

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, July 6, 2011, 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. Hakim Bayyoud, Building Codes Permit Engineer
Ms. Delores Frazier, Assistant Planning Director
Mr. Robert Klink, County Engineer

STAFF PRESENT

Mr. Tony Criscitiello, Planning Director
Mr. Colin Kinton, Traffic Engineer
Mrs. Katherine Smith, Zoning Analyst II

1. CALL TO ORDER: Mr. Criscitiello called the meeting to order at approximately 11:00 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 approve the June 22, 2011 minutes as submitted. Mr. Bayyoud seconded the motion. The motion passed unanimously (FOR: Austin, Bayyoud, Frazier, and Klink).

3. ST. HELENA LIBRARY @ PENN CENTER (FINAL)

Ms. Frazier stated, that she recommends the project be approved with the conditions, that the Architectural plans be reviewed by Ian Hill, Historic Preservation Planner, and submit the SCDOT Encroachment permits, and the construct plan showing gate along Penn Center Road.

MOTION: Ms. Frazier made a motion to approve the project with the conditions, that the Architectural plans be reviewed by Ian Hill, Historic Preservation Planner, and submit the SCDOT Encroachment permits, and the construct plans showing gate along Penn Center Road. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Bayyoud, Frazier, and Klink).

4. LADY'S ISLAND PARK PHASE-1 (AMENDMENT)

Mr. Klink stated, that he recommends the project be approved with the condition, that the new construction plans be amended, to show the existing power line easement, and the buffer area for the plant back.

MOTION: Mr. Klink made a motion to approve the project with the condition, that the new construction plans be amended, to show the existing power line easement, and the buffer area for the plant back. Mr. Bayyoud seconded the motion. The motion passed unanimously (FOR: Austin, Bayyoud, Frazier, and Klink).

5. OPTIMA TOWER – SPECIAL USE - REVISIT (CONCEPTUAL)

Ms. Frazier stated, that she recommends that the project be forwarded to the Zoning Board of Appeals without any recommendations (see letter dated July 8, 2011).

MOTION: Ms. Frazier made a motion that the project be forwarded to the Zoning Board of Appeals, without any recommendations. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Bayyoud, Frazier, and Klink).

6. CHEROKEE FARMS - MASTER PLAN (REVISIT) (CONCEPTUAL)

Ms. Frazier stated, that she recommends the project be approved with the conditions, that all dwelling units and structures, from the first vertical wall will be counted as lying within the Air Installations Compatible Use Zone. The trees being used for mitigation, will be removed out of the buffer, and 107 trees will need to be planted per the plant back plans. As a part of Phase-1, the round-a-bout modification off Joe Frazier Road shall be completed.

MOTION: Ms. Frazier made a motion to approve the project with the conditions, that the trees used for mitigation will be removed out of the buffer, and 107 trees shall be planted per the plant back plan, which will be used as mitigation for the trees which were removed. The trees that are being replaced can be calculated based on the different phases. The modification off of the round-a-bout for Joe Frazier Road shall be completed in Phase-1. Mr. Bayyoud seconded the motion. The Motion passed unanimously (FOR: Austin, Bayyoud, Frazier, and Klink).

The meeting adjourned at approximately 11:22 a.m.