

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, February 20, 2008, 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

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

1. CALL TO ORDER: Mr. Criscitiello called the meeting to order at 11:03 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. ADOPTION OF MINUTES:

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

3. MYRTLE PARK – PALMETTO COURT (FINAL)

Mr. Criscitiello read into the record, the Development Review Team's recommendation letter, dated February 12, 2008.

Mr. Klink recommended to the Development Review Team, to check the development, regarding the deeding of the 25' R-O-W. Mr. Klink stated, that the applicant shall provide an exhibit showing all of the open space on the property.

Ms. Austin stated, that the applicant shall provide a layout showing all of the buildings, areas of open space, trails, etc.; all shall be labeled to get to the three acres.

Ms. Frazier stated, that the Development Review Team shall pull all of the development plans, in order to verify the numbers.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT, UNTIL THE APPLICANT PROVIDE A MORE DETAILED LAYOUT OF THE PROPERTIES INVOLVED. THE APPLICANT SHALL SHOW THE EXISTING & PROPOSED BUILDINGS, THE LANDSCAPE SURFACE/OPEN SPACE ACREAGE,

TRAILS, ETC. THE APPLICANT SHALL HAVE A TOTAL OF 3 ACRES OF OPEN SPACE. THE ZONING ADMINISTRATOR SHALL CHECK THE DEVELOPMENT AGREEMENT, IN REGARDS TO THE DEEDING OF THE 25' R-O-W. THE DEVELOPMENT REVIEW TEAM SHALL CHECK THE OLD DEVELOPMENT PLANS, IN REGARDS TO THE OPEN SPACE. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

4. GRAYCO LUMBER T-SHED (15% EXPANSION/FINAL)

Mr. Criscitiello read into the record, the Development Review Team's recommendation letter, dated February 12, 2008.

Mr. Klink stated, that he is okay with this expansion.

Ms. Austin stated, that she is also okay with this expansion.

THE DRT UNANIMOUSLY APPROVED THE 15% EXPANSION AS SUBMITTED. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

5. COLLETON RIVER COTTAGES/RECREATION (TREE REMOVAL/FINAL)

Mr. Criscitiello read into the record, the Development Review Team's recommendation letter, dated February 12, 2008.

Ms. Frazier stated, that the Natural Resource Planner, Amanda Flake, shall visit the site for an inspection with the applicant to verify the requested tree removal. Ms. Frazier stated, that the Development Review Team recommends this project be deferred.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL THE NATURAL RESOURCE PLANNER, AMANDA FLAKE, VISITS THE SITE FOR AN INSPECTION WITH THE APPLICANT TO VERIFY THE REQUESTED TREE REMOVAL. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

6. DATAW ISLAND – ROOKERY (FINAL)

Mr. Criscitiello read into the record, the Development Review Team's recommendation letter, dated February 12, 2008.

Ms. Frazier stated, that the Planning Department recommends approval, with the condition that the Natural Resource Planner, Amanda Flake, inspect the site after the completion of the clearing.

Mrs. Christi Henry, Dataw Island Owners Association, stated to the board, that she agrees with the recommendation to have the Natural Resource Planner inspect the site after the clearing is completed.

THE DRT UNANIMOUSLY APPROVED THE PROJECT, WITH THE CONDITION THAT THE NATURAL RESOURCE PLANNER INSPECTS THE SITE AFTER THE CLEARING IS COMPLETED. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

7. STONEY POND 3-LOT MINOR S/D (FINAL)

Mr. Criscitiello read into the record, the Development Review Team's recommendation letter, dated February 12, 2008.

Mr. Stan Smith, representative for the applicant, stated to the board, that he has the revised plats from Beaufort Surveying Company.

Ms. Austin asked Mr. Smith, "Are there any trees to be removed on site?"

Mr. Smith answered, "No". Mr. Smith stated, that the roads and open space will be deeded to the property owners.

Ms. Austin stated, that the applicant has to revise the plat, showing the open space and the roads being dedicated 1/3 interest to the lot owners. Ms. Austin asked Mr. Smith, "Was the plat shown to the fire marshal?"

Mr. Smith answered, "Not yet".

Ms. Frazier stated, that the Planning Department recommends approval, with the condition to revise the plats, and to get the fire marshal's approval for the new layout of the plat.

Ms. Austin stated, that the applicant shall also submit a typical cross section of the road. The plats shall be stamped, "Construct Only" for the approval of the Development Review Team.

THE DRT UNANIMOUSLY APPROVED THE PROJECT, WITH THE CONDITION, TO REVISE THE PLAT SHOWING THE OPEN SPACE AND ROADS BEING DEDICATED 1/3 INTEREST TO THE LOT OWNERS. THE APPLICANT SHALL SUBMIT THE FIRE MARSHALL'S APPROVAL FOR THE NEW LAYOUT. THE APPLICANT SHALL SUBMIT A TYPICAL CROSS SECTION OF THE ROAD. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

8. ADJOURNMENT:

MOTION: Mr. Klink made a motion to adjourn the meeting. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

The meeting adjourned at approximately 11:33 a.m.