



## COUNTY COUNCIL OF BEAUFORT COUNTY

Beaufort County Zoning & Development  
Multi Government Center ♦ 100 Ribaut Road  
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The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, May 30, 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 11:19 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. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Criscitiello, Cummings, Klink).**

### 3. ISLAND COTTAGES OF DAUFUSKIE (REVISIT/FINAL)

Mr. Criscitiello stated, that the Planning Department recommends deferral, because the applicant did not provide information regarding the septic systems. Mr. Criscitiello stated, that according to the County Engineer, the applicant shall provide a creation of an escrow for the paving of the road at a later date. The Engineering Department shall work with the project engineer of the development regarding escrow amount.

**THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL THE APPLICANT PROVIDES SEPTIC TANK PERMITS. THE APPLICANT SHALL PROVIDE ESCROW FOR THE PAVING OF THE ROAD AT A LATER DATE. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).**

### 4. LOWCOUNTRY PLACE (FORMERLY INGLIS 9-LOT S/D/FINAL)

Mr. Criscitiello stated to the board, that the Planning Department recommends deferral, based on the DRT recommendation letter, dated May 22, 2007.

Mr. Wyllie Inglis stated to the board, that he received the recommendation letter from the DRT on Thursday, May 24, 2007. Mr. Inglis stated, that due to the weekend and the Memorial Day holiday, he just received the additional information yesterday.

*"Professionally we serve; Personally we care!"*

Mr. Criscitillo stated, that he is not prepared to make a decision on the project without reviewing all of the information.

Mrs. Inglis stated to the board, that they had everything into the Zoning Department on May 8, 2007. Mrs. Inglis stated, that on May 24, 2007, they received a letter from the DRT members that stated, the DRT had eight recommendations. Mrs. Inglis stated, that they have been working with Beaufort County for approximately two years regarding these eight houses for this subdivision.

*Mr. Crisciello stated, that the DRT will move this project to the last item on the agenda.*

Mr. Klink stated, that he did receive the BMP Analysis, but he did not receive the drainage report. Mr. Klink stated, that he wants the plans to clearly illustrate where the extended dry detention basin is located. Mr. Klink stated, that the road needs to be paved, and he believes the cross-section is showing a dirt road.

Mr. Criscitiello stated, that the DRT will review the additional information; after Mr. Klink receives the drainage report, this project will be re-scheduled for the next scheduled meeting.

**THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL THE APPLICANT SUBMITS A DRAINAGE REPORT. THE APPLICANT IS REQUIRED TO PAVE THE ROAD. THE DRT SHALL REVIEW THE ADDITIONAL INFORMATION SUBMITTED ON MAY 30, 2007. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).**

#### **5. HARBOR ISLAND – BRIDGE REPLACEMENT (FINAL)**

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

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

#### **6. ST. GREGORY THE GREAT – RESURRECTION GARDEN (PHASING PLAN/AMENDMENT)**

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

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

#### **7. NORTH BREEZE RETREAT AMENDMENT (DISCUSSION)**

*Mr. Criscitiello stated, that this project will be discussed after Lowcountry Place.*

Mr. Criscitillo stated, that the main issue is how the open space will be dealt with. Mr. Criscitiello stated, that transferring the open space from the development is prohibited.

Ms. Eversole stated, that a portion of Lot 5 will be annexed into North Breeze Subdivision.

Mr. Criscitiello stated, that if the plans are amended, the applicant is required to meet the current subdivision standards.

Ms. Austin stated, that if the proposed plan was approved, the lot would not be able to meet the current standards. This property is zoned Stewart Point CP standards; it cannot meet the acreage, the 50-foot access easement, etc. Ms. Austin stated, that the existing 15-foot access easement was platted for the open space when this subdivision was created.

Ms. Eversole stated, that the 15-foot easement is not the access for the remaining parcels. Ms. Eversole stated, that Lot 5 is already recorded at Plat Book 97, Page 38 in which this subdivision was already

created. Ms. Eversole stated, that they are asking for an abandonment of a property line, and the swap of land, which would be done by a deed.

Mr. Criscitiello explained, that if the subdivision was amended, it would have to be amended to the current standards.

**THE DRT UNANIMOUSLY EMPHASIZED THAT THE NEW REQUEST SHALL BE REQUIRED TO MEET THE MINIMUM STANDARDS OF THE APPLICABLE ZONING WITHIN THE ZONING & DEVELOPMENT STANDARDS ORDINANCE. THE MEMBERS OF THE DRT EXPLAINED THAT THE NEW LOT SHALL BE SIZED TO MEET THE ORDINANCE REQUIREMENT OF 1/3-ACRE MINIMUM. THE DRT ALSO EXPLAINED THAT THE PROPOSED LOT WILL BE A LOT TOTALLY SEPARATE FROM THE PARENT PARCEL, SINCE IT IS NOT ADJACENT TO THE LOT. THE DRT ALSO EXPLAINED THAT THE LOT DOES NOT HAVE LEGAL ACCESS AND SHOULD BE DRAWN TO TOUCH THE EXISTING CUL-DE-SAC. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).**

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

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

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

#### **10. BRAYS ISLAND – LOT 4, RICE FIELD PLACE (RIVER-BUFFER WAIVER)**

Mr. Criscitiello stated, that the Planning Department recommends deferral; it appears that all of the residential development is not on the lot.

Ms. Austin stated, that the house size is too big.

