

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, July 11, 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 11:35 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 (FOR: Austin, Criscitiello, Cummings; ABSTAINED: Klink).

3. GRAVES TRACT – HONDA DEALERSHIP – PHASE 1 (FINAL)

Mr. Criscitiello stated, that the Planning Department recommends approval; however, the carwash on the plans have not been reviewed and approved by the Corridor Review Board, so the carwash should be removed off the plans or the applicant shall go back to the CRB to have the carwash approved.

THE DRT UNANIMOUSLY APPROVED THE PROJECT SUBJECT TO THE CARWASH BEING REMOVED OFF THE PLANS. UPON RECEIPT AND APPROVAL OF THE NEW PLANS, THE DEVELOPMENT PERMIT WILL BE ISSUED. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).

4. HARRELL TRACT – 1188 CENTRE – PHASE 4 (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. DATAW ISLAND PUD MASTER PLAN (AMENDMENT)

Mr. Criscitiello stated, that the Planning Department recommends deferral at the applicant's request, pending the vote from the Property Owners Association, which is scheduled for July 23, 2007.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT AT THE APPLICANT'S REQUEST. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).

6. SUN CITY HH – BLOCK 62 (AMENDMENT)

Mr. Criscitiello stated, that he's concerned about whether the pond would flow, and he would like Mr. Klink to look at a possibility of filling in part of the pond, or to aerate the pond.

Mr. Jason Bryant, Thomas & Hutton Engineering Company, showed the Development Review Team an aerial of the site showing the first pond on the property.

Ms. Alison Tucker, Pulte-Sun City HH representative stated, that the trees were removed prior to the lagoon being built. Ms. Tucker stated, that they are doing the enhancement plan, because it's the right thing to do for the residents that pays the premiums, not because the lagoon was enlarged. Ms. Tucker stated, that they are before the DRT to amend the permit, because they realized that they enlarged the lagoon; they will do the landscaping regardless of the outcome of the lagoon.

Mr. Criscitiello stated, that he doesn't want the lagoon to become a public health hazard because of the stagnant water, mosquitoes, etc.

Mr. Klink stated, that enlarging the lagoon, would be better in treating the storm water.

Mr. Criscitiello stated, that the Planning Department is not prepared to vote on this project today. Mr. Criscitiello asked Mr. Klink to look at the lagoon, and advise him on any issues regarding the drainage and the moving water; he doesn't want the lagoon to be an area that breeds mosquitoes. Mr. Criscitiello stated, that the Planning Department recommends deferral on this project.

Mr. Forest, resident of Sun City HH stated to the board, that he and his wife are in favor of Pulte's request for the subject amendment which applies to the development of Hidden Cypress Golf Course, and specifically the 17th hole and lagoon subject to the following conditions. (1) "The County should immediately issue to Pulte "Conditional Approval" for this development amendment. (2) On or before September 15, 2007, Pulte shall complete the following five performance conditions all acceptable to Pulte, which are, Landscaping, Water Fountain Display, Water Fountain Noise Reduction, Retaining Wall Structural Bulge, and Lagoon Stagnation. Pulte shall install additional landscaping and replace existing dead or dieing landscaping. Pulte shall recalibrate the three existing water fountains as to display the same "Christmas tree" spray format. Pulte shall recalibrate and possibly relocate if necessary one existing water fountain (behind 24 and 26 Murray Hill Drive) to reduce excessive decibel noise caused by the fountain's electric pump. Pulte shall retrofit and/or repair the existing wood retaining wall along the center of the lagoon next to the water pump station as to eliminate current structural bulge. Pulte shall install water purification measures that will permanently remediate ongoing stagnation at the two remote hook-ends of the lagoon. (3) No later than ten days following Pulte's completion of all "Performance Conditions", and inspection of Pulte's completed work, shall be mutually conducted by one or more representatives from Pulte Development, Beaufort County Development Review Team, and affected homeowners. Beaufort County shall issue final and unconditional approval only upon the mutual agreement by these parties, that all work was completed to their mutual satisfaction".

Mr. Criscitiello stated, that the Development Review Team will take this information under advisement.

Ms. Austin stated, that the Development Review Team is only dealing with Block 62, not Block 61 & 65.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL NEXT WEEK. THE COUNTY ENGINEER SHALL ADDRESS THE ISSUE OF WATER SETTLING IN THE POND AND BECOMING STAGNANT; MAYBE FILLING IN AREAS OF THE POND. THE APPLICANT SHALL ENSURE THAT THE POND DOES NOT BECOME A BREEDING AREA FOR MOSQUITOS. THE DRT SUGGESTED TO FILL IN PORTIONS OF THE POND TO REDUCE THE POND SIZE. THE LANDSCAPING WILL

NOT BE ADDRESSED UNTIL THE ISSUES PERTAINING TO THE POND ARE RECTIFIED. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).

7. OKATIE CENTER – LOTS S1 – S7 (SILVA-CULTURE)

Mr. Criscitiello stated, that the Planning Department recommends disapproval, because this project is considered silva-culture.

Ms. Austin stated, that per the PUD document, Section 5.2.7. C it states, that “So long as tree harvesting is limited to the pine crop area of the PUD, harvesting of the existing pine crop may be accomplished within the PUD in advance of specific phase development or development permit submittals”. Ms. Austin stated, that the DRT have just given approval for the subdivision; the approval of the trees should be in conjunction with the permit issued, not as silva-culture. The applicant shall indicate if there are hardwoods in the area to be timbered.

Mr. Scott Monson, Thomas & Hutton Engineering Company, stated to the board that there are no hardwoods on Lots S1 – S7; it is a planted pine forest.

