

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, September 5, 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

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

1. CALL TO ORDER: Ms. Austin called the meeting to order at 11:32 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. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

3. J-1 AUTO REPAIR (SPECIAL USE/FINAL)

Ms. Austin explained to the board, that this project is a special use approval, and was approved by the Zoning Board of Appeals, with the condition that the Development Review Team address the rear buffer. The Resource Preservation Planner, Amanda Flake visited the site, and determined that there was an adequate buffer, and there was no need for additional landscaping. Ms. Austin stated, that the Development Review recommends approval of this project.

THE DRT UNANIMOUSLY APPROVED THE PROJECT AS SUBMITTED. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

4. HALLMARK HOMES @ MALPHRUS (FINAL)

Ms. Austin stated, that the Development Review Team recommends a deferment, until all of the Development Review Team's comments, dated August 28, 2007 are addressed.

Mr. David Karlyk, Carolina Engineering, reviewed the recommendation comments with the Development Review Team.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT, UNTIL ALL OF THE DRT'S COMMENTS, DATED AUGUST 28, 2007 ARE ADDRESSED. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

5. BULL POINT – PHASE 4 (BORROW PIT EXPANSION)

Ms. Austin stated, that Bull Point is enlarging an existing detention pond, and the Development Review Team was recently informed that Phase 4 was never closed out, and an approval is not needed; the applicant can continue with the Phase 4 plans.

THE DRT UNANIMOUSLY WITHDREW THE APPLICATION FROM THE AGENDA. THE APPLICANT IS APPROVED TO EXPAND THE BORROW PIT IN ACCORDANCE WITH THE APPROVED PHASE 4 PLANS. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

6. BEACH FIELD – PHASE 1 (BERM)

Ms. Austin stated, that the applicant requested a deferment, due to some issues from the Development Review Team's recommendation letter, dated August 28, 2007.

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

7. WHITMAN'S ISLAND – REVISIT (RIVER-BUFFER & SEPTIC TANK WAIVER)

Ms. Austin stated, that the septic tank permit is showing the septic tank at 50 feet, and the plans are showing the septic tank at 29 feet. The applicant is required to go back to Dhec for approval at 29' from the OCRM critical line. The applicant is also required to obtain a new septic tank permit from Dhec, approving the septic tank at 29 feet from the OCRM critical line, or change the location of the septic tank on the plans to reflect the septic tank permit. Ms. Austin stated, that the house is approved as submitted.

THE DRT UNANIMOUSLY APPROVED THE RIVER-BUFFER & SEPTIC TANK WAIVER SUBJECT TO, THE APPLICANT OBTAINING A SEPTIC TANK PERMIT FROM DHEC APPROVING THE SEPTIC TANK AT 29' FROM THE OCRM CRITICAL LINE, OR CHANGING THE PLANS TO REFLECT THE SEPTIC TANK PERMIT. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

8. THREE OAKS @ PRITCHARDVILLE (REVISIT/CONCEPTUAL)

Ms. Frazier stated, that the narrative indicates that there are no natural resources on the off-site storm water retention area. Ms. Frazier stated, that the Planning Department will visit the site to verify that there are no natural resources on site.

Ms. Austin stated, that the applicant shall provide recordable easements at final submittal. Ms. Austin also stated, that the applicant shall reduce the parking spaces to 170 spaces; the Development Review Team cannot modulate over 20% of the parking.

Ms. Timmer asked the applicant, to revise the landscape area when he is reducing the parking spaces.

Ms. Austin stated, that the applicant shall provide a tree plant back plan at final submittal. The applicant is required to incorporate all of the trees into the CRB submittal, or pay into the tree reforestation fund.

THE DRT UNANIMOUSLY APPROVED THE PROJECT SUBJECT TO THE APPLICANT PROVIDING RECORDABLE EASEMENTS AT FINAL. THE APPLICANT SHALL REVISE CONSTRUCTION PLANS TO REDUCE THE PARKING TO 170 SPACES. THE APPLICANT SHALL REVISE THE LANDSCAPE PLAN, WHILE REDUCING THE PARKING SPACES. THE APPLICANT SHALL PROVIDE A TREE PLANT BACK PLAN AT FINAL SUBMITTAL. THE PLANNING DEPARTMENT SHALL VISIT THE SITE TO VERIFY THAT THERE ARE NO NATURAL RESOURCES ON SITE. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

9. MATTHEW'S MARINE BOAT STORAGE (REVISIT/CONCEPTUAL)

Mr. Klink stated, that the applicant shall provide cross-sections for the parking area.

Ms. Austin stated, that the applicant was instructed to work out the amount of boats with the fire marshall. The fire marshall instructed the applicant to extend the waterlines. Ms. Austin stated, that the applicant shall revise the construction plans to extend the waterlines at final submittal. Ms. Austin stated, that the applicant shall work with Judy Timmer, CRB Planner, to discuss the location of the trees.

THE DRT APPROVED THE PROJECT SUBJECT TO THE APPLICANT REVISING THE PLANS TO EXTEND THE WATERLINES, PER THE FIRE MARSHALL'S APPROVAL. THE APPLICANT SHALL PROVIDE A TREE PLANT BACK PLAN. THE APPLICANT SHALL MEET WITH JUDY TIMMER TO DISCUSS THE LOCATION OF TREES. THE APPLICANT SHALL PROVIDE CROSS-SECTION FOR THE PARKING AREA. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

10. PUBLIX @ POLOWANA (REVISIT/CONCEPTUAL)

Ms. Austin stated, that the applicant shall provide a tree plant back plan (565 trees) at final submission. The applicant shall plant as many trees as possible, and pay into the tree reforestation fund for the remaining trees.

Ms. Frazier stated, that the connection shall be drawn to the property line, and the access easement shall be extended all the way to Polowana Road. Ms. Frazier stated, that the access point on Polowana Road may shift at some point. Ms. Frazier stated, that the Planning Department is still concerned with the back of the building facing Hwy 21. The Planning Department will provide the Corridor Review Board with comments concerning the back of the building.

Queen Quet stated, that this project should go back to the Corner's Community Preservation committee to review the revised plans.

THE DRT UNANIMOUSLY APPROVED THE PROJECT SUBJECT TO THE APPLICANT PROVIDING A TREE PLANT BACK PLAN AT FINAL SUBMITTAL. THE APPLICANT SHALL SHOW THE TREE PROTECTION ON PLANS, SHOWING HOW THE ROOTS WILL BE PROTECTED. THE APPLICANT SHALL SHOW THE CONNECTIVITY TO THE PROPERTY LINE, AND EXTENDED TO POLOWANA ROAD. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

The meeting adjourned at approximately 12:15 p.m.