

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, October 17, 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. Cummings made a motion to adopt the minutes as submitted. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

3. SCB&T (AMENDMENT)

Ms. Timmer stated, that the applicant submitted an arborist report, which stated that the protective fencing needs to be installed at a perimeter no closer than 12' from the bottom of the trunk flare. Root pruning along the edge of the proposed road need to take place as soon as possible; before the grading process begins, the applicant shall contact Amanda Flake from the Planning Department, prior to pruning. The applicant shall prune the trees to remove hazardous hardwoods over the proposed road. The road shall be redesigned a minimum of 12' from the tree, and the tree shall be treated with a growth inhibitor.

THE DRT UNANIMOUSLY APPROVED THE PROJECT WITH THE CONDITION, THAT THE PROTECTIVE FENCING BE INSTALLED AT A PERIMETER NO CLOSER THAN 12' FROM THE BOTTOM OF THE TRUNK FLARE. ROOT PRUNING ALONG THE EDGE OF THE PROPOSED ROAD NEED TO TAKE PLACE AS SOON AS POSSIBLE; BEFORE THE GRADING PROCESS BEGINS, THE APPLICANT SHALL CONTACT AMANDA FLAKE (PLANNING DEPARTMENT) PRIOR TO PRUNING. THE APPLICANT SHALL PRUNE THE TREES TO REMOVE HAZARDOUS HARDWOODS OVER THE PROPOSED ROAD. THE ROAD SHALL BE REDESIGNED A MINIMUM OF 12' FROM THE TREE, AND THE TREE SHALL BE TREATED WITH A GROWTH INHIBITOR. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

4. SUN CITY HH – BLOCKS 61 – 76 & 77 – 87 (AMENDMENT)

Mr. Klink stated, that he and the storm water manager met with the engineer at Del Webb, and there wasn't anything significantly wrong with the lagoons, except for some minor changes. Mr. Klink stated, that he doesn't have a problem with this proposal.

Mr. Lewis Hammit, stated that the final subdivision plats showed the lagoons on the plats. The changes were made prior to the purchasing of the lots.

The DRT had a discussion between the developer, project engineer, and the property owners of the Sun City community.

Ms. Austin stated, that the Development Review Team could approve this project, subject to, justification of the storm water, submitted to Mr. Klink.

Mr. Klink stated, that the developer and project engineer shall review the issues of the letter submitted by the Sun City citizens, and come back to the DRT to address the letter. Mr. Klink stated, that the ongoing maintenance issues are between the property owners and Pulte.

Ms. Austin stated, that the Development Review Team shall defer Blocks 68 & 72, until the developer reviews the letter by the property owners, and provide justification of the storm water drainage to Mr. Klink. Blocks 61-67, 69-72, & 77-87 shall be approved, subject to the applicant providing justification of the storm water drainage, submitted to Mr. Klink.

THE DRT UNANIMOUSLY DEFERRED BLOCKS 68 & 72, UNTIL THE DEVELOPER REVIEW THE LETTER BY THE PROPERTY OWNERS, AND PROVIDE JUSTIFICATION OF THE STORM WATER DRAINAGE TO MR. KLINK. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

THE DRT UNANIMOUSLY APPROVED BLOCKS 61-67, 69-72, AND 77-87, SUBJECT TO THE APPLICANT PROVIDING JUSTIFICATION OF THE STORM WATER DRAINAGE TO MR. KLINK. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

5. FRIPP ISLAND – THE PRESERVE ON OLD HOUSE CREEK (AMENDMENT)

Ms. Austin stated, that the Development Review Team received word today that the trees were already removed. Ms. Austin stated, that someone from the Planning Department will go to the site to verify the removal of trees.

Ms. Frazier stated, that the mitigation trees shall be within the disturbed area, not the open space.

Mr. Steve Andrews, project engineer, stated that the tree removal plan, which included the building sites, were placed in the wrong footprint on the lot, and they did not include enough clearing in the original approval.

Ms. Austin stated, that a landscape plan is required for all of the trees that were never addressed to be replaced.

Mr. Chris Darnell asked the board, "Could the planting be done after the building is built, and before the CO is granted?"

Ms. Austin answered, "Yes, but the landscaping needs to be bonded". Ms. Austin stated, that the bond should be in the form of cash, in order to prevent any problems in the future.

Mr. Steve Andrews asked the board, "Could the board defer the project until next week, in order to present the landscape plan to the board?"

THE DRT UNANIMOUSLY DEFERRED THE PROJECT, UNTIL THE APPLICANT PROVIDE A REVISED LANDSCAPE PLAN. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

6. BEACH FIELD – PHASE 1 (REVISIT/BERM)

Ms. Austin stated, that the Development Review Team recommends approval, with the condition, to provide proper erosion control.

