



COUNTY COUNCIL OF BEAUFORT COUNTY

Beaufort County Zoning & Development

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The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, August 15, 2007, in the Executive Conference Room, Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

MEMBERS PRESENT

Mr. Arthur Cummings, Building Codes Director
Ms. Delores Frazier, Assistant Planning Director
Mr. Robert Klink, County Engineer

MEMBERS ABSENT

Ms. Hillary Austin, Zoning Administrator

STAFF PRESENT

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

1. CALL TO ORDER: Mr. Klink called the meeting to order at 11:34 a.m.

Mr. Klink explained, that the members of the DRT reviewed each item independently and provided their comments to the Zoning Administrator.

2. ADOPTION OF MINUTES:

MOTION: Mr. Cummings made a motion to adopt the minutes as submitted. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Cummings, Frazier, Klink).

3. SUGAR FOOT (FINAL)

Mrs. Glover read Ms. Austin's comments. Mrs. Glover stated, that the applicant shall submit all of the requirements for a major subdivision; for example, the natural resource analysis, tree survey, open space, etc. Mrs. Glover stated, that the applicant shall submit for conceptual approval prior to submitting for a final approval, because this lot does not qualify for a minor subdivision. The applicant shall be required to deed a 50' right-of-way to Beaufort County. The left over property across the right-of-way shall be shown as open space. The applicant is required to show 10% open space on plans. The applicant shall discuss the covenant and restrictions with the Zoning Administrator.

Mr. Klink stated, that the applicant shall be required to put money in an escrow account for the paving of Church Road.

Ms. Frazier explained to the applicant, that all major subdivisions shall be required to pave the roads, per the zoning ordinance.

Mr. Cummings stated, that since this project is considered a major subdivision, the applicant shall address the water issues with the fire marshal. The applicant shall receive an updated fire safety form from the fire marshal.

Mr. Bill Scott asked the board to defer this project, so he can request an appeal.

Ms. Frazier stated, that the applicant should request an administrative interpretation for the paving of the roads, and appeal the interpretation to the Zoning Board of Appeals.

"Professionally we serve; Personally we care!"

Mr. Klink stated, that the Development Review Team recommends deferral until the applicant receives an updated fire safety form for a major subdivision, and addresses all of the Development Review Team's comments, dated August 7th, 2007.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT, UNTIL THE APPLICANT RECEIVES AN UPDATED FIRE SAFETY FORM FOR A MAJOR SUBDIVISION, AND ADDRESSES ALL OF THE DRT'S COMMENTS, DATED AUGUST 7th, 2007. (FOR: CUMMINGS, FRAZIER, KLINK).

4. OKATIE CENTER – PARCEL N3 & N5 (MASTER PLAN AMENDMENT/REVISIT)

Mr. Klink stated, that the developer has contacted the Traffic Engineer regarding the traffic impact analysis, and the traffic issue is not totally resolved.

Mr. Baisch stated, that he received an e-mail from Colin Kinton, stating that he accepted the traffic impact analysis.

Ms. Frazier stated, that she spoke with Mr. Kinton, and he accepted the assumptions of the traffic impact analysis.

Mr. Klink stated, that the Development Review Team shall approve this project, with the condition, that the Traffic Engineer approves the traffic impact analysis with the potential uses of the property, showing that there's no additional adversity to the property.

THE DRT UNANIMOUSLY APPROVED THE PROJECT, WITH THE CONDITION, THAT THE TRAFFIC ENGINEER APPROVES THE TRAFFIC IMPACT ANALYSIS WITH THE POTENTIAL USES OF THE PROPERTY. (FOR: CUMMINGS, FRAZIER, KLINK).

5. SUN CITY HH – LOT 78 ENTRANCE (EASEMENT & TREE REMOVAL AMENDMENT)

Mr. Klink stated, that the Development Review Team recommends approval, to remove the 20" water oak tree, and place a 5' easement for the underground power.

THE DRT UNANIMOUSLY APPROVED THE PROJECT, TO REMOVE A 20" WATER OAK TREE, AND PLACE A 5' EASEMENT FOR THE UNDERGROUND POWER. (FOR: CUMMINGS, FRAZIER, KLINK).

6. J-1 AUTO (SPECIAL USE RECOMMENDATION)

Mr. Frazier stated, that there shall be no salvage use on this property. Ms. Frazier stated, that the applicant shall show where the cars will be placed on the property, and the location of the privacy fence on the plans. Ms. Frazier asked the applicant to submit the revised plans prior to the August 22nd, 2007 Zoning Board of Appeals meeting.

THE DRT UNANIMOUSLY APPROVED THE PROJECT WITH CONDITIONS; THERE SHALL BE NO SALVAGE USE ON THE PROPERTY. THE APPLICANT SHALL REVISE PLANS SHOWING THE LOCATION OF THE CARS, AND THE LOCATION OF THE PRIVACY FENCE. (FOR: CUMMINGS, FRAZIER, KLINK).

7. LOT 3, CHECHESSEE ROAD (BULKHEAD)

Ms. Frazier stated, that the applicant does not need a permit from the Development Review Team. The bulkhead is seaward of the OCRM critical line, and an exemption letter shall be issued to the applicant.

THE DRT UNANIMOUSLY AGREED THAT THIS BULKHEAD DOES NOT NEED A PERMIT FROM THE DEVELOPMENT REVIEW TEAM. THE BULKHEAD IS SEAWARD OF THE OCRM CRITICAL LINE, AND AN EXEMPTION LETTER SHALL BE ISSUED TO THE APPLICANT. (FOR: CUMMINGS, FRAZIER, KLINK).

8. OKATIE CENTER – ASHLEY FURNITURE (CONCEPTUAL)

Mr. Klink stated, that the Development Review Team recommends approval, subject to, the approval of the N3 & N5 master plan amendment. The Traffic Engineer shall approve the traffic impact analysis with the potential uses.

THE DRT UNANIMOUSLY APPROVED THE PROJECT, SUBJECT TO, THE APPROVAL OF THE N3 & N5 MASTER PLAN AMENDMENT. (FOR: CUMMINGS, FRAZIER, KLINK).

9. PLEASANT POINT – LOT 30, DOWNING ROAD (RIVER-BUFFER WAIVER/REVISIT)

Mr. Klink stated, that the Development Review Team recommends approval, with the condition, to place the house 20 feet from the OCRM critical line. The Zoning Board of Appeals previously approved the house size.

THE DRT UNANIMOUSLY APPROVED THE PROJECT, WITH THE CONDITION, THAT THE HOUSE BE PLACED 20 FEET FROM THE OCRM CRITICAL LINE. THE ZONING BOARD OF APPEALS PREVIOUSLY APPROVED THE HOUSE SIZE. (FOR: CUMMINGS, FRAZIER, KLINK).

The meeting adjourned at approximately 11.58 a.m.