

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, June 20, 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

**1. CALL TO ORDER:** Mr. Criscitiello called the meeting to order at approximately 1:00 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: Mr. Atkinson made a motion to approve the June 6, 2012 minutes, as submitted. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Atkinson, Austin, and Frazier).**

#### **3. INTERSTATE TOWING (FINAL)**

Ms. Austin made a recommendation to approve the project, subject to the applicant moving the septic system, drainfield, and pond out of the buffer on the East side.

**MOTION: Ms. Austin made a motion to approve the project, subject to the applicant revising the site plans, moving the septic system, drainfield, and pond out of the buffer on the East side. Mr. Atkinson seconded the motion. The motion passed unanimously (FOR: Atkinson, Austin, and Frazier).**

#### **4. JC COVE – 3 LOT S/D (MINOR) (FINAL)**

Item removed off of the agenda.

#### **5. THE OAKS PLANTATION (SPECIAL USE) (CONCEPTUAL/RECOMMENDATION)**

Ms. Austin stated, that the parking cannot encroach into the buffers.

Ms. Frazier stated, that the parking and tent location need to be shown on a site plan, with the dimensions.

Mr. Criscitiello asked Mrs. Sanders, "Will there be parking on the adjacent properties?"

Mrs. Sanders stated, that there will be parking, subject to permission from the property owners.

Ms. Austin made a motion, to defer the project until the applicant submits a site plan, showing the parking, and the tent location, with the dimensions.

**MOTION: Ms. Austin made a motion to defer the project, until the applicant submits a revised site plan showing the parking and the tent location with dimensions. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Atkinson, Austin, and Frazier).**

## **6. ROSEIDA DRIVE MINE (SPECIAL USE) (PRE-APPLICATION)**

Mr. Greg Baisch, with Ward Edwards Engineering is proposing mining on the site of the Beachwood Mobile Home Park. Mr. Baisch stated, that a good bit of the trailers has been removed off of the property. The sand that will be removed, will be used for the project on the Marine Air base.

Ms. Frazier asked Mr. Baisch, "How are you going to cross over to Laurel Bay?"

Mr. Baisch replied, "By taking the back roads".

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 shall submit a Mining permit from Dhec.
- 2) Applicant shall submit a Community Impact Statement, Environment Statement, and Traffic Study.
- 3) Applicant shall submit an End Use Plan.
- 4) Applicant shall submit a Truck Routing Plan.
- 5) Applicant shall submit an Archeological letter.
- 6) Applicant shall remain 100' away from the OCRM critical line.
- 7) Applicant shall submit an Operations Plan and Monitoring wells, if ground water is going to be required.
- 8) Applicant shall submit approval from Beaufort County, to utilize the trail bed.
- 9) Applicant shall show final access on plans.

The members of the Development Review team stated, that the applicant shall apply to the Development Review Team for Conceptual approval, in order to receive recommendation, to go before the Zoning Board of Appeals, and then submit for Final review to the Development Review Team, after approval from the Zoning Board of Appeals is granted.

*The meeting adjourned at approximately 1:26 p.m.*