

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, July 14, 2010, in the Executive Conference Room, the 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. Arthur Cummings, Building Codes Director

MEMBERS ABSENT

Mr. Robert Klink, County Engineer

STAFF PRESENT

Mr. Tony Criscitiello, Planning Director
Ms. Jian Fie, Assistant County Engineer
Mr. Colin Kinton, Traffic Engineer
Mrs. Katherine Smith, Zoning Analyst II

1. CALL TO ORDER: Mr. Criscitiello called the meeting to order at approximately 2:03 p.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. REVIEW OF MINUTES:

MOTION: Ms. Frazier made a motion to approve the July 7, 2010 minutes as submitted. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier).

3. COLLETON RIVER – LOT 89, INVERNESS (VIEW CORRIDOR)

Ms. Frazier stated, that she would like to recommend final approval of the project, as submitted.

MOTION: Ms. Frazier made a motion to approve the project, as submitted. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier).

4. CHEROKEE FARMS (PRE-APPLICATION)

Ms. Frazier stated, that one third of the property is located in the Air Installations Compatible Use Zone, and shall be shown on the conceptual plans when submitted. Ms. Frazier stated, that if the applicant is proposing any residential uses, the site standards within the AICUZ zone is limited to 2 units per acre, plus gross density under the noise zone. Ms. Frazier stated that, a natural resource calculation and site capacity analysis should be provided and approved by the Natural Resource Planner, which shall include the multifamily, single family and commercial uses. Ms. Frazier stated, that Commercial Retail is not allowed in the Suburban District. Ms. Frazier stated, that there shall be no north, south, east or west for buffers and setback, it shall be listed as front, sides and rear; no lots are allowed within the buffers. Ms. Austin stated, that there would be three (3) individual application forms completed for single family, multifamily and commercial uses. Ms. Austin stated, that a Traffic Impact Statement and Community Impact Statement shall be completed. Ms. Austin stated, that the Fire Department access is 22 feet wide without on-street parking; with on-street parking the access shall be 26 feet. Ms. Austin stated, that there is minimum lot size of 10,728 square feet, lot width 70 feet wide, front yard setback of 35 feet, side yard

setback of 12 feet and rear yard setback of 50 feet. The applicant shall submit a tree survey.

The meeting adjourned at approximately 2:28 a.m.