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The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, January 13, 2010, 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  
Mr. Colin Kinton, Traffic Engineer

**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:** Mr. Cummings made a motion to adopt the minutes as submitted. Ms. Frazier seconded the motion. The motion passed (FOR: Austin, Cummings, Frazier; ABSTAINED: Klink).

#### **3. ROSE HILL BLOCK W – CLUB GATE – PHASE 2 (FINAL/REVISIT)**

Mr. Klink stated, that he recommends approval of the project as submitted.

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

#### **4. BEAUFORT COUNTY – SOCIAL SECURITY OFFICE (FINAL)**

Ms. Frazier stated, that she would like to recommend deferral until all items on the recommendation letter, dated January 6, 2010 are addressed.

Ms. Austin seconded the motion.

Mr. Michael Brock with Ward Edwards explained to the board, that they don't have any problems with the comments, but he doesn't understand why the project is being deferred; the 50-foot buffer is there, and they are tying into the existing drainage. Mr. Brock stated, that the 50-foot buffer is shown on the plans, and it's vegetated.

Ms. Frazier stated, that per the recommendation letter, he was supposed to put that statement in writing.

Ms. Austin stated, that the Development Review Team has to ensure that the entire buffer is vegetated; if not, the applicant would have to vegetate the buffer.

Mr. Brock stated, that the existing buffer was also reviewed by the Corridor Review Board.

Ms. Frazier asked Mr. Brock, Did you get a chance to delineate the tree protection zones on the construction plans?"

Mr. Brock stated that they can ensure, that the tree protection zones are placed around the existing trees.

Ms. Frazier stated, that the tree protection zones needs to be shown on the construction plans.

Mr. Cummings asked the Development Review Team, to approve the project, subject to the applicant submitting all of the requested information.

Mr. Klink stated, that he agrees with that.

Ms. Frazier stated, that the applicant was given a recommendation letter since last week, and he chose not to respond; she thinks the applicant had plenty of time to respond to the comments.

Mr. Klink asked Ms. Frazier, "Is it a simple thing we're asking for?"

Ms. Frazier answered, "It could be".

Mr. Klink stated, that he doesn't see why the board couldn't approve the request conditionally.

**MOTION: Ms. Frazier made a motion to defer the project, until the applicant submits all items from the recommendation letter, dated January 6, 2010. Ms. Austin seconded the motion. The motion failed (FOR: Austin, Frazier; AGAINST: Cummings, Klink).**

**MOTION: Mr. Cummings made a motion to approve the project, subject to the applicant addressing items from the recommendation letter, dated January 6, 2010 to the Zoning Administrator. Mr. Klink seconded the motion. Mr. Cummings stated, that the impact fees for the fire and the road need to be paid prior to the issuance of the development permit, because since it is a federal/state building, a building permit will not be issued. The motion failed (FOR: Cummings, Klink; AGAINST: Austin, Frazier).**

Mr. Criscitiello stated, that since both motions failed, the project shall be deferred until the next scheduled meeting. The applicant shall also submit all of the items from the recommendation letter, dated January 6, 2010.

## **5. BEAUFORT COUNTY – BURTON WELLS PARK – PHASE 2 (MASTER PLAN)**

Mr. Klink stated, that he recommends approval of the Master Plan as submitted.

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

## **6. GRAVES PUD – ENMARK @ ISLAND WEST COMMERCIAL (CONCEPTUAL)**

Ms. Austin stated, that the applicant requested a deferral.

**DRT UNANIMOUSLY GRANTED THE APPLICANT'S REQUEST FOR A DEFERRAL.**

## **7. MYRTLE PARK – PALMETTO COURT (PERMIT EXTENSION)**

Mr. Cummings stated, that he recommends approval of the permit extension.

**MOTION: Mr. Cummings made a motion to approve the permit extension; the approval is extended for one (1) year. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

## **8. PENN CENTER – POND EXPANSION (PRE-APPLICATION)**

Mr. Mack stated that several years ago, he conferred with the county to dig a watering pond for cows, and since that time there has been some cave-ins, so they want to fix the slopes and expand the pond from  $\frac{3}{4}$  acre to one-acre.

Ms. Austin stated, that the applicant was originally approved for a one-acre pond, and she thought that the applicant wanted to expand the pond over an acre.

Ms. Frazier asked Mr. Mack, "How big is the existing pond?"

Mr. Mack stated, that he believes that it's close to an acre.

Mr. Cummings asked Mr. Mack, "So you don't want to expand the pond more than an acre?"

Mr. Mack answered, "No".

Ms. Austin stated, that if the pond has not been constructed at one acre, the applicant could use the original permit to expand up to an acre.

Mr. Criscitiello explained to the applicant, that if he's requesting to expand the pond up to an acre, he can use the original pond; if he goes beyond one acre in size, then he would have to get a permit for a borrow pit.

Mr. Mack stated, that he understands.

Ms. Austin stated, that the applicant shall bring a copy of the as built survey, so the county could see how big the existing pond is.

Mr. Cummings asked Mr. Klink, "Since the County originally built the pond, could your office go out and survey the pond?"

Mr. Klink answered, "Yes".

**DRT DETERMINED THAT THE APPLICANT COULD EXPAND THE POND UNDER THE ORIGINAL PERMIT. THE ENGINEERING DEPARTMENT WILL SURVEY THE POND; IF THE POND IS ALREADY AT AN ACRE, THE APPLICANT WOULD HAVE TO OBTAIN A PERMIT FROM THE DEVELOPMENT REVIEW TEAM FOR A BORROW PIT. MR. KLINK WILL CONTACT THE APPLICANT REGARDING THE SURVEYING OF THE POND.**

## **9. TANGER OUTLET – LONGHORN/OLIVE GARDEN RESTAURANT (PRE-APPLICATION)**

Ms. Austin stated, that the applicant asked to be removed off of the agenda until January 27, 2010.

**DRT UNANIMOUSLY GRANTED THE REQUEST TO BE REMOVED OFF OF THE AGENDA UNTIL JANUARY 27, 2010.**

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