



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

MEMBERS ABSENT

None

STAFF PRESENT

Mrs. Lisa Glover, Zoning Analyst III

1. CALL TO ORDER: Ms. Austin called the meeting to order at 11:37 a.m.

Ms. Austin explained, that the members of the DRT reviewed each item independently and provided their comments.

2. ADOPTION OF MINUTES:

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

3. FRIPP ISLAND – LOT 5, PIKE DRIVE (RIVER – BUFFER WAIVER/REVISIT)

Ms. Austin stated, that the applicant shall explain to the DRT the need for a septic system, since a sewer system was approved for the entire Fripp Island community. Ms. Austin stated, that the applicant shall also explain to the DRT the date, and availability of sewer.

Ms. Frazier stated, that if the property owner has access to sewer, then this lot does not warrant a waiver for the septic system.

Ms. Austin stated, that there's a new state law, which prohibits the county to violate covenants and restrictions; so, we need a letter from the ARB granting approval for the location of the garage, because the garage appears to be less than 20 feet from the front property line.

THE DRT UNANIMOUSLY APPROVED THE WAIVER SUBJECT TO, THE APPLICANT EXPLAINING THE NEED FOR A SEPTIC SYSTEM; IF SEWER IS AVAILABLE, THERE IS NO NEED FOR A SEPTIC TANK VARIANCE. THE APPLICANT SHALL SUBMIT A LETTER FROM THE FRIPP ISLAND ARB, APPROVING THE LOCATION OF THE GARAGE. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

4. FRIPP ISLAND – LOT 95, OCEAN CREEK (RIVER – BUFFER WAIVER)

Ms. Austin stated, that the Development Review Team recommends disapproval, because the house is too big. The applicant should reduce the footprint of the house, pull it forward, and redesign the house to

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meet the side-yard setback. Ms. Austin stated, that once the house is pulled forward, reduced and redesigned, the house shall be approved at 30 feet from the OCRM critical line.

Mr. Allen Patterson stated, that he agrees with the Development Review Team's decision, and he is having the plat redrawn, to move the house 30 feet from the OCRM critical line. Mr. Patterson stated, that he is in the process of revising the plats, as stated by the Development Review Team.

Ms. Austin stated, that this waiver shall be deferred, until the revised plats with the DRT recommendation, are submitted.

THE DRT UNANIMOUSLY DEFERRED THE WAIVER. THE APPLICANT SHALL BE REQUIRED TO REDUCE THE HOUSE SIZE, AND REDESIGN THE HOUSE SO THE HOUSE IS LOCATED AT 30' FROM THE OCRM CRITICAL LINE. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

5. LOT 11, WIMBEE RIVER PARK (RIVER – BUFFER / SEPTIC SYSTEM WAIVER)

Ms. Austin stated to the board, that she believes that DHEC has a septic tank setback of 50 feet. Ms. Austin stated, that the applicant shall provide a letter from DHEC stating, that the septic system is okay to be located 39 feet from the OCRM critical line.

Ms. Frazier stated, that the applicant is not required to come back before the DRT with that letter. The applicant shall submit the letter from DHEC to the Zoning Office.

THE DRT UNANIMOUSLY APPROVED THE PROJECT SUBJECT TO, THE APPLICANT PROVIDING A LETTER FROM DHEC STATING THAT THE SEPTIC SYSTEM IS OKAY TO BE LOCATED 39 FEET FROM THE OCRM CRITICAL LINE. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

The meeting adjourned at approximately 11.52 a.m.