

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, October 10, 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 11:32 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 minutes as submitted. Mr. Cummings seconded the motion. The motion passed (FOR: Austin, Cummings, Frazier; ABSTAINED: Klink).

3. KIDNEY ISLAND – LOT 1, QUEEN’S WAY (RIVER-BUFFER WAIVER)

Ms. Austin stated, that the comments of the Development Review Team were, that the house size was too big.

Mr. Archie Sellew explained to the Development Review Team, that the square footage of the house was miscalculated. The proposed house size is approximately 7,200 square feet.

Mr. Antoine Iskandar stated, that the surveyor made a mistake, and added the pool in the calculations.

Ms. Austin stated, that the Development Review Team cannot grant a variance for the pool within the river-buffer setback; the Zoning Board of Appeals would have to approve the pool within the river-buffer setback. Ms. Austin stated, that the applicant shall provide an accurate square footage of the house. Ms. Austin asked Mr. Iskandar, “Are there covenants and restrictions that governs the front-yard setback?”

Mr. Sellow stated, that the applicant received a variance from the Property Owners Association, approving the setback for the front.

Ms. Austin stated, that the applicant shall submit a letter from the Property Owners Association, approving the variance for the front-yard setback. Ms. Austin stated, that the applicant has an option to receive approval from the Development Review Team, without the proposed pool, or withdraw his application, and have the proposed house and pool approved by the Zoning Board of Appeals.

Mr. Iskandar stated, that he would like the Development Review Team to approve the house only, and he will apply to the Zoning Board of Appeals for a variance for the proposed pool.

THE DRT UNANIMOUSLY APPROVED THE WAIVER, SUBJECT TO THE APPLICANT PROVIDING AN ACCURATE SQUARE FOOTAGE OF THE PROPOSED HOUSE SIZE. THE APPLICANT SHALL SUBMIT A LETTER FROM THE PROPERTY OWNER'S ASSOCIATION, GRANTING A FRONT-YARD SETBACK VARIANCE. THE HOUSE IS APPROVED AT 35' FROM THE OCRM CRITICAL LINE; THE PROPOSED POOL IS NOT APPROVED. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

The meeting adjourned at approximately 11:37 a.m.