

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, May 23, 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

Ms. Judy Timmer, CRB Planner
Mrs. Lisa Glover, Zoning Analyst III

1. 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.

2. ADOPTION OF MINUTES:

MOTION: Mr. Klink made a motion to adopt the 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, that the Planning Department recommends approval subject to the applicant providing a tree plant back plan, or pay into the tree reforestation fund. Mr. Criscitiello stated, that the applicant would receive a "construction only" stamp on the plans, but the plats would not be stamped for recording unless an infrastructure bond is posted for the building of the roads.

Ms. Austin stated, that if the applicant wants to pay into the tree reforestation fund, the fee would be \$3,000.

THE DRT UNANIMOUSLY APPROVED THE PROJECT SUBJECT TO THE APPLICANT SUBMITTING A TREE PLANT BACK PLAN, OR PAY INTO THE TREE REFORESTATION FUND. THE APPLICANT SHALL RECEIVE A "CONSTRUCTION ONLY" STAMP ON THE PLANS, BUT THE PLATS WILL NOT BE STAMPED FOR RECORDING UNLESS A BOND IS SUBMITTED FOR THE BUILDING OF THE ROADS. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).

4. OKATIE CENTER – ETHAN ALLEN (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).

5. HABERSHAM PUD – HABERSHAM MANSION FLATS DUPLEXES (FINAL)

Mr. Criscitiello stated to the board, that the Planning Department recommends deferral at the applicant's request.

Mr. Cummings stated, that he will meet with the Fire Marshall to discuss this project. Mr. Cummings stated, that the Fire Department has problems with the roads and parking in the Habersham subdivision.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT AT THE APPLICANT'S REQUEST. THE APPLICANT SHALL ADDRESS AND SUBMIT ALL OF THE DRT'S RECOMMENDATIONS, FROM THE LETTER DATED MAY 15, 2007. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).

6. MOSS CREEK GOLF COURSE (HOLES 1-9 & 11-18) TREE REMOVAL – (FINAL)

Mr. Criscitiello stated, that the board does not know where the mitigation trees are located, and the plant back shall be 2.5 caliber inches per tree to be installed. The board is not sure that the property owner has indicated through a letter, that they are okay with the removal of trees for Lot 49.

The applicant stated to the board, that Lot 49 was a mistake, and those three trees are not a part of the tree removal. The applicant stated, that he put in a chart where the trees would be planted.

Ms. Austin stated, that the applicant is required to place a tree survival bond for two years for the trees being planted. The bond shall be equal to the cost of the trees, plus 20%.

THE DRT UNANIMOUSLY APPROVED THE PROJECT SUBJECT TO THE APPLICANT BONDING THE TREES FOR TWO YEARS. THE BOND SHALL BE EQUAL TO THE COST OF THE TREES PLUS 20%. THE BOND SHALL BE SUBMITTED AFTER THE TREES ARE PLANTED AND INSPECTED. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).

7. LADY'S ISLAND – LOT 22, HONEYSUCKLE LANE (BULKHEAD)

Mr. Criscitiello stated, that the Planning Department recommends approval, subject to the applicant submitting plats, which addresses the issues addressed in the letter.

The applicant submitted the requested plats, addressing the issues in the letter.

Mr. Criscitiello stated, that the Planning Department is satisfied with the plats, and recommends approval of this project.

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

8. BLOODY POINT – THE MARSHES @ MUNGEN CREEK (SLOPE REVETMENT)

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

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

10. WINDMILL HARBOUR – LOT 13, INDIAN HILL (RETAINING WALL)

Mr. Criscitiello stated to the board, that the Planning Department recommends disapproval, because the retaining wall is not allowed in the buffer.

Ms. Timmer stated, that this is a landscape wall, and it is just for decoration.

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

11. OLDFIELD COMMERCIAL FRONTAGE ROAD S/D (REVISIT/CONCEPTUAL)

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

Ms. Austin stated, that the subdivision plats should be submitted at final. Ms. Austin asked the applicant to remove the hatchet off of the road, because the trees are hard to read.

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

12. HAMILTON PLACE (REVISIT/CONCEPTUAL)

Mr. Criscitiello stated to the board, that the Planning Department recommends approval with the following conditions; the applicant shall show on the construction plans/plats, a walking path to the open space/natural resource on lots 1 and 8 at final.

THE DRT UNANIMOUSLY APPROVED THE PROJECT WITH THE CONDITION TO SHOW ON THE FINAL CONSTRUCTION PLANS/PLATS, A WALKING PATH TO THE OPEN SPACE/NATURAL RESOURCE ON LOTS 1 AND 8 AT FINAL. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).

The meeting adjourned at approximately 11:40 p.m.