

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, May 9, 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

**1. CALL TO ORDER:** Mr. Criscitiello called the meeting to order at 11:20 a.m.

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

#### **2. ADOPTION OF MINUTES:**

**MOTION: Mr. Klink made a motion to adopt the April 25, 2007 minutes as submitted. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Criscitiello, Cummings, Klink).**

#### **3. RIVER HOUSE PLANTATION (REVISIT/FINAL)**

Mr. Criscitiello stated to the board, that the Planning Department recommends deferral, until the applicant provides revised plans to change the access to Lucy Creek State Road.

Ms. Austin stated, that by using Lucy Creek Road, they would save a lot of trees, and there would be no tree removal required. Ms. Austin stated, that the applicant shall provide new construction plans removing the swale out of the buffer.

**THE DRT UNANIMOUSLY DEFERRED THE PROJECT; THE APPLICANT SHALL USE THE EXISTING STATE ROAD (LUCY CREEK ROAD) FOR ACCESS TO THE FOUR LOTS, WHICH WOULD ELIMINATE A NUMEROUS AMOUNT OF TREES. APPLICANT SHALL SUBMIT CORRECTED CONSTRUCTION PLANS, REMOVING THE PROPOSED SWALE FROM THE RIVER BUFFER, AND THE OCRM STORMWATER MANAGEMENT SIGN OFF. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).**

#### **4. CALLAWASSIE ISLAND GOLF COURSE TREE REMOVAL (FINAL)**

Mr. Criscitiello stated to the board, that the Planning Department recommends deferral until staff has a chance to review the management program for the golf course tree removal. Mr. Criscitiello stated, that he received a phone call yesterday from a naturalist, who questioned the proposal for the tree removal.

Mr. Criscitiello stated, that there is some dispute from the Property Owners Association versus the Club, so he wants the opportunity to consider both sides of the issue.

Ms. Austin stated, that the applicant is also requesting to prune some vegetation in the river buffer, and the DRT told them they wanted a minimum of 3 feet, instead of 2 feet.

**THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL NEXT WEEK'S MEETING (MAY 16, 2007), TO ALLOW THE PLANNING DIRECTOR TO REVIEW THE INFORMATION SUBMITTED BY THE NATURALIST (CHRIS MARSH), AND TO REVIEW THE MANAGEMENT PROGRAM FOR THE GOLF COURSE. THE REQUEST TO PRUNE THE VEGETATION WITHIN THE RIVER BUFFER WAS LIMITED TO 3 FEET IN HEIGHT. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).**

## **5. MOSS CREEK PROFESSIONAL PLAZA (REVISIT/CONCEPTUAL)**

Mr. Klink stated, that the applicant should either revise plans to close the driveway or revise plans shifting the driveway elsewhere.

Ms. Austin stated, that the applicant is limiting the parking to 3.5 spaces per 1,000 square feet; so if the applicant wants to lease the building to anyone other than a general office use, the client would not be able to be issued a zoning permit, because there's not enough parking.

The applicant asked the Development Review Team, "What would happen if a doctor wanted to move into the building?"

Ms. Austin stated, that a zoning permit would not be issued for the doctor's office.

**THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL THE FOLLOWING ITEMS ARE ADDRESSED AND SUBMITTED; PROVIDE A WETLAND DELINEATION LETTER FROM THE ARMY CORPS OF ENGINEERING STATING, THAT THERE ARE NO WETLANDS ON THE PROPERTY. THE APPLICANT SHALL ADDRESS THE PARKING ISSUES, AND THE DRIVEWAYS LOCATED IN THE CURVE SHALL BE RECONFIGURED OR REMOVED. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).**

## **6. HAMILTON PLACE (REVISIT/CONCEPTUAL)**

Mr. Criscitiello stated to the board, that there are some concerns regarding the sewer. Mr. Criscitiello stated to the applicant, that placing the sewer through the wetland would require a special use permit; he strongly urge the applicant to consider providing the sewer access through the golf course to eliminate a need for a special use permit. Mr. Criscitiello stated, that if the applicant chooses not to consider that option, or it cannot be done, he recommends that the sewer be placed through the shortest distance through the wetlands, which is the south side of the property. Mr. Criscitiello stated, that the Planning Department recommends deferral until the relocation of the sewer line is accomplished, or the applicant revise plans showing the sewer line through the golf course, eliminating a need for a special use permit to the Zoning Board of Appeals.

Ms. Austin stated, that the applicant shall revise plans showing a breakdown of the lots, showing the entire acreage, to include open space. Ms. Austin informed the applicant, that he has to come back to the Development Review Team for a recommendation to go before the Zoning Board of Appeals for a special use permit.

**THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL THE FOLLOWING ITEMS ARE ADDRESSED AND SUBMITTED; PROVIDE REVISED PLANS REMOVING THE SEWER LINE OUT OF THE WETLAND, AND RELOCATE IT THROUGH THE GOLF COURSE OR PLACE THE SEWER LINE ALONG THE SOUTH SIDE OF THE PROPERTY TO ATTAIN THE SHORTEST DISTANCE THROUGH THE WETLAND. SINCE APPLICANT IS REQUESTING A MODULATION FOR LOT 8 TO PLACE THE NATURAL RESOURCE ON THE LOT, APPLICANT IS REQUIRED TO ADDRESS ALL**

**OF THE ISSUES PERTAINING TO SECTION 106-3032 (A – F) AND SUBMIT TO THE DRT. APPLICANT SHALL REVISE PLANS SHOWING A BREAKDOWN OF THE LOTS, TO INCLUDE THE OPEN SPACE, AND THE ENTIRE ACREAGE. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).**

**7. OKATIE CENTER PUD – ASHLEY FURNITURE (CONCEPTUAL)**

Mr. Criscitiello stated, that the Planning Department recommends deferral until the additional information from the DRT recommendation letter, dated May 1, 2007 is reviewed.

Mr. Greg Baisch asked for clarification on the 100-foot OCRM setback line.

Ms. Austin stated, that the buffer is 50 feet, but the setback is 100 feet.

Mr. Baisch asked the board, “Could the river-buffer setback be modified by the County Engineer?”

Ms. Austin stated, “Only the fresh-water wetland buffer can be modified by the County Engineer”.

**THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL THE APPLICANT REDESIGN THE PROJECT TO MEET THE MINIMUM REQUIREMENTS OF THE RIVER PROTECTION OVERLAY DISTRICT. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).**

*The meeting adjourned at approximately 11:35 a.m.*