

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, September 19, 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. Arthur Cummings, Building Codes Director
Ms. Delores Frazier, Assistant Planning Director
Mr. Robert Klink, County Engineer

MEMBERS ABSENT

None

STAFF PRESENT

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

1. CALL TO ORDER: Ms. Austin called the meeting to order at 11:35 a.m.

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

2. ADOPTION OF MINUTES:

MOTION: Ms. Frazier made a motion to adopt the September 5th, 2007 & September 12th, 2007 minutes as submitted. Mr. Klink seconded the motion. The motion passed unanimously for the September 5th, 2007 minutes (FOR: Austin, Cummings, Frazier, Klink). The motion passed for the September 12th, 2007 minutes (FOR: Austin, Frazier, Klink; ABSTAINED: Cummings).

3. COLLETON RIVER – LOT E6, MULBERRY ROAD (RIVER-BUFFER WAIVER)

Ms. Austin stated to the board, that the builder told her that the house size was going to be a total of 6,456 square feet.

Ms. Frazier stated, that there are live oak trees on the site, which are shown to be removed, but they are not impacted by the footprint of the house. Ms. Frazier stated, that the applicant shall save the live oak trees located near the driveway.

Ms. Timmer stated, that the Planning Department is also concerned about the Palmetto trees. Ms. Timmer stated, that the Palmetto trees marked for removal in the rear of the house, shall be relocated to another part of the lot.

Ms. Austin stated, that some of the trees marked for removal does not show the size or type of trees. Ms. Austin stated, that the applicant shall identify the trees that are marked for removal, showing the species and size of the tree.

THE DRT UNANIMOUSLY APPROVED THE WAIVER SUBJECT TO THE APPLICANT PROVIDING THREE COPIES OF A NEW SITE PLAN SAVING THE LIVE OAK TREES NEAR THE DRIVEWAY. THE APPLICANT SHALL RELOCATE THE PALMETTO TREES MARKED FOR REMOVAL TO THE

REAR OF THE HOUSE. THE APPLICANT SHALL IDENTIFY THE TREES THAT ARE MARKED FOR REMOVAL, SHOWING THE SPECIES AND SIZE OF THE TREE. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

4. CELADON LINER BUILDING RETAIL CONDOMINIUMS (CONCEPTUAL)

Ms. Austin stated, that the natural resource analysis indicated, that in the commercial area, he was allowed 58,911 square feet total. Ms. Austin stated, that the applicant shall provide a breakdown of the square footage for the existing commercial buildings, to include the residential use above the building. Ms. Austin stated, that the applicant shall submit the information at final submittal.

THE DRT UNANIMOUSLY APPROVED THE PROJECT, WITH THE CONDITION THAT THE APPLICANT SUBMIT A BREAKDOWN OF THE SQUARE FOOTAGE FOR THE EXISTING COMMERCIAL BUILDINGS, TO INCLUDE THE RESIDENTIAL USE ABOVE THE BUILDING. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

The meeting adjourned at approximately 11:45 a.m.