

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, December 28, 2011, in the Executive Conference Room, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

#### **MEMBERS PRESENT**

Mr. Charles Atkinson, Building Codes Director  
Ms. Hillary Austin, Zoning Administrator  
Ms. Delores Frazier, Assistant Planning Director  
Mr. Robert Klink, County Engineer

#### **STAFF PRESENT**

Mr. Tony Criscitiello, Planning Director  
Mrs. Tamekia Judge, Zoning Analyst I

**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 December 21, 2011 minutes, as submitted. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Atkinson, Austin, Frazier, and Klink).**

#### **3. BFT. CO. WIDGEON PT. PK PH-2 – (FINAL)**

Ms. Austin stated, that the observation deck, which is currently shown on the plans, is located within the 50' OCRM buffer setback, and per the Zoning & Development Standards Ordinance, the observation deck is not allowed within the buffer.

Mr. Montgomery stated, that the observation deck is in Wetland G, which is a jurisdictional wetland; approval was received from the Army Corps to keep it behind some trees within the 50' OCRM buffer setback. Mr. Montgomery stated, that they prefer to keep the observation deck where it is, and they bought the property from the Malphrus, which had received approval to go out to the Broad River.

Mr. Criscitiello asked Mr. Montgomery, "What is over the top of the birding blind view?"

Mr. Montgomery replied, "A tin roof is currently over it."

Ms. Frazier made a motion, recommending approval of everything in phase II, except the observation deck.

**MOTION: Ms. Frazier made a motion to approve Phase II of the project, except the observation deck. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Atkinson, Austin, Frazier, and Klink).**

#### **4. WESTBURY PARK SALES OFFICE – (FINAL)**

Ms. Austin asked Mr. Rabun, "Are there any future plans to build across the street?"

Mr. Rabun replied, "No".

Mr. Klink stated, that the traffic study is ok.

Ms. Austin made a motion to approve the project, as submitted.

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

#### **5. PARKERS CONVENIENCE STORE #40 – (CONCEPTUAL)**

Ms. Frazier stated, that the buffer width has been revised, and that the project will go before the CRB for approval prior to the applicant submitting for final approval. Ms. Frazier made a recommendation to approve the project for Conceptual.

**MOTION: Ms. Frazier made a motion to conceptually approve the project. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Atkinson, Austin, Frazier, and Klink).**

*The meeting adjourned at approximately 11:12 a.m.*