

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, February 13, 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

Mr. Tony Criscitiello, Deputy Administrator
Mr. Saleem Khattak, Deputy Administrator
Ms. Judy Timmer, CRB Planner
Mrs. Amanda Flake, Natural Resource Planner
Mrs. Lisa Glover, Zoning Analyst III

1. CALL TO ORDER: Mr. Criscitiello called the meeting to order at 11:05 a.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. CADDY CLUB (FORMERLY MITCHELL PROPERTY) – CONCEPTUAL

Mr. Criscitiello read into the record, the Development Review Team's recommendation letter, dated February 6, 2008.

Mr. Lee Moore, engineer, explained to the board, that he understand that the property is zoned Neighborhood Activity Center (NAC); he would like to request a zoning change, to change the zoning from Neighborhood Activity Center to Lady's Island Community Preservation District (LICP).

Ms. Frazier stated, that the applicant can go to the Planning Department to get the information to request a zoning change; the process takes approximately 4 months, because it need approval from the Planning Commission and County Council.

Mr. Lee Moore discussed the tree issues with the Development Review Team.

Ms. Frazier stated, that the sewer shall be extended.

Mr. Lee Moore stated, "There is no sewer on Spring Field Road".

Ms. Frazier stated, "Yes it is".

Mr. Benjamin Gecy, Developer, discussed the sewer line extension with Ms. Delores Frazier.

Mr. Chuck Cozart, property owner, stated to the board, that he would like to know what impact this subdivision would have on his property, and his family.

Mr. Tony Criscitiello stated to Mr. Cozart, that if he would like to know more information regarding this subdivision, he can come to the Planning Department with any questions regarding this subdivision and the zoning ordinance. Mr. Criscitiello stated, that when the applicant requests a zoning change, the notifications will be properly given.

Mr. Chuck Cozart asked Mr. Criscitiello, "How would I receive notifications of these meetings?"

Mr. Criscitiello answered, "The notifications are by letter to the property owners, the posting notice is posted on the property, and a notice is sent to the newspaper 15 days prior to the meeting.

Mr. Roger Gray, property owner, stated to the board, that to his understanding they are changing the lots from 26 lots to 34 lots; and now he would be looking at the back of the proposed houses. Mr. Gray stated, that the things that Mr. Cozart stated, is his concerns also.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT, UNTIL ALL OF THE DRT'S COMMENTS, DATED FEBRUARY 6, 2008 ARE ADDRESSED. THE APPLICANT HAS AN OPTION TO REQUEST A ZONING CHANGE FROM THE PLANNING DEPARTMENT. THE APPLICANT SHALL ADDRESS THE ACCESS ON FRANCIS MARION ROAD AND THE EXISTING DRIVEWAYS. THE APPLICANT SHALL ADDRESS THE SEWER EXTENSION AND THE 300 FEET DISTANCE TO THE EXISTING SEWER LINES. (FOR: AUSTIN, FRAZIER, KLINK).

3. OAK CANOPY PLACE (CONCEPTUAL EXTENSION)

Ms. Frazier stated, that the Planning Department recommends this extension be granted.

THE DRT UNANIMOUSLY APPROVED THE CONCEPTUAL EXTENSION. THE NEW EXPIRATION DATE FOR THE EXTENSION IS MARCH 15, 2009. (FOR: AUSTIN, FRAZIER, KLINK).

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