

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, January 9, 2008, in the Executive Conference Room, Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

MEMBERS PRESENT

Ms. Hillary Austin, Zoning Administrator
Ms. Delores Frazier, Assistant Planning Director
Mr. Robert Klink, County Engineer

MEMBERS ABSENT

Mr. Arthur Cummings, Building Codes Director

STAFF PRESENT

Ms. Judy Timmer, CRB Planner
Mrs. Amanda Flake, Natural Resource 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 Development Review Team reviewed each item independently and provided their comments.

2. ADOPTION OF MINUTES:

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

3. HABERSHAM ISLAND PHASE (REVISIT/FINAL)

Ms. Austin stated, that the Development Review Team recommends approval, with the condition that the applicant revises the site plan to set the markers.

THE DRT UNANIMOUSLY APPROVED THE PROJECT, WITH THE CONDITION THAT THE APPLICANT REVISES THE SITE PLAN TO SET THE MARKERS. (FOR: AUSTIN, FRAZIER, KLINK).

4. HABERSHAM ISLAND – CONDOS, COTTAGES & LOTS 729 & 733 (REVISIT/FINAL)

Ms. Austin stated, that the Development Review Team recommends approval.

THE DRT UNANIMOUSLY APPROVED THE PROJECT AS SUBMITTED. (FOR: AUSTIN, FRAZIER, KLINK).

5. JOHNSON TRACT – PHASE 2 (FINAL)

Ms. Austin stated, that the Development Review Team recommends approval, with the condition that the applicant changes the application to reflect the correct acreage.

THE DRT UNANIMOUSLY APPROVED THE PROJECT, WITH THE CONDITION THAT THE APPLICANT CHANGES THE APPLICATION TO REFLECT THE CORRECT ACREAGE. (FOR: AUSTIN, FRAZIER, KLINK).

6. BELLINGER BLUFF ROAD ACCESS REALIGNMENT (FINAL)

Ms. Austin stated, that the Development Review Team recommends approval, with the condition that the applicant shall plant back 20 trees.

THE DRT UNANIMOUSLY APPROVED THE PROJECT, WITH THE CONDITION THAT THE APPLICANT PLANTS BACK 20 TREES. (FOR: AUSTIN, FRAZIER, KLINK).

7. COTTAGES @ STILLWELL (AMENDMENT)

Ms. Austin stated, that the applicant is amending the subdivision to decrease the lots.

Mr. Klink stated, that the applicant should submit final plans, etc., because it's a significant change in the roads, etc.

Ms. Austin stated, that the original permit would be voided, and the applicant would be issued a new development permit.

THE DRT UNANIMOUSLY APPROVED THE AMENDMENT TO DECREASE THE LOTS, WITH THE CONDITION THAT THE APPLICANT SUBMITS FOR FINAL APPROVAL. (FOR: AUSTIN, FRAZIER, KLINK).

8. CAT ISLAND – LOT 18, BUTTERFIELD LANE (RIVER-BUFFER WAIVER/EXTENSION)

Ms. Austin stated, that the Development Review Team recommends approval for an extension for one year.

THE DRT UNANIMOUSLY APPROVED THE EXTENSION FOR ONE YEAR. THE NEW EXPIRATION DATE IS JANUARY 9, 2009. (FOR: AUSTIN, FRAZIER, KLINK).

9. WINDMILL HARBOUR – LOT 7, REEF CLUB (VIEW CORRIDOR)

Ms. Austin stated, that the Development Review Team recommends deferral, until the applicant receives approval for the house from the Zoning Board of Appeals.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT, UNTIL THE APPLICANT RECEIVES A VARIANCE FROM THE ZONING BOARD OF APPEALS FOR THE HOUSE. (FOR: AUSTIN, FRAZIER, KLINK).

10. MOSS CREEK PUD – PROFESSIONAL PLAZA (REVISIT/CONCEPTUAL)

Ms. Austin stated, that the Development Review Team recommends approval, with the condition that at final submittal, the applicant submits the Traffic Impact Analysis, and also submit pictures of the rear buffer to ensure the project will be completely screened from the residential area.

Mr. Jim Bequette asked the board, "Can I start clearing the property?"

Ms. Austin answered, "Not until a development permit is issued".

THE DRT UNANIMOUSLY APPROVED THE PROJECT, WITH THE CONDITION THAT THE APPLICANT SUBMIT A TRAFFIC IMPACT ANALYSIS, AND PROVIDE PICTURES OF THE REAR BUFFER AT FINAL SUBMITTAL. (FOR: AUSTIN, FRAZIER, KLINK).

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