

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, March 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. Arthur Cummings, Building Codes Director

**MEMBERS ABSENT**

Mr. Tony Criscitiello, Planning Director  
Mr. Robert Klink, County Engineer

**STAFF PRESENT**

Ms. Delores Frazier, Assistant Planning Director  
Ms. Judy Timmer, CRB Planner  
Mrs. Lisa Glover, Zoning Analyst III

**1. CALL TO ORDER:** Ms. Austin called the meeting to order at 11:15 a.m.

*Ms. Austin explained, that the members of the DRT reviewed each item independently and provided their comments.*

**2. ADOPTION OF MINUTES:**

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

**3. SUN CITY HH – ARGENT 2 – MODEL HOMES (AMENDMENT/FINAL)**

Ms. Austin stated to the board, that the DRT recommended this project be deferred; applicant shall provide new plats showing the new lots, and show connectivity to the TCL property.

Ms. Frazier explained, that the layouts of the lots are different than what was previously platted; that's why new plats are required.

Ms. Austin stated, that a new permit shall be issued showing the model homes, and the old permit shall show the connectivity to the TCL campus.

**THE DRT UNANIMOUSLY APPROVED THE PROJECT SUBJECT TO, THE APPLICANT PROVIDING THREE COPIES OF THE NEW CONSTRUCTION DRAWING, AND SIX COPIES OF THE NEW SUBDIVISION PLATS SHOWING THE CHANGES TO THE LAYOUT, APPLICANT WILL RECEIVE A NEW PERMIT NUMBER, WHICH WILL LEAVE THE OTHER PORTION THAT ADDRESSES THE CONNECTIVITY TO THE TCL CAMPUS WITH THE EXISTING PERMIT. (FOR: AUSTIN, CUMMINGS, FRAZIER)**

**4. GRACE AME CHURCH (FINAL)**

Ms. Austin stated, that the DRT shall approve this project subject to the Wetland Conservation Easement being recorded, and a copy submitted to the Zoning Office.

**THE DRT UNANIMOUSLY APPROVED THE PROJECT, SUBJECT TO RECORDING THE WETLAND CONSERVATION EASEMENT DOCUMENT, AND SUBMITTING A COPY TO THE ZONING OFFICE. (FOR: AUSTIN, CUMMINGS, FRAZIER)**

**5. LOT 8, RED BLUFF ESTATES – REVISIT (BULKHEAD)**

Ms. Austin stated, that the DRT recommends approval of this project.

**THE DRT UNANIMOUSLY APPROVED THE BULKHEAD REQUEST, AS SUBMITTED. (FOR: AUSTIN, CUMMINGS, FRAZIER)**

**6. COLLETON RIVER – LOT E5, MULBERRY ROAD (BULKHEAD)**

Ms. Frazier stated, that the Planning Department recommended to the applicant to build a rock revetment instead of a bulkhead.

Mr. Buggie stated, that when OCRM visited the site, they recommended a retaining wall instead of a rock revetment. Mr. Buggie stated, that the rock revetment would require going further into the marsh to provide the slope and backfill.

Ms. Frazier stated to Mr. Buggie, that the submitted plans did not reflect what was explained to the board.

Ms. Timmer stated, that the board requires the applicant provide a top wall and bottom wall elevation, and the area that is proposed to be filled. Ms. Timmer stated to the applicant, that he did not show any elevations on the plans.

**THE DRT UNANIMOUSLY APPROVED THE PROJECT SUBJECT TO, THE APPLICANT REVISING PLANS TO SHOW THE TOP AND BOTTOM ELEVATIONS FOR THE WALL AT INTERVALS OF EVERY 20', SHOW THE PROPOSED FILL ON THE SITE PLAN, AND REMOVE THE AREA OF THE WALL THAT IS SHOWN THAT WILL IMPACT THE 20" LIVE OAK TREE. (FOR: AUSTIN, CUMMINGS, FRAZIER)**

**7. LOT 25, CHECHESSEE ROAD (RIVER-BUFFER WAIVER)**

Ms. Austin stated, that the DRT recommends the project be deferred; the house is too large, the average house size in that area is 1,451 sq.ft., applicant is proposing 2,400 s.f. Ms. Austin stated, that the DRT wants to see the driveway on the plans. Ms. Austin asked, is the dock existing or proposed, and will there be tree removal?

Ms. Frazier explained, that the site plan must show the driveway/parking location, and the configuration of the drain field on the site plan is different than the Dhec permit. Ms. Frazier explained that the DRT is required to take the average home sizes of the lots five to the right and five to the left; if the applicant wants to build a larger house, the applicant should apply to the Zoning Board of Appeals for a variance.

