

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, July 18, 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/Interim Deputy Administrator  
Mr. Robert Klink, County Engineer

**MEMBERS ABSENT**

Mr. Arthur Cummings, Building Codes Director

**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. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Criscitiello, Klink).**

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

Mr. Criscitiello stated, that the Planning Department recommends approval; however, before the plat is recorded, the funds shall be escrowed. The applicant is also required to submit a cost estimate for the cost of the construction of the road, which shall be approved by the County Engineer.

**THE DRT UNANIMOUSLY APPROVED THE PROJECT SUBJECT TO, THE APPLICANT PROVIDING A COST ESTIMATE FOR THE COST OF THE CONSTRUCTION OF THE ROAD, WHICH SHALL BE APPROVED BY THE COUNTY ENGINEER. THE APPLICANT SHALL ALSO SUBMIT FUNDS TO BE ESCROWED FOR THE ABOVE CONSTRUCTION PRIOR TO THE FINAL PLAT BEING RECORDED. (FOR: AUSTIN, CRISCITIELLO, KLINK).**

**4. OLDFIELD MEWS (FINAL)**

Mr. Criscitiello stated to the board, that the Planning Department recommends deferral, until all comments from the DRT recommendation letter, dated July 10, 2007 are addressed.

**THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL ALL DRT COMMENTS FROM THE RECOMMENDATION LETTER, DATED JULY 10, 2007 ARE ADDRESSED. (FOR: AUSTIN, CRISCITIELLO, KLINK).**

## **5. SUN CITY HH – BLOCK 62 (REVISIT/AMENDMENT)**

Mr. Criscitiello stated, that he and Mr. Klink has visited the site and has come up with the appropriate course of action. Mr. Criscitiello read into the record, that Pulte shall provide a landscape plan, signed off by the property owners for the DRT's approval; the DRT concurs with the plan that the property owners are reviewing in regard to the landscaping. Pulte shall provide engineering plans to Mr. Klink showing additional aeration locations or fountains in the lagoon system, in order to create more opportunities for water movement to occur, to avoid the stagnation problems. Pulte shall replace the currently planted dead and dying trees on the golf hole. Pulte shall replace the fountain pumps that are noisy, and relocate the green, wooden sand containers on the lagoon side of the trees.

**THE DRT UNANIMOUSLY APPROVED THE PROJECT SUBJECT TO, THE APPLICANT PROVIDING LANDSCAPE PLANS, SIGNED OFF BY THE PROPERTY OWNERS. THE APPLICANT SHALL PROVIDE ENGINEERING CONSTRUCTION PLANS ADDRESSING AND CORRECTING THE ISSUE OF WATER STAGNATION AT BOTH ENDS OF THE LAGOON. APPLICANT SHALL PROVIDE ADDITIONAL AERATION. THE APPLIANT SHALL REPLANT ALL DEAD AND DYING TREES ON THE GOLF HOLE. THE APPLICANT SHALL REPLACE PUMPS THAT ARE NOISY. THE NOISE LEVEL SHALL BE NO MORE THAN 60 DECIBELS AT THE PROPERTY LINE. THE APPLICANT IS ADVISED TO DO A STUDY ON VARIOUS TYPES OF PUMPS, AND THE NOISE LEVEL BEING EMITTED. THE APPLICANT SHALL RELOCATE THE GREEN, WOODEN SAND CONTAINERS TO THE LAGOON SIDE OF THE TREES. THE APPLICANT IS ADVISED TO ADD A COUPLE MORE FOUNTAINS TO HELP WITH THE STAGNATION PROBLEMS. ALL WORK SHALL BE COMPLETED BY THE END OF DECEMBER 2007. (FOR: AUSTIN, CRISCITIELLO, KLINK).**

## **6. HARBOR ISLAND – LOT 3, HARBOR KEYS (RIVER-BUFFER WAIVER)**

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

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

## **7. AMERIS BANK – BLUFFTON (CONCEPTUAL)**

Mr. Criscitiello stated, that the Planning Department recommends deferral, until the applicant provides the Army Corp of Engineers approval.

Mr. Jeff Ackerman, Carolina Engineering stated, that the Corp of Engineers have re-verified the wetland plat as "non jurisdictional".

Ms. Austin stated, that when this PUD was approved, the wetland delineation was done, and this particular wetland was supposed to be preserved. Ms. Austin stated, that the buffer should be reduced, to preserve the wetland. Ms. Austin stated, that this reduction shall be for this project only; this reduction shall not set precedence for future projects within the Okatie PUD.

**THE DRT UNANIMOUSLY APPROVED THE PROJECT WITH CONDITIONS. THE APPLICANT SHALL MOVE THE DRIVEWAY TO 5' FROM THE EAST SIDE BUFFER LINE. THE DRT APPROVED THE FRONT PERIMETER BUFFER TO BE REDUCED TO 20', AND THE FRONT BUILDING SETBACK REDUCED TO 45'. THE DRT STATED, THAT THIS REDUCTION IS FOR THIS PROJECT ONLY, DUE TO THE SITE RESTRAINTS; THIS REDUCTION DOES NOT SET PRECEDENCE FOR FUTURE PROJECTS WITHIN THE OKATIE PUD. (FOR: AUSTIN, CRISCITIELLO, KLINK).**

*The meeting adjourned at approximately 12:45 p.m.*