

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, April 7, 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

STAFF PRESENT

Mr. Tony Criscitiello, Planning Director
Ms. Jian Fei, Assistant County Engineering
Mrs. Katherine Smith, Zoning Analyst II

1. CALL TO ORDER: Mr. Criscitiello called the meeting to order at approximately 11:09 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. Klink made a motion to approve the March 10, 2010 minutes as submitted. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

MOTION: Mr. Klink made a motion to approve the March 24, 2010 minutes as submitted. Mr. Cummings seconded the motion. The motion passed (FOR: Cummings, Klink; Abstained: Austin, Frazier)

3. GRACE COASTAL CHURCH EXPANSION (FINAL)

Ms. Frazier stated, that she recommends approval of the project as submitted.

MOTION: Ms. Frazier 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 CO. SHERIFF'S OFFICE/SWAT TEAM OFFICE (FINAL)

Ms. Frazier stated, that she recommends approval of the project, with the condition that the applicant submits a SCDOT encroachment permit.

MOTION: Ms. Frazier made a motion to approve the project, with the condition, that the applicant submits a SCDOT encroachment permit. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

5. HOWARD & EDDIE'S PLAZA (CONCEPTUAL/REVISIT)

Mr. Klink stated, that he recommends approval of the project, with the condition, that the applicant meets with the DRT members to discuss methods, in which the 85% landscape surface ratio for the project may be met.

Mr. Kinton stated, that if the applicant would relocate and reduce the road that leads to the tax office, that would give more landscape area.

Ms. Frazier stated, that the applicant shall ensure that the Landscape Ratio Surface is met; the applicant shall also submit the Traffic Impact Study and Community Impact Statement, prior to submittal to the ZBOA for a Special Use Permit.

MOTION: Mr. Klink made a motion to approve the project with the condition, that the Landscape Ratio Surface, Traffic Impact Study and Community Impact Statement is submitted, prior to submittal to the ZBOA. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

6. SHIPMAN'S WHARF (FINAL/REVISIT)

Ms. Frazier stated, that she recommends approval of the project, subject to the applicant placing a fence around the archaeological site. The applicant shall also contact the Archaeological Planner, Mr. Ian Hill to inspect the site, prior to beginning construction. Ms. Frazier stated, that an arborist report shall be submitted, prior to the issuance of the Certificate of Compliance, in order to ensure the roads and drain field lines were installed as indicated on the report, during construction. Ms. Frazier stated, that the applicant shall meet with the Zoning & Development Administrator, Ms. Hillary Austin, to discuss the contents of the Covenants & Restriction. Ms. Frazier, also stated, that the applicant shall submit final plats, and inform the DRT in writing of the manner in which the tree mitigations will be handled. The applicant has the choice of submitting a plant back plan, or paying into the county's Tree Reforestation Fund. The cost will be calculated at a rate of \$140.00 per tree, for a total amount of \$9,660.00.

MOTION: Ms. Frazier made a motion to approve the project with the condition, that the applicant places a fence around the archaeological site. The applicant shall submit an arborist report, ensuring that the construction of roads and drain fields are completed prior to the Certificate of Compliance. The applicant shall submit final plats. The applicant shall submit a tree plant back plan or pay into the county's Tree Reforestation Fund. Mr. Klink seconded the motion. The motion passed (FOR: Cummings, Frazier, Klink) (AGAINST: Austin).

The meeting adjourned at approximately 11:39 a.m.