

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, September 12, 2007, in the Executive Conference Room, Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

MEMBERS PRESENT

Ms. Hillary Austin, Zoning Administrator
Ms. Delores Frazier, Assistant Planning Director
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: Ms. Austin called the meeting to order at 11:35 a.m.

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

2. ADOPTION OF MINUTES: The minutes will be reviewed at the next scheduled meeting.

3. BUTLER MARINE (FINAL)

Ms. Austin stated, that the applicant shall provide the landscape plan that the Corridor Review Board approved, with the submitted trees incorporated into the plans. Ms. Austin stated, that 102 live oaks, 50 oaks, and 19 pines are required, unless the applicant wants to plant larger trees; the applicant shall plant as many trees as possible on site, and pay into the tree reforestation fund for the remaining trees.

Ms. Frazier stated, that the applicant shall submit a tree protection plan, showing the barriers protecting the remaining trees on site. Ms. Frazier stated, that the applicant shall provide a certified arborist report for the remaining trees on site.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL THE APPLICANT PROVIDE A LANDSCAPE PLAN, APPROVED BY THE CORRIDOR REVIEW BOARD, WITH THE TREES INCORPORATED INTO THE PLANS. THE APPLICANT SHALL PLANT AS MANY TREES AS POSSIBLE, AND PAY INTO THE TREE REFORESTATION FUND FOR THE REMAINING TREES ON SITE. THE APPLICANT SHALL SUBMIT A TREE PROTECTION PLAN, SHOWING THE BARRIERS PROTECTING THE REMAINING TREES, AND PROVIDE A CERTIFIED ARBORIST REPORT FOR THE REMAINING TREES ON SITE. (FOR: AUSTIN, FRAZIER, KLINK).

4. OKATIE CENTER – PARCEL N2 (REVISIT/MASTER PLAN AMENDMENT)

Mr. Klink stated, that the applicant provided a traffic impact analysis, and it was approved by the Engineering Department. The traffic impact analysis was for the uses of medical offices, commercial retail (small scale), and general offices. Mr. Klink stated, that if the uses change, the applicant shall revise the traffic impact analysis.

Ms. Austin stated, that the Development Review Team recommends approval of this master plan change.

THE DRT UNANIMOUSLY APPROVED THE AMENDMENT, WITH THE CONDITION THAT THE TRAFFIC IMPACT ANALYSIS SHALL BE UPDATED IF THE USES, OTHER THAN WHAT'S IN THE REPORT IS SUBMITTED. THE APPROVED USES ARE MEDICAL OFFICES, COMMERCIAL RETAIL (SMALL SCALE), AND GENERAL OFFICES. (FOR: AUSTIN, FRAZIER, KLINK).

5. SCB&T (AMENDMENT)

Ms. Austin stated, that SCB&T is requesting an amendment to add an extra lane to the site.

Ms. Frazier stated, that the Development Review Team worked hard when the project first came in, to save some live oak trees on site. Ms. Frazier stated, that it appears that the lane would come too close to the live oak trees; so as proposed, the Planning Department is not in support of this extra lane as submitted.

The applicant stated, that the extra lane was to provide safety for the customers.

Ms. Timmer stated, that the applicant could make the extra lane one way out, to save the live oak tree.

The applicant stated, that he would speak with his client, to make sure that the one-way out lane is okay with him.

Ms. Timmer stated, that the applicant shall also provide a certified arborist letter, showing protection for the tree.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL THE APPLICANT PROVIDES A REVISED PLAN SHOWING ONE-LANE OUT. THE APPLICANT SHALL SUBMIT A CERTIFIED ARBORIST LETTER, SHOWING PROTECTION FOR THE TREE ON SITE. (FOR: AUSTIN, FRAZIER, KLINK).

6. MYRTLE PARK – PIGGLY WIGGLY (AMENDMENT)

Ms. Austin stated, that the Development Review Team recommends approval. The Tidelands Bank shall be taken out of the original permit, and be given a new permit.

THE DRT UNANIMOUSLY APPROVED THE AMENDMENT TO TAKE THE BANK OUT OF THE ORIGINAL PERMIT, AND ISSUE A NEW PERMIT. (FOR: AUSTIN, FRAZIER, KLINK).

7. EMERALD ISLE SOUTH – 3 LOT S/D (CONCEPTUAL)

Ms. Austin stated, that the applicant requested a deferment, due to some issues from the Development Review Team's recommendation letter, dated September 5, 2007.

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

8. EMERALD ISLE NORTH – 4 LOT S/D (CONCEPTUAL)

Ms. Austin stated, that the applicant requested a deferment, due to some issues from the Development Review Team's recommendation letter, dated September 5, 2007.

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

The meeting adjourned at approximately 11:58 a.m.