THE DRT UNANIMOUSLY APPROVED THE PROJECT, WITH THE CONDITION, TO PROVIDE PROPER EROSION CONTROL. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

7. BRAYS ISLAND – LOT 4, RICE FIELD PLACE (REVISIT/RIVER-BUFFER WAIVER)

Ms. Austin stated, that the Development Review Team recommends approval, to place the house 37 feet from the OCRM critical line.

THE DRT UNANIMOUSLY APPROVED THE RIVER-BUFFER WAIVER, TO PLACE THE HOUSE 37 FEET FROM THE OCRM CRITICAL LINE. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

8. DATAW ISLAND – OAK ISLAND DEVELOPMENT (REVISIT/CONCEPTUAL)

Mr. David Karlyk, Carolina Engineering, explained to the board, that this project was approved conceptually by the Development Review Team a couple of years ago. Mr. Karlyk stated, that they revised the plan to make it more economically feasible; they removed the full width asphalt loop, and went with a typical cul-de-sac, they eliminated portions of the road that was in the river buffer, and removed some out of the river buffer. Mr. Karlyk stated, that since they changed the site plan, they would like the site plan to be approved, so they could move forward with the project.

Ms. Austin stated, that the applicant have to go to the Zoning Board of Appeals for a variance, to place the road within the 100' OCRM critical line buffer.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT, UNTIL THE APPLICANT RECEIVES A VARIANCE FROM THE ZONING BOARD OF APPEALS FOR THE ROAD BEING PLACED WITHIN THE 100' OCRM CRITICAL LINE BUFFER. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

9. GRAY'S HILL BAPTIST CHURCH FELLOWSHIP HALL (CONCEPTUAL)

Ms. Frazier stated, that the Planning Department does not recommend approval of this project, because it does not meet the intent of the Airport Overlay District for MCAS Beaufort. Ms. Frazier stated, that the applicant is proposing an additional 10,000 square foot assembly building in Accident Potential Zone 2.

Mr. Cummings stated, that he agrees with Ms. Frazier, because the intent of the ordinance was, that existing churches within the aicuz zone, were allowed an expansion of storage areas, restrooms, things of that sort, that would not increase the occupancy load in the sanctuary or assembly area.

Mr. Ryan Lyle stated, that the ordinance gives the Development Review Team the ability to enforce what's written in the ordinance; not to interpret the ordinance.

Ms. Frazier stated, that initially the county did not want to allow any expansions in the Airport Overlay District at all; but they did allow the 15% expansion in the disturbed area, but the applicant could not increase the occupancy load of more people. Ms. Frazier stated, that part of what the Development Review Team does, is to make interpretations.

Mr. Steve Andrews stated, that the occupancy load would not change, because if there is a function in the church, the people would move from the church to the fellowship hall.

Ms. Frazier stated, that the applicant couldn't say that they would never have a situation where there might be something going on in the church and in the fellowship hall at the same time. It's hard to keep track of the additional occupancy load, and she does not think that it is realistic to make a statement that there would be no extra occupancy.

A representative from the Marine Corp Air Station was in attendance at the DRT meeting, and read the air stations position on the expansion, and the safety hazard that this expansion would create.

Ms. Frazier stated, that the Planning Department's concern is with public safety, and again, she does not recommend approval, because this project does not meet the intent of the Airport Overlay District. Ms. Frazier stated, that the applicant has the option to appeal the DRT's decision to the Planning Commission within 30 days from the rendered decision.

THE DRT UNANIMOUSLY DISAPPROVED THE PROJECT, BECAUSE THE PROJECT DOES NOT MEET THE INTENT OF THE AIRPORT OVERLAY DISTRICT. THE APPLICANT HAS THE OPTION TO APPEAL THE DRT'S DECISION TO THE PLANNING COMMISSION WITHIN 30 DAYS FROM THE RENDERED DECISION. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

10. ISLA DEL RIO – FORMERLY MORGAN ISLAND (CONCEPTUAL)

Ms. Austin stated, that the Development Review Team recommends deferral, until all of the DRT's comments, dated October 10, 2007 are addressed.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT, UNTIL ALL OF THE DRT'S COMMENTS, DATED OCTOBER 10, 2007 ARE ADDRESSED. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

11. SHIPMAN'S WHARF (CONCEPTUAL)

Ms. Austin stated, that the Development Review Team recommends deferral, until all of the DRT's comments, dated October 10, 2007 are addressed.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT, UNTIL ALL OF THE DRT'S COMMENTS, DATED OCTOBER 10, 2007 ARE ADDRESSED. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

The meeting adjourned at approximately 12:50 p.m.