

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, April 18, 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 11:20 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. Frazier seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier).

3. SAM'S POINT ROAD S/D – REVISIT (FINAL)

Ms. Austin stated, that the Development Review Team is recommending the project be deferred. Ms. Austin stated, that Mr. Klink did not leave any comments for this project. Ms. Austin stated, that she has a problem with the grading plans; the lots are supposed to be graded and be buildable for the purchaser. Ms. Austin stated, that the homeowners association documents and covenants and restrictions is required, and the covenants and restrictions shall state, "There's no useable open space".

Ms. Frazier stated, that the County Engineer shall review the grading plans.

Ms. Austin stated, that the curve cut does not meet the minimum separation requirements, and Mr. Klink shall review the plans. Ms. Austin stated, that the applicant shall provide a tree plant back plan; the applicant is removing 53" (Live Oaks) and 24" (Oaks), so 21 Live Oak trees and 10 Oak trees shall be planted.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL THE FOLLOWING DISCREPENCIES ARE ADDRESSED; APPLICANT SHALL NOT BE ALLOWED TO LEAVE THE GRADING REQUIREMENTS TO THE UNSUSPECTING BUYER OF THE LOTS, THE GRADING OF THE LOTS SHOULD BE DONE BY THE DEVELOPER. APPLICANT SHALL SUBMIT RECORDABLE PLATS WITH ADDRESS, ETC. APPLICANT SHALL SUBMIT HOME/PROPERTY OWNERS DOCUMENT AND COVENANTS & RESTRICTIONS ADDRESSING THE OWNERSHIP AND MAINTENANCE OF THE ROADS, DRAINAGE SYSTEMS, OPEN SPACE, ETC. APPLICANT SHALL SUBMIT THE TREE

PLANT BACK PLANS. THE COUNTY ENGINEER SHALL REVIEW GRADING PLANS ESPECIALLY FOR THE LOTS THAT NEED TO BE GRADED. (FOR: AUSTIN, CUMMINGS, FRAZIER)

4. RIVER HOUSE PLANTATION (FINAL)

Ms. Austin stated to the board, that the Development Review Team recommends this project be deferred. Ms. Austin stated, that the attorney (Tom Mikell) sent a letter stating, that the applicant will remove the grass swale, but no plans was submitted showing the removal of the swale. Ms. Austin stated, that the grass swale cannot be in the river-buffer.

Mr. Dennis Robinson, representative to the applicant stated, that the State told them to put the swale in the river-buffer.

Ms. Austin stated, that each lot shall have access from a 50' easement or R-O-W, the access easement as shown on the plans have been reduced in front of Lot 1 to 30 feet. Ms. Austin stated, that there were some issues with the covenants and restrictions, and the applicant shall provide a tree survey and tree removal plan. Ms. Austin stated, that the Fire Marshall need the applicant to improve the road to 12 feet or greater and provide a unobstructed height clearance of 13 feet 6 inches; the proposed security gate shall not diminish the width of the dirt road, schematics of the gate shall be submitted to the Fire Department for approval, and the Knox Gate Key switch shall be installed for Fire Department access. Ms. Austin stated, that since the road is going to be widened, a cross-section profile shall be submitted.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL THE FOLLOWING DISCREPENCIES ARE ADDRESSED; APPLICANT SHALL PROVIDE NEW CONSTRUCTION PLANS REMOVING THE PROPOSED GRASS SWALE FROM THE 50' RIVER BUFFER, ADDRESS ITEMS 2, 3, & 4 FROM THE DRT'S RECOMMENDATION LETTER DATED APRIL 9, 2007, PROVIDE A TREE SURVEY, AND SHOW PROPOSED DRIVEWAYS TO THE FOUR LOTS. APPLICANT SHALL ADDRESS THE FIRE MARSHALL'S CONDITIONS, AND MAKE CHANGES TO THE COVENANTS AND RESTRICTIONS. (FOR: AUSTIN, CUMMINGS, FRAZIER)