**THE DRT UNANIMOUSLY DEFERRED THE RIVER BUFFER WAIVER UNTIL THE DEFICIENCIES LISTED IN THE RECOMMENDATION LETTER DATED MARCH 19, 2007, ARE ADDRESSED. APPLICANT SHALL REDUCE THE PROPOSED HOUSE SIZE, SHOW THE ACCESS AND PARKING LOCATION ON SITE PLAN, SHOW THE SEPTIC SYSTEM AS APPROVED BY DHEC, TO INCLUDE DIMENSIONS ON THE SITE PLAN. APPLICANT WAS TOLD IF HE DESIRES A LARGER HOME, THE DRT WOULD NOT BE ABLE TO GRANT THAT APPROVAL, BUT HE HAS AN OPTION TO REQUEST A VARIANCE FROM THE ZONING BOARD OF APPEALS. (FOR: AUSTIN, CUMMINGS, FRAZIER)**

## **8. AAA STORAGE FACILITY – REVISIT (CONCEPTUAL)**

Ms. Austin stated, that if the applicant wants to reduce the amount of monies he would have to pay into the tree reforestation fund, he could plant larger trees.

Ms. Timmer stated, that the applicant must receive CRB approval, prior to final DRT submission.

**THE DRT UNANIMOUSLY APPROVED THE PROJECT WITH THE FOLLOWING CONDITIONS; APPLICANT SHALL BE REQUIRED TO PAY \$34,500.00 TO THE COUNTY'S TREE REFORESTATION FUND (IT WAS SUGGESTED TO THE APPLICANT THAT BY PLANTING LARGER TREES, THE AMOUNT OF TREES TO BE PLANTED WOULD BE REDUCED, AND THE PAYMENT INTO THE TREE REFORESTATION FUND WOULD ALSO BE REDUCED), APPLICANT SHALL RECEIVE CRB APPROVAL PRIOR TO FINAL SUBMISSION. (FOR: AUSTIN, CUMMINGS, FRAZIER).**

## **9. JOHNSON TRACT PHASE 2, BEST BUY – REVISIT (CONCEPTUAL)**

Ms. Austin stated, that the DRT deferred this project until next week, because the additional information was not submitted in a timely manner.

**THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL APRIL 4, 2007, TO ALLOW THE DRT TO REVIEW THE SUBMITTED ADDITIONAL INFORMATION. (FOR: AUSTIN, CUMMINGS, FRAZIER)**

## **10. PINCKNEY POINT (CONCEPTUAL)**

Ms. Austin stated, that the applicant asked three questions, and the board will answer all three questions.

Question 1: What is the recommended process for taking a project through ZBOA and DRT since we will need a variance regarding the OCRM setback? Do we start with ZBOA and then move to concept DRT?

Answer 1: Yes.

Ms. Austin stated, that the applicant must request a variance for the road and the OCRM setback line.

Ms. Frazier explained to the public, that the existing road that starts on this property is within the OCRM critical line setback; that's why they need a variance from the ZBOA.

Question 2: Tree Survey – your comment indicates that all trees other than those in areas to be preserved must be surveyed. Does this include the trees that would end up on a lot, but will not be included in the protected forest area?

Answer 2: Yes, a full tree survey is required, except for the areas preserved as "protected forest".

Question 3: Why is an environmental impact assessment needed for the docks & boat landing? Were there comments received by the county during the public notice period? That is normally the only occasion we experience the need for an environmental impact assessment.

Answer: Table 106-1876 states, that all Water Dependent uses in open space shall need a Special Use Permit, and is required to complete an environmental impact assessment.

Ms. Austin stated, that the applicant is required to submit a Traffic Impact Analysis, per Mr. Klink, County Engineer. Mr. Austin stated, that the DRT will not approve sewer to this site, because it is more than the required 300 feet.

Ms. Frazier stated, that the DRT is still working on the access to this property.

Ms. Mary Connor, addressed issues concerning the easement. Ms. Connor submitted a letter for the record to the DRT addressing her issues regarding the project.

**THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL THE DEFICIENCIES LISTED IN THE RECOMMENDATION LETTER DATED MARCH 19, 2007 ARE ADDRESSED. THE FOLLOWING COMMENTS WERE ALSO MADE; DRT WILL NOT APPROVE SEWER TO THE SITE, APPLICANT SHALL SUBMIT A TRAFFIC IMPACT ANALYSIS, AND THE APPLICANT & STAFF SHALL ADDRESS THE OWNERSHIP OF THE ACCESS TO THE PROPERTY. (FOR: AUSTIN, CUMMINGS, FRAZIER)**

*The meeting adjourned at approximately 11:50 p.m.*