**THE DRT UNANIMOUSLY DEFERRED THE PROJECT, BASED ON THE DRT'S RECOMMENDATION LETTER DATED MAY 22, 2007. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).**

#### **11. LOST ISLAND – LOT 5, LOST ISLAND ROAD (RIVER-BUFFER WAIVER)**

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

Ms. Austin stated, that the reason this waiver was denied, was because the construction envelope was adequate to build a 4,583 square foot house without needing a variance. The applicant could meet the 50- foot setback and build their 4,583 square foot home. Ms. Austin stated, that if the applicant needs a variance, then the house size is too big, compared to the average house size.

**THE DRT UNANIMOUSLY DISAPPROVED THE PROJECT, BECAUSE THE CONSTRUCTION ENVELOPE ON THE LOT IS ADEQUATE TO BUILD A 4,583 SQUARE FOOT HOUSE WITHOUT NEEDING A VARIANCE; BY REDESIGNING AND REPOSITIONING THE HOUSE, THE APPLICANT WOULD BE ABLE TO MEET THE 50' RIVER BUFFER SETBACK. THE PROPOSED HOUSE SIZE IS TOO BIG COMPARED TO THE AVERAGE HOUSE SIZES. THE AVERAGE HOUSE SIZE IS 3,785 SQUARE FEET. THE APPLICANT SHALL REDESIGN THE HOUSE, AND PULL THE HOUSE CLOSER TO THE FRONT SETBACK LINE. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).**

#### **12. COTTAGE BLUFF (REVISIT/CONCEPTUAL)**

Mr. Criscitiello stated, that he has a problem with two driveways being placed right next to each other; he thought that the two properties were going to share a driveway cut.

The applicant stated to the board, that when the project was submitted in January 2007, the driveway was down by the wetland area. The applicant stated, that when they came back to the board, they were told

to move the driveway to the north side of the property. When they came back to the DRT three weeks ago, they were told to move the driveway to where they have it now.

Mr. Criscitiello stated, that he thought the board told him to move the driveway away from the wetland.

The applicant stated, that the plan was to get the driveway cut close to Ms. Barksdale's property. The applicant stated, that Ms. Barksdale would have access to the road, because it is a public road. The SCDOT cannot force Ms. Barksdale to close her driveway; the problem might not be solved now, but it will be solved in the future, when Ms. Barksdale develops her property.

Mr. Criscitiello asked the applicant, "Does Colin Kinton, the Beaufort County Traffic Engineer, agree with that statement?"

The applicant answered, "Yes, he does".

Mr. Criscitiello asked the applicant, "Is Ms. Barksdale's property presently developed?"

The applicant answered, "No".

Ms. Austin stated, that there is an existing house on the property.

Mr. Klink stated, that if the DRT agrees with the driveway cut, it shall be a condition indicating that in the future, there will be a shared driveway cut on the property.

Ms. Austin asked, "How will Ms. Barksdale know she has to close her driveway?"

Mr. Klink answered, "It could be on the plat".

Ms. Austin stated, that the DRT should have something in writing which states, that Ms. Barksdale agrees with the closing of her driveway. Ms. Austin also stated, that Lot 7 shall meet the minimum requirement (lot size, easement, etc.). Ms. Austin stated, that the applicant shall revise the site plan showing the natural resources on the lots, which indicates the acreage of the natural resources located on the lots.

The applicant asked the board, "Could all these requirements be addressed at final?"

Mr. Criscitiello answered, "Yes".

Ms. Austin stated, that the DRT should inform Ms. Barksdale that her driveway would eventually be closed, and she will have to share the driveway with the adjacent property owner. Ms. Austin stated, that Ms. Barksdale should also agree to this agreement.

Mr. Criscitiello stated, that Ms. Barksdale shall be notified, and the notification shall be recorded that she received a notification letter, and a reply back. The notification letter shall indicate that, "In the future, if Ms. Barksdale develops her property, her existing driveway will be closed, and she shall be required to connect into the road for the Cottage Bluff Subdivision". Mr. Criscitiello stated, that the DRT shall require that Ms. Barksdale be notified via certified letter to inform her of her connectivity into the road when she develops her property.

Ms. Austin stated, that if the access is not going to be shared, she's not okay with the agreement.

Mr. Criscitiello stated, that staff will draft a letter advising her that, in the future, her driveway will be abandoned, and she will have to connect into the new driveway that will be installed by the developer. Mr. Criscitiello stated, that the Planning Department recommends approval, subject to the noted conditions.

THE DRT APPROVED THE PROJECT, SUBJECT TO THE APPLICANT REVISING THE SITE PLAN SHOWING THE NATURAL RESOURCE ON THE LOTS, AND INDICATE THE ACREAGE OF THE NATURAL RESOURCE THAT IS LOCATED ON THE LOTS. THE APPLICANT SHALL REVISE THE SITE PLAN SHOWING THE LOTS SIZES, EASEMENTS, ETC. THE APPLICANT SHALL ENSURE THAT LOT 7 MEETS THE MINIMUM REQUIREMENT. BEAUFORT COUNTY SHALL NOTIFY MS. BARKSDALE VIA CERTIFIED MAIL INFORMING HER THAT IN THE FUTURE, HER EXISTING DRIVEWAY WILL BE CLOSED AND SHE WILL BE REQUIRED TO CONNECT TO THE PROPOSED ROAD FOR THE COTTAGE BLUFF S/D; A STATEMENT REGARDING THE SHARED DRIVEWAY CUT SHALL BE PLACED ON THE PLATS PRIOR TO RECORDATION. (FOR: CRISCITIELLO, CUMMINGS, KLINK; AGAINST: AUSTIN).

*The meeting adjourned at approximately 12:13 p.m.*