

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, February 28, 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. Tony Criscitiello, Planning Director  
Mr. Arthur Cummings, Building Codes Director  
Mr. Robert Klink, County Engineer

**MEMBERS ABSENT**

None

**STAFF PRESENT**

Mr. Buz Boehm, Deputy Administrator  
Ms. Judy Timmer, CRB Planner  
Mrs. Lisa Glover, Zoning Analyst III

**CALL TO ORDER:** Mr. Criscitiello called the meeting to order at 11:15 a.m.

*Mr. Criscitiello explained, that the members of the DRT reviewed each item independently and provided their comments to the Zoning Administrator, Hillary Austin.*

**SAM'S POINT ROAD SUBDIVISION (FINAL)**

Mr. Steve Andrews, Andrews Engineering stated that they are having some concerns about this project. There are four lots on the water, and they were asked to eliminate two of the lots; after they met with the county, only one lot needed to be eliminated because of Section 106-2662. Mr. Andrews asked the board to allow them to have the lots as submitted, because they meet the requirements of the ordinance.

Ms. Austin stated, that utilities are prohibited in the river buffer.

Mr. Klink stated, that the ordinance specifically prohibits utilities in the buffer, so the issue is not the storm water, it's digging through the buffer.

Mr. Andrews stated, in order to get from the detention pond to the river, they have to dig the trench, put in a pipe, cover it back up and revegetate.

Ms. Austin stated, that the board has some other issues.

Mr. Andrews stated, that they can adhere to the other issues.

Mr. Criscitiello stated, that he recommends to the other members of the DRT, that the project be deferred until the next meeting, and at that time he will visit the site.

**THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL MR. CRISCITIELLO VISIT THE SITE, AND ALL DRT COMMENTS DATED FEBRUARY 21, 2007, ARE ADDRESSED.**

#### **LCR GRINDING OPERATION (FINAL)**

Ms. Timmer stated, that the applicant should provide a wetland plant-back plan.

**THE DRT UNANIMOUSLY APPROVED THE PROJECT SUBJECT TO THE WETLAND PLANT-BACK PLAN.**

#### **LOT 12, LOST ISLAND (RIVER-BUFFER WAIVER)**

Mr. Criscitiello stated, that the Planning Department recommends approval.

**THE DRT UNANIMOUSLY APPROVED THE RIVER-BUFFER WAIVER AT 32' (HOUSE), AND 54' (SEPTIC SYSTEM) FROM THE OCRM CRITICAL LINE.**

#### **84 LUMBER – REVISIT (CONCEPTUAL)**

Ms. Austin informed the applicant, that a tree plant-back plan shall be provided at final review.

**THE DRT UNANIMOUSLY APPROVED THE PROJECT SUBJECT TO A TREE PLANT-BACK PLAN @ FINAL.**

#### **COTTAGE BLUFF (CONCEPTUAL)**

Mr. Criscitiello stated, that the Planning Department recommends deferral, because of the access to Sam's Point Road; the applicant shall show how access from this development corresponds with land adjacent to the project.

**THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL ALL DRT COMMENTS DATED FEBRUARY 21, 2007, ARE ADDRESSED.**

#### **BARREL LANDING LIGHT INDUSTRIAL (CONCEPTUAL)**

Mr. Criscitiello stated that the DRT has a couple of issues with the Barrel Landing project. There's a note on the plans that says that the applicant disagrees with the Zoning Administrator's interpretation regarding the road.

Mr. Jim Tiller stated, that they don't feel as though it is a road.

Mr. Criscitiello stated, that the Zoning Administrator is calling it a road, and the applicant is calling it a driveway.

Ms. Austin stated, that the road is considered an easement, and a setback is required from that easement.

Mr. Steve Andrews stated, that they will research the road vs. driveway, and will come back before the DRT with the information.

Mr. Criscitiello explained to the applicant, that if they disagree with the Zoning Administrator's decision, they could appeal the decision to the Zoning Board of Appeals.

Mr. Jim Tiller asked the DRT, "If Council changes the zoning after the permit is issued, would this change the use of the building?"

Ms. Austin stated, "That would turn the property into a non-conforming lot, and Zoning would not be able to issue a permit if the use is not allowed".

Mr. Criscitiello stated, that there's another issue with the power line easement, storage trailers and boats. Mr. Criscitiello stated that putting boats and storage trailers in the power line easements, provided it's okay with SCE&G, is okay; however, it has to be screened based on the Corridor standards

Ms. Austin stated, that the applicant should meet with the Natural Resource Planner, John Holloway to discuss the oak trees.

**THE DRT UNANIMOUSLY RECOMMENDED THE PROJECT BE DEFERRED UNTIL THE DEFICIENCIES LISTED IN THE RECOMMENDATION LETTER DATED FEBRUARY 21, 2007, ARE ADDRESSED. THE FOLLOWING COMMENTS WERE ALSO MADE; COMMENT NUMBER 13 SHALL BE DELETED FROM THE RECOMMENDATIONS, RESUBMIT A LETTER FROM SANTEE COOPER GRANTING PERMISSION FOR THE RV STORAGE USE, AND WORK OUT THE CHALLENGE STATED ON THE PLAN REGARDING THE ROAD WITH THE ZONING ADMINISTRATOR.**

#### **KITTIES LANDING – PHASE 2 (CONCEPTUAL) – REVISIT**

Mr. Klink stated, that since the ponds are existing, indicate to John Holloway that the wetlands will not be drained.

Mr. Criscitiello stated, that the Planning Department recommends the project be deferred until all the deficiencies on the DRT recommendation letter dated February 21, 2007, are addressed.

**THE DRT UNANIMOUSLY RECOMMENDED THE PROJECT BE APPROVED SUBJECT TO THE APPLICANT SUBMITTING REVISED PLANS SHOWING THE REQUIRED 25' BUFFER ALONG THE SOUTH SIDE (NEXT TO THE MULTI-FAMILY DEVELOPMENT) OF THE PROPERTY ON LOTS 17, 18, 19, & 20., PLANT TREES ALONG THE ROADWAY TO MAKE UP FOR THE BUFFER REQUIREMENT ALONG THE ROAD INTO THE DEVELOPMENT FROM BURNT CHURCH ROAD, PROVIDE A NEW TREE REMOVAL PLAN (REMOVING THE HATCHING FROM THE ROAD TO SHOW THE PROPOSED TREE REMOVAL), RESUBMIT PRELIMINARY PLATS (REMOVING THE EXTRA LOTS), AND SUBMIT A DRAINAGE PLAN TO ENSURE THE DETENTION PONDS WILL NOT ADVERSELY AFFECT THE WETLANDS.**

*The meeting adjourned at approximately 12:30 p.m.*