

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, June 16, 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  
Mrs. Katherine Smith, Zoning Analyst II

**1. CALL TO ORDER:** Mr. Criscitiello called the meeting to order at approximately 11:03 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 approve the June 9, 2010 minutes as submitted. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

#### **3. CROSSROAD SUBDIVISION (REVISIT/FINAL)**

Ms. Austin stated, that the applicant shall revise lot 33 and 34, these lots do not meet the required 80 square feet lot width. Ms. Austin also stated, that lot 8, 19, and 20 need to show the proposed building on site the plans. Ms. Austin stated, that lot 15 need to show the access at the cul-de-sac.

Ms. Frazier stated, that an arborist report must be submitted prior to the Certificate of Compliance, to ensure that the construction was completed, in accordance with the tree protection report.

Ms. Frazier stated, that she would like to recommend approval for the project, with the conditions that the applicant submit new plats to the Zoning Administrator. The applicant shall also submit executed copies of the contract from the arborist.

**MOTION: Ms. Frazier made a motion to approve the project, with the condition that the applicant submits new plats to the Zoning Administrator. The applicant shall submit an arborist report, prior to the issuance of the Certificate of Compliance. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

#### **4. JOHNSON TRACT – AUTOZONE PHASE-1C (FINAL)**

Mr. Klink stated, that he would like to recommend approval of the project.

**MOTION: Mr. Klink made a motion to approve the project as submitted. Mr. Cummings seconded the motion.**

Ms. Austin stated, that there are too many parking spaces, the applicant is purposing 47 parking spaces, when only 28 parking spaces are required. Also, the parking in the front of the building does not met the

requirement of 1 island per every 8 parking spaces. The square foot of the building needs to be changed on the final application. The Fire Official shall sign off on the Fire Standard Safety form.

Mr. Klink stated, that he would like to rescind his motion for approval.

Ms. Frazier stated, that she would like to amend the motion and defer the project.

**MOTION: Ms. Frazier made a motion to defer the project. The applicant shall submit a revised parking layout, and submit the Fire Official's approval. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

#### **5. TLC MINISTRIES (SPECIAL USE) REVISIT (FINAL)**

Mr. Cummings stated, that he would like to recommend final approval of the project, with the condition that the applicant submit a letter to the Building Codes Department from DHEC, stating that the use of a septic tank can adequately support the proposed use.

**MOTION: Mr. Cummings made a motion to approve the project, with the condition that the applicant submit a letter to the Building Codes Department from DHEC, stating that the use of the septic tank can adequately support the proposed use. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

#### **6. ISLAND WEST COMMERCIAL LOT B-2A (CONCEPTUAL)**

Ms. Frazier stated, that she would like to recommend conceptual approval, with the conditions that the applicants submit all concerns at final approval.

**MOTION: Ms. Frazier made a motion to approve the project conceptually, with the conditions that the applicant submit all concerns at final approval. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

#### **7. BEAUFORT COUNTY LIBRARY @ PENN CENTER (CONCEPTUAL)**

Mr. Hill stated, that the State Historic Preservation Office requires a 30' buffer around the archeological site, which has not been met; therefore, he would need the final plans to submit to the State Historic Preservation Office. A condition of the State Historic Preservation is, that a chain linked fence be placed around the archeological site during construction.

Ms. Frazier stated, that she would like to recommend deferring the project until June 23, 2010. Ms Frazier stated, that the DRT should have time to review the tree protection plan and the tree removal plans, as well as Mr. Hill reviewing the archeological site plans.

**MOTION: Ms. Frazier made a motion to defer the project until June 23, 2010, to give the DRT Members time to review the tree protection plans and the tree removal plans, as well as Mr. Hill reviewing the archeological site plans. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink)**

*The meeting adjourned at approximately 11:38 a.m.*