

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, July 25, 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 11:30 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. OLDFIELD MEWS (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 for the excess trees that are required, based on the 1990 zoning ordinance.

Ms. Austin stated, that the applicant shall plant back 1 tree for 1 tree, which leaves a balance of 136 trees, or if they pay an equivalent amount into the tree reforestation fund, the cost would be \$34,000. The applicant shall count all the trees for the 45.45 acres, and submit the information into the Zoning Office for verification.

**THE DRT UNANIMOUSLY APPROVED THE PROJECT SUBJECT TO; THE APPLICANT SUBMITTING A TREE COUNT, OR PROVIDE THE REQUIRED TREE PLANTBACK, OR PAYING INTO THE TREE REFORESTATION FUND. (FOR: AUSTIN, CRISCITIELLO, KLINK).**

**4. SAM'S POINT ROAD SUBDIVISION (REVISIT/FINAL)**

Mr. Criscitiello stated to the board, that the Planning Department recommends deferral, until all comments from the DRT recommendation letter, dated July 18, 2007 are addressed. Mr. Criscitiello stated, that the plans are listed as "Preliminary", and the plans have to be "Final" plans. The acreage does not add up, in terms of the amount of land that is available for open space, natural resource, etc. The access point on Sam's Point Road for utility easements are not allowed; the applicant must find an access point to the lift station, and the lift station cannot be in the preserved area.

Ms. Austin stated, that the applicant shall provide documentation changing the name from Sam's Point Road subdivision to Cottage Creek. Ms. Austin stated, that the applicant did not provide any documentation forming the homeowners association. Ms. Austin stated, to change the covenants and restrictions on page 9 to state, "the developer shall convey any portion of the common areas to include roadways, ponds, drainage, etc".

Mr. Klink stated, that he would be willing to approve this project, subject to the applicant providing the requested information to the Zoning Administrator.

Ms. Austin stated, that the applicant shall also have the fire marshal sign off on the plans for the security gate.

**THE DRT UNANIMOUSLY APPROVED THE PROJECT, SUBJECT TO THE APPLICANT ADDRESSING ALL ISSUES CONCERNING THE DRT'S RECOMMENDATION LETTER DATED JULY 18, 2007. THE ISSUES SHALL BE REVIEWED BY THE ZONING ADMINISTRATOR FOR COMPLIANCE. THE APPLICANT IS REQUIRED TO RECEIVE THE FIRE MARSHALL'S APPROVAL FOR THE PROPOSED SECURITY GATE. (FOR: AUSTIN, CRISCITIELLO, KLINK).**

#### **5. CANDLEWOOD SUITES @ OKATIE (FINAL)**

Mr. Criscitiello stated, that the Planning Department recommends deferral, based on the confusion regarding the size of the building. There's a discrepancy between how many stories the building is, and the square footage of the building, based on the plans and narrative.

Ms. Austin stated, that the new plans shows the applicant building a 17,355.50 square foot building times three, which is 52,066.50; the application says the applicant is building a 16,200 square foot building times three, and the fire marshal sign off says the applicant is building a 16,187 building times four. Ms. Austin stated, that the applicant shall label the construction plans as "final", and the applicant shall correct the parking area on the construction plans, which does not match the parking on the landscape plans.

Mr. Criscitiello stated, that the board shall grant approval, subject to the applicant correcting the noted discrepancies.

**THE DRT UNANIMOUSLY APPROVED THE PROJECT SUBJECT TO, THE APPLICANT SUBMITTING NEW CONSTRUCTION PLANS, WHICH INDICATE THAT THEY ARE SUBMITTED FOR DRT/CONCEPTUAL APPROVAL. THE APPLICANT SHALL SUBMIT A LANDSCAPE PLAN THAT HAS THE SAME LAYOUT AS THE CONSTRUCTION PLANS. THE APPLICANT SHALL ADDRESS THE 1 ISLAND PER 8 PARKING SPACES. (FOR: AUSTIN, CRISCITIELLO, KLINK).**

#### **6. DATAW ISLAND MASTER PLAN (AMENDMENT)**

Mr. Criscitiello stated, that the applicant requested to withdraw his application.

**THE DRT UNANIMOUSLY APPROVED THE APPLICANT'S REQUEST TO WITHDRAW THEIR APPLICATION. (FOR: AUSTIN, CRISCITIELLO, KLINK).**

*The meeting adjourned at approximately 11.50 a.m.*