

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, October 12, 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
Ms. Delores Frazier, Assistant Planning Director
Mr. Robert Klink, County Engineer

MEMBERS ABSENT

Mr. Arthur Cummings, Building Codes Director

STAFF PRESENT

Mr. Tony Criscitiello, Planning Director
Mrs. Amanda Flake, Natural Resource Planner
Mrs. Tamekia Judge, Zoning Analyst I
Mr. Colin Kinton, Traffic Engineer

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 September 28, 2011 minutes as submitted. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Frazier, and Klink).

3. GREEN PROJECT – (PRE - APPLICATION)

Mr. Steve Tully, Mr. David Tedder and Mr. John Trask came before the Development Review Team to determine the requirements for the proposed uses, for the property located in Lobeco. The pre-application meeting is for a use that comes under resource/recovery, to do grinding, mulching, biomass generator and ancillary uses.

Mr. Criscitiello asked Mr. Tully, "Will the zoning on the property that is zoned Rural, be changed to Industrial Park to match the existing zoning?"

Mr. Tully replied, "Yes."

Ms. Austin stated, that the proposed project shall adhere to Section 106-1367 of the Zoning & Development Standards Ordinance.

The Development Review Team determined, that since the proposed project falls under a limited use, the following requirements must be met:

- 1) The zoning for the portion of the property that is currently zoned Rural, shall be changed to Industrial Park, to match the existing zoning.
- 2) Applicant shall place a 100' buffer along the property adjoining residential uses.
- 3) Applicant shall submit a Truck Routing plan.

- 4) Applicant shall submit an Operational Plan.
- 5) Applicant shall submit a Community Impact Statement, Environment Statement, and Traffic Studies as required per Section 106-1367 (b)(1) of the Zoning & Development Standards Ordinance.
- 6) Debris Management Location is also required.

Ms. Austin stated, that Section 106-1367 (2) of the Zoning & Development Standards Ordinance would not apply to this proposed project, because it is not an existing waste disposal, and item # 3 of the same section, also will not apply at this time.

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