

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, May 16, 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 11:25 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. Criscitiello made a motion to adopt the minutes as submitted. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Criscitiello, Cummings, Klink).**

**3. TOWER S/D (REVISIT/FINAL)**

Mr. Criscitiello stated to the board, that the Planning Department recommends approval, based on the fact that the applicant has met the requirement of the 50% buildable area as outlined in the ZDSO.

Ms. Austin stated, that the applicant shall provide a site plan showing the footprint of the buildable area, signed off by Judy Timmer.

**THE DRT UNANIMOUSLY APPROVED THE PROJECT SUBJECT TO THE APPLICANT SUBMITTING A SITE PLAN SHOWING THE FOOTPRINT OF THE HOUSES ON THE LOTS, APPROVED BY JUDY TIMMER, PLANNING DEPARTMENT. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).**

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

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

Ms. Austin stated, that the pruning shall be no lower than 3 feet in height. Ms. Austin stated, that the county would put a condition on the permit, to mark the removed trees.

**THE DRT UNANIMOUSLY APPROVED THE PROJECT WITH THE FOLLOWING CONDITION; PRUNING OF THE VEGETATION WITHIN THE RIVER BUFFER SHALL BE A MINIMUM OF 3' IN HEIGHT. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).**

#### **5. BJWSA ADMINISTRATION BUILDING EXPANSION (FINAL)**

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

**THE DRT UNANIMOUSLY APPROVED THE PROJECT AS SUBMITTED. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).**

#### **6. SCE&G PRITCHARDVILLE SUBSTATION (FINAL)**

Mr. Criscitiello stated, that the Planning Department recommends deferral, because there's an issue with the power transmission easement.

The applicant stated to the board, that they surveyed the actual route, and the revised engineering survey shows how each property would be affected. The applicant stated, that the easement would be removed off Ms. Gadson's property.

Mr. Criscitiello stated, that the Planning Department recommends approval, based on the new submitted information regarding the transmission easement.

**THE DRT UNANIMOUSLY APPROVED THE PROJECT AS SUBMITTED. THE COUNTY WAS SATISFIED, THAT THE NEW TRANSMISSION LINE WOULD NOT ADVERSELY AFFECT THE ADJACENT PROPERTY OWNER. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).**

#### **7. WHALE BRANCH HIGH SCHOOL (PRELIMINARY/RECOMMENDATION)**

Mr. Criscitiello stated, that the Planning Department recommends deferral, because staff is requesting the natural resource/open space requirements on one sheet, so the required amount of open space and natural resources are easily understood. Mr. Criscitiello stated, that he suggests that the school board/consultant meet with the Planning Department to discuss alternative sites. Mr. Criscitiello stated, that the board is unable to grant a recommendation letter to the ZBOA, because the applicant is asking for an extension in the sewer line; if the ZBOA is able to grant a variance, then the DRT could make a recommendation.

Mr. Kevin Krick, Genesis Consultant stated to the board, that they have already submitted a variance request to the Zoning Board of Appeals for the May 23<sup>rd</sup>, 2007 meeting.

Mr. Criscitiello stated, that he submitted a master plan for alternative sites to the school board six weeks ago, but he has not heard from them yet. Mr. Criscitiello stated, that he would like to meet with the school board to discuss the alternative site master plan, prior to making a recommendation.

**THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL THE APPLICANT MEETS WITH THE PLANNING DIRECTOR TO DISCUSS ALTERNATIVE SITE LOCATIONS FOR THE PLACEMENT OF THE SCHOOL. THE APPLICANT SHALL ADDRESS AND SUBMIT ALL INFORMATION PERTAINING TO THE DRT'S COMMENT LETTER, DATED MAY 8<sup>TH</sup>, 2007. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).**

#### **8. LOT 1C, CALLAWASSIE ISLAND (BULKHEAD)**

Mr. Criscitiello stated, that the Planning Department recommends disapproval, based on the DRT's recommendation letter dated May 8<sup>th</sup>, 2007.

Mr. John Clark stated to the board, that there was an existing bulkhead on this property but it failed. Mr. Clark stated, that OCRM approved the bulkhead, which would be six feet below the level of the property.

Ms. Timmer stated to the board, that based on the fact that the applicant stated that OCRM visited the site, she would like to meet with OCRM to discuss the need for a bulkhead; if it is something that is needed, the board would need additional information.

Mr. Criscitiello stated, that the Planning Department recommends deferral until the applicant meets with Ms. Timmer and OCRM to discuss the site; then the project would be placed back on the agenda.

**THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL JUDY TIMMER (PLANNING DEPARTMENT) MEETS WITH THE APPLICANT AND A REPRESENTATIVE FROM OCRM TO DISCUSS THE NEED FOR A BULKHEAD. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).**

**9. HAIG POINT BEACH CLUB, FREEPORT DRIVE (ROCK REVETMENT)**

Mr. Criscitiello stated to the board, that the Planning Department recommends approval as submitted.

**THE DRT UNANIMOUSLY APPROVED THE PROJECT AS SUBMITTED. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).**

**10. OKATIE CENTER – ASHLEY FURNITURE (REVISIT/CONCEPTUAL)**

Mr. Criscitiello stated to the board, that the Planning Department recommends approval as submitted.

**THE DRT UNANIMOUSLY APPROVED THE PROJECT AS SUBMITTED. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).**

**11. OKATIE CENTER – ETHAN ALLEN (REVISIT/CONCEPTUAL)**

Mr. Criscitiello stated to the board, that the Planning Department recommends approval as submitted.

**THE DRT UNANIMOUSLY APPROVED THE PROJECT AS SUBMITTED. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).**

**12. OLDFIELD COMMERCIAL FRONTAGE ROAD (CONCEPTUAL)**

Mr. Criscitiello stated to the board, that the Planning Department recommends the applicant submit for a subdivision approval, addressing roads, sewer/water lines, etc.

Mr. Bobby Lee, Thomas & Hutton Engineering, stated to the board, that the applicant has no intention to subdivide all of those parcels; but is okay with improving the roads. Mr. Lee stated, that their immediate intention is to do a boundary survey of the county lands parcel, and dedicate it to the county immediately following final approval of the roads.

Ms. Austin stated, that the applicant would still have to do a subdivision to dedicate the parcel to the county.

**THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL THE APPLICANT SUBMIT THE PROJECT AS A 3-LOT SUBDIVISION, WHICH WOULD INCLUDE THE BUILDING OF THE ROAD AND THE INSTALLATION OF THE WATER AND SEWER LINES. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).**

*The meeting adjourned at approximately 12:20 p.m.*