

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, June 6, 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  
Mr. Thomas Webb, Chief Fire Deputy

**1. CALL TO ORDER:** Ms. Austin called the meeting to order at approximately 1:00 p.m.

*Ms. Austin 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 23, 2012 minutes, as submitted. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Atkinson, Austin, Frazier and Klink).

**3. GO GREEN RECYCLING (FINAL)**

Ms. Frazier made 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, Frazier and Klink).

**4. INTERSTATE TOWING (FINAL)**

Mr. Klink made a recommendation to defer the project at the request of the applicant.

**MOTION:** Mr. Klink made a motion to defer the project at the request of the applicant. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Atkinson, Austin, Frazier and Klink).

**5. PECAN BAY PH-1 (AKA NEW SEABROOK VILLAGE) (REVISIT) (CONCEPTUAL)**

Mr. Webb, Chief Fire Deputy stated, that the applicant need to address the issues with the Fire Marshall. There is an issue with the single 10' access/egress.

Ms. Frazier stated, that the project is in for Conceptual, so prior to final approval the Fire Safety Standard form will be approved. That applicant shall also address the ownership of the easement.

Ms. Austin stated, that at Final approval, the applicant shall revise the site plans to show the tiny lots to determine if the houses and the garages will be accommodated on the lots. The lots that need to be shown are, Lots, 13, 14, 15, 16, and 17, to determine if the houses and the garages will fit on the lots.

Mr. Kinton asked Ms. Austin, "Has the signal issue been taken care of?"

Ms. Austin stated, that the signal has not been addressed yet, but at Final it will be.

Ms. Frazier asked Mr. Kinton, "Did anyone from Pecan Bay meet with you?"

Mr. Kinton stated, that someone with the project contacted him and that they will take care of the comments for the cross section information.

Ms. Austin made a recommendation to approve the project subject to the applicant addressing all comments stated in the recommendation letter.

**MOTION: Ms. Austin made a motion to approve the project, subject to the applicant addressing all items listed in the recommendation letter prior to Final approval. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Atkinson, Austin, Frazier and Klink).**

## **6. PUBLIX – LADY'S ISLAND (DISCUSSION)**

Mr. Ryan Lyle with Andrews & Burgess Engineering stated, that they are here today to determine if the property that is going to be used by Publix will be able to accommodate the new Publix and the parking. Part of the property is in the Beaufort County and the other part is located within the City of Beaufort. The property will be annexed into the City of Beaufort if they are allowed to purchase it, instead of leasing.

Mr. Criscitiello asked Mr. Max, "Why is the property that is located within the County, not been annexed into the City?"

Mr. Max stated, that the area that is in the County is part of the mini storage and we are not able to purchase it, we will lease it. The property that is in the County is the remainder of the mini storage, and because we are modifying the site and the pond it will affect the County.

When a formal submittal is made, the project will be viewed as a Final submittal.

- 1) The Corridor Review Board approval may not be required.
- 2) Applicant shall submit a site plan, to show parking and all work that is being constructed.
- 3) Applicant shall record a Plat to move any property lines.
- 4) Applicant shall submit a Parking Analysis.
- 5) No Traffic Study is required; the standards of the City of Beaufort will be used. Colin Kinton, Traffic Engineer will require a copy of the Traffic Analysis.
- 6) Applicant shall submit a SCDOT permit.
- 7) The easement documents shall be recorded with the plats for the Cross Sections and Cross Easements.
- 8) Applicant shall submit agreement from property owners.
- 9) The drainage will be a part of the City of Beaufort's approval process.

*The meeting adjourned at approximately 1:08 p.m.*