

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, October 26, 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. Tamekia Judge, Zoning Analyst I  
Mr. Timothy Ogden, Building Codes Fire Official

**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: Mr. Klink made a motion, to approve the October 12, 2011 minutes as submitted. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Austin, Frazier, and Klink).**

#### **3. JOHN TRASK – LOBECO MINING – (PRE - APPLICATION) (SPECIAL USE)**

Mr. John Trask came before the Development Review Team to determine the requirements for mining the property, located at Keans Neck Road and John Meeks Way; the property is currently Zoned as Rural. Mr. Trask stated, that he has 60 acres that he would like to mine; the dirt would be used for a Hanger project, being completed by the Marine Corps Airstation. The Development Review Team determined, that since the proposed project falls under a Special Use Permit, the following requirements must be met prior to approval:

- 1) Applicant shall ensure that the property proposing to be mined, has not been timbered; if property is timbered, a one year waiting period will begin, thus putting the approval process on hold.
- 2) Applicant shall place a forested 100' or 200' buffer along the property adjoining residential lots, depending on if the mining will be conducted over a period of two years.
- 3) Applicant shall submit a Mining permit from Dhec.
- 4) Applicant shall meet all requirements of Section 106-1360 of the ZDSO.
- 5) Applicant shall submit a Community Impact Statement, Environment Statement, and Traffic Study.
- 6) Applicant shall submit a tree survey.
- 7) Applicant shall submit an End Use Plan.

- 8) Applicant shall submit a Truck Routing Plan.
- 9) Applicant shall submit Archeological review.

The members of the Development Review team stated, that the applicant shall apply to the Development Review Team for Conceptual approval, to receive recommendation to go before the Zoning Board of Appeals, and then submit for Final review to the Development Review Team, after approval from the Zoning Board of Appeals.

#### **4. LOWCOUNTRY PRODUCE – (PRE – APPLICATION) (SPECIAL USE)**

Mr. Chuck Ferguson and Mr. Dwight Garrett came before the Development Review team for a pre-application meeting, to discuss the requirements of bringing the existing non-conforming site into conformance as much as possible, and to request a Special Use permit.

Ms. Hillary Austin stated, that the Development Review team will be able to modulate the parking by 20%, whether it is an increase or a reduction. The Development Review team will also be able to waive the Community Impact Statement.

The Development Review Team determined, that since the site requires a Special Use Permit, the following requirements shall be met prior to approval:

- 1) Applicant shall submit a site plan of the property, showing existing structures, proposed structures, easements, access, parking, trees, buffers and setbacks.
- 2) Applicant shall have a 50' buffer along the front and the sides of the property lines.
- 3) Applicant shall ensure adequate parking for the existing restaurant and retail uses, and the proposed uses for the property. Parking must be calculated for an existing building, which is classified as an Agricultural use.
- 4) Applicant shall have Amanda Flake, Natural Resource Planner, verify the Natural Resource calculations submitted.
- 5) Applicant shall speak with Colin Kinton regarding the access entry.
- 6) The Landscape Surface Ratio requires 50%, which totals .905 acres.
- 7) Applicant shall have six trees per acre and 8 trees per open space requirement, with a minimum of 18 trees.
- 8) Applicant shall address the Stormwater and Internal Circulation.
- 9) Fire Marshall approval is required.
- 10) Applicant shall submit a Traffic Study.
- 11) Applicant shall receive approval from the Corridor Review Board.

The members of the Development Review team stated, that the applicant shall apply to the Development Review Team for Conceptual approval, to receive recommendation to go before the Zoning Board of Appeals, and then submit for Final review to the Development Review Team, after approval from the Zoning Board of Appeals.

*The meeting adjourned at approximately 11:43 a.m.*