5. PLEASANT POINT – LOT 30, DOWNING RD (RIVER-BUFFER & SEPTIC WAIVER)

Ms. Austin stated, that the Development Review Team recommends this project be deferred. There were some concerns with the size of the house; applicant had the house at 3,400 s.f; after county staff measured the house, it was actually 3,888 s.f. The driveway shall be shown on the plat, and a letter from Dhec shall be provided stating, that this is the only location on the property the septic tank can be installed.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL THE FOLLOWING DISCREPENCIES ARE ADDRESSED; APPLICANT SHALL ADDRESS THE CONCERNS STATED IN THE DRT'S AND THE PLANNING DEPARTMENT'S RECOMMENDATION LETTER DATED APRIL 9, 2007. (FOR: AUSTIN, CUMMINGS, FRAZIER).

6. GRAVES TRACT – HONDA DEALERSHIP PHASE 1 – REVISIT (CONCEPTUAL)

Ms. Austin stated, that the County Engineer (Robert Klink) requested that the applicant meet with the Traffic Engineer (Colin Kinton) to discuss the following; frontage road/access easement across the front of property should be more in the form of a drive-way/roadway rather than a parking access aisle as indicated on the plans, right-in/right-out access is acceptable in proposed location indicated, and it follows the US 278 access guidelines. Graves Road is dirt road, so the developer should improve Graves Road or pursue realignment of Graves Road to intersect across from Hampton Parkway, and the Traffic Impact Study previously completed should be updated.

Ms. Frazier stated, that the Planning Department recommends the project be granted conceptual approval, and the applicant shall be aware that the CRB will ensure the proposed bio-retention pond within the rear buffer is properly planted.

THE DRT UNANIMOUSLY APPROVED THE PROJECT SUBJECT TO THE FOLLOWING CONDITIONS; APPLICANT SHALL MEET WITH THE TRAFFIC ENGINEER AND THE COUNTY ENGINEER TO DISCUSS THE FRONTAGE ROAD/ACCESS EASEMENT ACROSS THE FRONT OF THE PROPERTY (SHOULD BE MORE IN THE FORM OF A DRIVE-WAY/ROADWAY RATHER THAN A PARKING ACCESS AISLE AS INDICATED ON PLANS), RIGHT-IN/RIGHT-OUT ACCESS IS ACCEPTABLE IN THE PROPOSED LOCATION, AND FOLLOWS US 278 ACCESS GUIDELINES. THE DEVELOPER SHOULD IMPROVE GRAVES ROAD OR PURSUE REALIGNMENT OF GRAVES ROAD TO INTERSECT ACROSS FROM HAMPTON PARKWAY. APPLICANT SHALL UPDATE THE TRAFFIC IMPACT STUDY, CRB WILL ENSURE THE PROPOSED BIO-RETENTION POND WITHIN THE REAR BUFFER IS PROPERLY PLANTED, AND THE APPLICANT IS APPROVED TO PROCEED ON FOR CRB APPROVAL. (FOR: AUSTIN, CUMMINGS, FRAZIER).

7. LOW COUNTRY SKATING & FAMILY CENTER – REVISIT (CONCEPTUAL)

Ms. Austin stated, that the Development Review Team received a letter from Centex Homes, saying they were concerned with the buffer.

Ms. Frazier stated, that the Development Review Team is recommending approval with the condition that the applicant build a privacy fence to help screen the adjacent single-family lots from the glare off the parking, and the rear 15' buffer shall be well vegetated.

THE DRT UNANIMOUSLY APPROVED THE PROJECT WITH THE FOLLOWING CONDITIONS; APPLICANT SHALL BUILD A PRIVACY FENCE TO HELP SCREEN THE ADJACENT SINGLE-FAMILY LOTS FROM THE GLARE OFF THE PARKING, AND THE REAR 15' BUFFER SHALL BE VEGETATED. (FOR: AUSTIN, CUMMINGS, FRAZIER).

8. ST. HELENA CELL TOWER – REVISIT (CONCEPTUAL/SPECIAL USE)

Ms. Austin stated, that the applicant requested this project to be deferred until next week (April 25, 2007).

THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL NEXT WEDNESDAY, APRIL 25, 2007, AT THE REQUEST OF THE APPLICANT. (FOR: AUSTIN, CUMMINGS, FRAZIER)

9. COTTAGE BLUFF – REVISIT (CONCEPTUAL)

Ms. Austin stated, that the Development Review Team recommends the project be deferred. Ms. Austin stated, that lot 6 does not touch the road, so the R-O-W shall be extended.

Ms. Frazier stated, that the DRT and the Traffic Engineer (Colin Kinton) needs to review the future connection to Reeds Road.

Ms. Austin stated, that the applicant shall add a 50' buffer along Sam's Point Road, and the applicant is required to label the open space and protected resource including the acreage. Ms. Austin stated, that the applicant shall provide a 15' vegetated buffer along the wetland. Applicant shall review Table 106-1677 to choose the landscape plan option for lots less than 12, 000 s.f.; landscape plan option shall be placed on the plats. Ms. Austin stated, that the tree plant back shall be addressed at final submittal.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL THE APPLICANT ADDRESSES ALL OF THE DISCREPANCIES; APPLICANT SHALL STATE ON PLATS AND COVENANTS AND RESTRICTIONS THAT LOTS WITHIN THE EXPANDED HOME BUSINESS DISTRICT SHALL NOT BE USED FOR COMMERCIAL USES, R-O-W IN FRONT OF LOT 6 SHALL BE EXTENDED (LOT 6 DOES NOT TOUCH THE ROAD), DRT AND THE TRAFFIC ENGINEER SHALL REVIEW THE FUTURE CONNECTION TO REEDS ROAD, THE APPLICANT SHALL ADD 50' BUFFER ALONG SAM'S POINT ROAD, LABEL OPEN SPACE/PROTECTED RESOURCE TO INCLUDE ACREAGE. APPLICANT

SHALL PROVIDE A 15' VEGETATED BUFFER ALONG THE WETLAND, AND THE LANDSCAPE PLAN OPTION SHALL BE SHOWN ON PLATS. (FOR: AUSTIN, CUMMINGS, FRAZIER)

10. HAMILTON PLACE (CONCEPTUAL)

Ms. Frazier stated, that if the applicant wants to install the sewer lines through the wetlands, they must apply for a special use permit, and do the environmental impact statement.

Ms. Austin stated, that applicant shall provide a 15' buffer along the wetland, and a 20' setback along the single-family homes. Applicant shall reconfigure lot 8, to meet the minimum lot width. Ms Austin stated, that all items on the DRT recommendation list shall be addressed.

Ms. Frazier stated, that the applicant shall relocate the fence out of the wetland buffer. The fence needs to be installed to protect the rookery.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL THE APPLICANT ADDRESSES THE FOLLOWING DISCREPENCIES; APPLICANT SHALL ADDRESS ITEMS 1, 3, 4, 6 AND 7 OF THE DRT'S RECOMMENDATION LETTER DATED APRIL 9, 2007, RELOCATE THE PROPOSED FENCE FROM THE WETLAND BUFFER, ADDRESS OWNERSHIP AND MAINTENANCE OF ROADS AND DRAINAGE SYSTEM, PROVIDE A 15' BUFFER ALONG THE WETLAND, AND A 20' SETBACK ON THE SINGLE-FAMILY HOMES, RECONFIGURE LOT 8 TO MEET THE MINIMUM LOT-WIDTH REQUIREMENT, AND SUBMIT THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION DOCUMENTS, AND THE COVENANTS AND RESTRICTIONS TO ADDRESS OWNERSHIP AND MAINTENANCE OF OPEN SPACE/NATURAL RESOURCES, ROAD AND DRAINAGE SYSTEMS. (FOR: AUSTIN, CUMMINGS, FRAZIER)

11. MATTHEWS MARINE EXPANSION (CONCEPTUAL)

Ms. Austin stated, that the Development Review Team recommends deferral until all comments listed in the DRT's recommendation letter dated April 9, 2007 are addressed.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL ALL DISCREPENCIES LISTED IN THE DRT RECOMMENDATION LETTER DATED APRIL 9, 2007 ARE ADDRESSED. (FOR: AUSTIN, CUMMINGS, FRAZIER)

The meeting adjourned at approximately 12:50 p.m.