

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, August 1, 2007, in the Executive Conference Room, Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

MEMBERS PRESENT

Ms. Hillary Austin, Zoning Administrator
Mr. Tony Criscitiello, Planning Director/Interim Deputy Administrator
Mr. Robert Klink, County Engineer

MEMBERS ABSENT

Mr. Arthur Cummings, Building Codes Director

STAFF PRESENT

Ms. Judy Timmer, CRB Planner
Mrs. Lisa Glover, Zoning Analyst III

1. CALL TO ORDER: Mr. Criscitiello called the meeting to order at 11:37 a.m.

Mr. Criscitiello explained, that the members of the DRT reviewed each item independently and provided their comments.

2. ADOPTION OF MINUTES:

MOTION: Mr. Criscitiello made a motion to adopt the minutes as submitted. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Criscitiello, Klink).

3. OLDFIELD FRONTAGE ROAD (FINAL)

Mr. Criscitiello stated, that the Planning Department recommends approval, subject to the setbacks and buffers being shown on the plats. The applicant shall pay the capacity fees to BJWSA for water and sewer.

Mr. Bobby Lee stated to the board, that BJWSA is not requiring them to pay capacity fees at this time; the capacity fees are to be paid on the individual parcels by the user of the property.

Ms. Austin stated, that capacity fees are paid for subdivisions before anything gets placed on the property. Ms. Austin stated, that if BJWSA changed their process, they must submit a letter indicating that, the capacity fees are not to be paid at this time.

Mr. Criscitiello stated, that signage need to be approved by the Development Review Team and the Corridor Review Board to address the 50' buffer for each individual lot on Hwy 170.

THE DRT UNANIMOUSLY APPROVED THE PROJECT SUBJECT TO, THE APPLICANT REVISING THE PLATS TO SHOW THE BUFFERS AND SETBACKS. THE APPLICANT SHALL PAY THE CAPACITY FEES FOR BJWSA, OR SUBMIT A LETTER FROM BJWSA STATING, THAT PAYING THE CAPACITY FEES ARE NOT NEEDED AT THIS TIME. SIGNAGE SHALL BE APPROVED BY THE DEVELOPMENT REVIEW TEAM AND THE CORRIDOR REVIEW BOARD TO ADDRESS THE 50' BUFFER FOR EACH INDIVIDUAL LOT ON HWY 170. (FOR: AUSTIN, CRISCITIELLO, KLINK).

4. BARREL LANDING – PARCEL E (REVISIT/CONCEPTUAL)

Mr. Criscitiello stated to the board, that the Planning Department recommends deferral, until all comments from the DRT recommendation letter, dated July 24, 2007 are addressed. Mr. Criscitiello stated, that the applicant shall be required to have the extension of public water to the site.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT, UNTIL THE APPLICANT ADDRESSES ALL ISSUES CONCERNING THE DRT'S RECOMMENDATION LETTER DATED JULY 24, 2007. THE APPLICANT SHALL BE REQUIRED TO HAVE THE EXTENSION OF PUBLIC WATER TO THE SITE. (FOR: AUSTIN, CRISCITIELLO, KLINK).

5. MATTHEWS MARINE EXPANSION (REVISIT/CONCEPTUAL)

Mr. Criscitiello stated, that the Planning Department recommends deferral, until the applicant addresses fire protection issues. Mr. Criscitiello stated, that the DRT encourages the extension of public water to the site. The applicant shall inform the DRT of how many existing boats and maximum future boats will be stored, to determine what fire plan would be adequate to protect the property against a fire.

Ms. Judy Timmer, CRB Planner stated, that the applicant removed some trees in Phase 1, which was supposed to be left on the site.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL THE APPLICANT ADDRESSES THE FIRE PROTECTION ISSUE. THE DRT ENCOURAGES THE EXTENSION OF PUBLIC WATER TO THE SITE. THE APPLICANT SHALL ADDRESS THE ISSUE ON THE TREES REMOVED IN PHASE 1. (FOR: AUSTIN, CRISCITIELLO, KLINK).

The meeting adjourned at approximately 11.53 a.m.