

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, May 23, 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
Mr. Robert Klink, County Engineer

MEMBERS ABESENT

None

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 12:58 p.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 May 9, 2012 minutes, as submitted. Mr. Atkinson seconded the motion. The motion passed unanimously (FOR: Atkinson, Austin, Frazier and Klink).

3. BELFAIR PLANTATION – CLUBHOUSE EXPANSION (FINAL)

Mr. Klink made a recommendation to approve the project, with the Fire Marshall conditions being met during construction of the project.

MOTION: Mr. Klink made a motion to approve the project, with the condition that the Fire Marshall's conditions be met during construction. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Atkinson, Austin, Frazier and Klink).

4. HAIG POINT PLANTATION – ROCK REVETMENT (FINAL)

Mr. Klink made a recommendation to approve the project.

Ms. Frazier stated, that the applicant shall submit a revegetation plan, to be reviewed by Judith Timmer, CRB Planner prior to the permit being issued.

MOTION: Mr. Klink made a motion to approve the project, with the condition that the applicant submits a revegetation plan, to be approved by Judith Timmer, CRB Planner prior to the permit being issued. Mr. Atkinson seconded the motion. The motion passed unanimously (FOR: Atkinson, Austin, Frazier and Klink).

5. RIVERBEND – SUN CITY LOT 244 – BULKHEAD (FINAL)

Ms. Frazier stated, that she recommends the project be approved, 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, Frazier and Klink).

6. PECAN BAY PH-1 (AKA NEW SEABROOK VILLAGE) (CONCEPTUAL)

Ms. Frazier stated, that there are issues with the traffic study and the cross section, which should be resolved with Colin Kinton, Traffic Engineer.

Mr. Gavigan stated, that they have an appointment to meet with the Traffic Engineer, and the Fire Marshall.

Ms. Frazier stated, that the applicant needs to find out who owns the drainage easement to the property, and revise the site plan to adjust lots to extend all the way to the property lines, to include the acreage.

Ms. Austin stated, that the site plan shall be revised, to show the transitional setup for SSP zoning.

Ms. Frazier stated, that she recommends the project be deferred until the applicant submits revised plans. The applicant can be added to the next meeting's agenda once the items are received.

MOTION: Ms. Frazier made a motion to defer the project, until the applicant submits revised plans. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Atkinson, Austin, Frazier and Klink).

7. TRACTOR SUPPLY COMPANY (CONCEPTUAL)

Mr. Farmer stated, that he brought the missing items to the meeting, 1) Approval from Santee Cooper, and 2) DHEC approval.

Ms. Frazier stated, that the drainfield and the septic tank are not allowed in the buffer, as shown on the site plans at 15'. The Development Review Team can reduce parking by 20% if the drainfield cannot fit, as indicated on the DHEC permit.

Mr. Klink stated, that he would like to recommend approval, with the condition that the septic tank and drainfield stay outside of the buffer area. The applicant shall revise the site plans to show the drainfield and septic tank, moved out of the buffer area.

MOTION: Mr. Klink made a motion to approve the project with the condition, that the applicant revise the site plans, to move the drainfield and the septic tank out of the buffer. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Atkinson, Austin, Frazier and Klink).

The meeting adjourned at approximately 1:32 p.m.