, Klink).

MOTION: Mr. Klink made a motion to adopt the December 9th, 2009 minutes as submitted. Mr. Cummings seconded the motion. The motion passed (FOR: Austin, Cummings, Klink; ABSTAINED: Frazier).

3. TANGER HH – OUTLET CENTER I (FINAL)

Mr. Klink stated, that he would like to meet with the storm water utility manager and the project engineer, to go over the design of the project.

Mr. Cummings asked the applicant, "How will you accomplish the phasing of the demolition?"

Mr. Walter Nester with McNair Law Firm explained, that initially there was a discussion regarding the phasing of the project, but that's not the case at this time. The owner will have all of the remaining tenants out of the existing buildings at the beginning of next year, in order to commence development of the entire project.

Mr. Criscitiello asked Mr. Nester, "So there will be no phasing of this project?"

Mr. Nester answered, "No".

Ms. Frazier stated, that since Out parcels A, B, & D have not gotten final approval from the Corridor Review Board, the applicant shall place a notation on the plans that states, "Out parcels A, B, & D are not a part of the final plan approval, except for the demolition, grading, and stabilization portion of the

project". Ms. Frazier stated, that this approval does not include final approval for the parking lot layout, and the buildings for the out parcels.

MOTION: Mr. Cummings made a motion to approve the project, subject to the applicant meeting with the county engineer and the storm water utility manager to discuss the design of the project. The applicant shall place a notation on the plans which states, "Out parcels A, B, & D are not a part of the final plan approval, except for the demolition, grading, and stabilization portion of the project; this approval does not include final approval for the parking layout and the buildings for the out parcels". Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

4. FAMILY DOLLAR (FINAL)

Ms. Frazier stated, that the board is awaiting an authorization letter from the property owner to the rear of the property, to allow the developer to utilize the easement for the trucks and to make improvements to the easement. Ms. Frazier stated, that the board received an e-mail from Mr. David Tedder, representative of the property owner, stating that the letter should be forthcoming.

MOTION: Ms. Frazier made a motion to approve the project, subject to the applicant submitting a letter from the property owner, authorizing the developer to utilize the easement for the trucks, and to make improvements to the easement. Mr. Cummings seconded the motion. The motion passed (FOR: Cummings, Frazier, Klink; AGAINST: Austin).

5. 290 DISTANT ISLAND DRIVE (ROCK REVETMENT)

Ms. Frazier stated, that she would like to recommend approval, with the condition that no rocks shall be placed entirely around the trees; the rocks shall be placed only on the marsh side, and not completely around the trees.

MOTION: Ms. Frazier made a motion to approve the project, with the condition that no rocks be placed entirely around the trees; the rocks shall be placed only on the marsh side, and not completely around the trees. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

6. GRACE COASTAL CHURCH ADDITION (CONCEPTUAL)

Ms. Frazier stated, that she would like to recommend conceptual approval.

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

7. BEAUFORT COUNTY – SHERIFF'S OFFICE SWAT TEAM OFFICE (CONCEPTUAL)

Ms. Frazier stated, that she would like to recommend conceptual approval.

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

The meeting adjourned at approximately 11:13 a.m.