Ms. Austin stated, that if the applicant wants to silva-culture, they will wait one year before they build on the property, per the 1990 ordinance Okatie Center adopted.

Mr. Criscitiello stated, that the Planning Department recommends disapproval, unless there are additional information that the applicant wants to show to the Planning Department to affect the rendered decision.

THE DRT UNANIMOUSLY DISAPPROVED THE PROJECT, BECAUSE THE PROJECT DOES NOT MEET THE PUD REQUIREMENTS. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).

8. HARBOR ISLAND – LOT 35, HARBOR KEYS (RIVER-BUFFER WAIVER)

Mr. Criscitiello stated, that the Planning Department recommends disapproval, because the applicant can move the house further away from the critical line, and reduce the house size.

Ms. Austin stated, that the average house size is 3,314 square feet, and if the applicant reduce the size of the house, and move the house further away from the critical line, they might be okay.

Ms. Judy Timmer stated, that the applicant might have to change the footprint to better meet the site envelope.

THE DRT UNANIMOUSLY DISAPPROVED THE PROJECT. THE APPLICANT SHALL MOVE THE HOUSE FURTHER AWAY FROM THE CRITICAL LINE, AND REDUCE THE HOUSE SIZE. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).

9. COTTAGE BLUFF (REVISIT/CONCEPTUAL)

Mr. Criscitiello stated, that the Planning Department recommends disapproval, because the right in/right out access alone does not provide safe, efficient movement of vehicular traffic in accordance with Section 106-2507 (5). In order to gain approval, one of the following solutions must become a part of the submitted project. (1) Developer secures shared access with adjacent property owner to the south; or Developer purchases property and builds a connection to Holly Hall Road in addition to developing a right in/right out access on Sam's Point Road; or Project is delayed until a roundabout is built at the intersection of Sam's Point Road and Holly Hall/Brickyard Point roads, at which time a right in/right out access on Sam's Point Road can be approved for this subdivision.

Mr. Klink stated, that he would like to have a meeting with the applicant, Colin Kinton, Department of Transportation, and the DRT members to discuss the access issues for this project.

Mr. Jeff Ackerman, Carolina Engineering asked the board, if the applicant takes away the three lots, flip them around inside, create a cul-de-sac, give up their Expanded Home Business, and make them single-family lots, would that be okay? Mr. Ackerman stated, that there will be a statement on the plat that addresses giving up the Expanded Home Business.

Mr. Criscitiello stated, that the Development Review Team will have a meeting as suggested, and discuss the access issues at that time.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL NEXT WEEK AS A DISCUSSION ITEM. THE APPLICANT SHALL HAVE A MEETING WITH ALL DRT MEMBERS, COLIN KINTON, & THE DEPARTMENT OF TRANSPORTATION TO DISCUSS THE SUBDIVISION AND THE ACCESS ISSUES FOR THIS PROJECT. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).

10. PUBLIX @ POLOWANA (REVISIT/CONCEPTUAL)

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

THE DRT UNANIMOUSLY DEFERRED THE PROJECT AT THE APPLICANT'S REQUEST. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).

11. THREE OAKS @ PRITCHARDVILLE (REVISIT/CONCEPTUAL)

Mr. Criscitiello stated, that the Planning Department recommends deferral, until all comments from the DRT's recommendation letter dated July 3, 2007 are addressed.

Ms. Austin stated, that the applicant shall also provide the natural resource calculations, and provide a tree removal plan for the adjacent property where the pond will be filled & built.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL ALL COMMENTS FROM THE DRT'S RECOMMENDATION LETTER DATED JULY 3, 2007 ARE ADDRESSED. THE APPLICANT SHALL ADDRESS ANY TREE REMOVAL/NATURAL RESOURCE ISSUES FOR THE ADJACENT PROPERTY WHERE THE PROPOSAL TO FILL ONE POND AND CONSTRUCT ANOTHER IS REQUESTED. THE APPLICANT SHALL ALSO ADDRESS THE AREA FOR THE PUMP STATION. THE APPLICANT SHALL SUBMIT A TREE SURVEY AND NATURAL RESOURCE ANALYSIS FOR THE ADJACENT PROPERTY. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).

12. FOUR SEASONS – PHASE 2 (CONCEPTUAL)

Mr. Klink stated, that the applicant needs to submit a Traffic Impact Analysis at Final.

Ms. Austin stated, that the applicant needs to correct the acreage from 14 +/- acres to 8.87 acres, and provide a tree plant back plan at Final.

THE DRT UNANIMOUSLY APPROVED THE PROJECT WITH CONDITIONS. THE APPLICANT SHALL PROVIDE A TRAFFIC IMPACT ANALYSIS. THE APPLICANT SHALL CORRECT THE ACREAGE TO 8.87 ACRES, AND PROVIDE A TREE PLANT BACK PLAN AT FINAL. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).

13. RIVER WATCH IN THE WHALE BRANCH (CONCEPTUAL)

Ms. Austin stated, that the applicant shall obtain encroachment permits for driveway cuts for lots 1 & 2, and the applicant shall revise plans to redesign road to add a cul-de-sac for lots 9, 10 & 11.

THE DRT UNANIMOUSLY APPROVED THE PROJECT SUBJECT TO THE APPLICANT OBTAINING ENCROACHMENT PERMITS FOR DRIVEWAY FOR LOTS 1 & 2, AND REVISE THE PLANS TO ADD

A CUL-DE-SAC FOR LOTS 9, 10 & 11. LOTS LOCATED ON A CUL-DE-SAC SHALL HAVE A MINIMUM ROAD FRONTAGE OF 30 FEET. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).

The meeting adjourned at approximately 12:44 p.m.