

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, February 15, 2012, 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

#### **MEMBERS ABESENT**

Mr. Robert Klink, County Engineer

#### **STAFF PRESENT**

Mr. Tony Criscitiello, Planning Director  
Mrs. Tamekia Judge, Zoning Analyst I  
Mr. Colin Kinton, Traffic Engineer  
Ms. Judith Timmer, Corridor Review Planner

**1. CALL TO ORDER:** Mr. Criscitiello called the meeting to order at approximately 11:05 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 February 8, 2012 minutes, as submitted. Mr. Atkinson seconded the motion. The motion passed unanimously (FOR: Atkinson, Austin, and Frazier).**

#### **3. USCB EAST CAMPUS PARKING – (EXPANSION) (FINAL)**

Ms. Frazier stated, that she would like to make a recommendation to approve the project, as submitted.

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

#### **4. TARGET CTR. HWY 278 ACCESS/SITE IMPROVEMENTS (RE-VISIT) (FINAL)**

Ms. Frazier stated, that the applicant met with the Corridor Review Board administrator, in reference to the deceleration lane and the entrance road, and is here to discuss how it will impact the buffer on Hwy 278.

Mr. Ryan Lyle, with Andrews & Burgess Engineering stated to the DRT members, that they did not address the tree removal regarding the buffer at the last meeting; and he revised the plans for the roadside ditch to be a shallow swale, opposed to it being a deeper ditch, which has side slopes that would encroach into the buffer. Mr. Lyle stated, that the swales would have no further impact to the vegetation of the corridor buffer.

Ms. Frazier asked Mr. Lyle, "Do you know when you might be getting the encroachment permit?"

Mr. Lyle replied, "I called the SCDOT, and I believe I have met all of their concerns; the permit is contingent upon receiving the OCRM permit, and that is probably within the next week".

Ms. Timmer, CRB Planner stated, that she met with Ryan in reference to the landscaping; based on the plans submitted, the applicant will not be encroaching into the vegetative part of the buffer. The applicant will be removing the existing sod, which will not harm the existing buffer, and will plant back trees at the intersection.

Ms. Frazier asked Mr. Lyle, "Have you already submitted everything for Ms. Timmer to review the landscaping?"

Mr. Lyle stated, that the only thing that he will submit for review, is the landscape plans from the Greenery, showing the plant back landscaping at the intersection.

Ms. Frazier stated to Ms. Timmer, "When you get the landscape plans, and if it shows that the vegetation is being moved, will it need to go back before the CRB?"

Ms. Timmer replied, "If it is a small amount of vegetation being removed, it could be approved working through staff; but if it is more, then I would recommend that the applicant go back before the CRB."

Ms. Frazier stated, that she would like to recommend final approval of the entrance, and the deceleration lane of the project, which does not include the extra parking spaces for the third phase of the project. This approval is subject to Judy Timmer, CRB Planner, signing off on the final plans and doing a site inspection prior to the commencing of construction.

**MOTION: Ms. Frazier made a motion to approve the project, subject to Judith Timmer, Corridor Review Board Planner inspecting the landscaping and signing off on the plans, prior to construction. The parking is not approved with this submittal. Mr. Atkinson seconded the motion. The motion passed (FOR: Atkinson and Frazier AGAINST: Austin).**

*The meeting adjourned at approximately 11:13 a.m.*