

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, November 16, 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. Colin Kinton, Traffic Engineer

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 26, 2011 minutes, as submitted. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Frazier, and Klink).

3. RIVERSIDE AT BELFAIR – (CONCEPT) (EXPANSION)

Mr. Klink made a recommendation that the project be approved, as submitted.

MOTION: Mr. Klink made a motion to approve the project, as submitted. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Austin, Frazier, and Klink).

4. TARGET CENTER – HWY 278 (CONCEPT)

Ms. Frazier made a recommendation to approve the project, subject to the applicant receiving CRB approval prior to final submittal.

MOTION: Mr. Frazier made a motion to approve the project, subject to the applicant receiving CRB approval, prior to final submittal. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Frazier, and Klink).

5. SEASIDE FELLOWSHIP ANNEX – (PRE-APPLICATION) (SPECIAL USE)

Mr. Greg Baisch, Ward Edwards Engineering, explained to the Development Review team, that there's an existing building in need of repairs on the property, located on Keans Neck Road which is in the Dale CP district; the applicant wish to use the building as an annex for Community outreach. Mr. Baisch stated, he would like to address the non-conforming issues, and the use.

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 will not be required to submit a community impact statement.
- 2) Applicant shall submit a site plan showing existing buildings, existing parking, and additional parking, which will be pervious.
- 3) Applicant shall submit a tree survey.
- 4) Fire Marshall approval is required.

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

The meeting adjourned at approximately 11:16 a.m.