

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, October 31, 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 11:36 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. HALLMARK HOMES @ MALPHRUS (REVISIT/FINAL)**

Ms. Frazier stated, that there shall be no construction within the buffer; the Development Review Team shall modulate the buffer from 50 feet to 40 feet along Pine Forest Road. Ms. Frazier stated, that the applicant shall stay out of the 100' Natural Resource Buffer. Ms. Frazier stated, that the buffer fencing shall be placed on the property prior to construction, and inspected by the Planning Staff prior to construction.

Ms. Timmer stated, that the protective fencing shall be sturdy, and shall not be moved or altered during construction.

**THE DRT APPROVED THE PROJECT WITH THE CONDITION TO ENSURE THE REAR 100' NATURAL RESOURCE BUFFER IS NOT DISTURBED. THE APPLICANT SHALL SUBMIT NEW PLANS SHOWING THE BUFFER MODULATION ALONG THE SOUTH PROPERTY LINE (PINE FOREST ROAD) FROM 50' TO 40'. NO CONSTRUCTION IS ALLOWED WITHIN THE BUFFER. THE APPLICANT SHALL ENSURE THE TREE/BUFFER PROTECTION FENCE IS STURDY, AND SHALL NOT BE MOVED/ALTERED DURING THE CONSTRUCTION. BARRIERS SHALL BE INSPECTED PRIOR TO THE START OF ANY LAND DISTURBANCE. THE LANDSCAPE PLAN IS APPROVED AS SUBMITTED. (FOR: CUMMINGS, FRAZIER, KLINK; OPPOSED: AUSTIN).**

#### **4. HARRIS PILLOW SUPPLY BUILDING ADDITION (FINAL)**

Ms. Timmer stated, that the applicant shall submit the landscape plan approved by the CRB, and ensure the required tree plant back is incorporated into the plan within 15 working days of the DRT's approval.

Mr. Cummings stated, that the applicant shall submit new plans, signed off by the Fire Marshall. Mr. Cummings stated, that the applicant shall ensure that the noise attenuation information is submitted to the Building Codes Department at the time of submittal for the building permit.

**THE DRT UNANIMOUSLY APPROVED THE PROJECT SUBJECT TO THE APPLICANT SUBMITTING THE LANDSCAPE PLAN APPROVED BY CRB, ENSURING THE REQUIRED TREE PLANT BACK IS INCORPORATED INTO THE CONSTRUCTION PLANS 15 WORKING DAYS FROM THE DRT'S APPROVAL. THE APPLICANT SHALL SUBMIT NEW PLANS SIGNED OFF BY THE FIRE MARSHALL. THE APPLICANT SHALL ENSURE THAT THE NOISE ATTENUATION INFORMATION IS SUBMITTED TO THE BUILDING CODES DEPARTMENT AT THE TIME OF SUBMITTAL FOR THE BUILDING PERMIT. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).**

#### **5. DATAW ISLAND – GOLF COURSE TREE REMOVAL (FINAL)**

Ms. Austin stated, that the DRT cannot approve mitigation outside the disturbed area; which is the clubhouse and parking area. Ms. Austin stated, that the applicant shall provide a chart listing a breakdown of the trees being proposed for removal, and the trees proposed for mitigation.

Ms. Frazier stated, that the applicant has three mitigation options: 1) plant trees on the golf course, 2) mitigate with small existing trees within the disturbed area, or 3) pay into the County's tree reforestation fund at a rate of \$250.00 per every 2.5 caliper inch of tree.

**THE DRT UNANIMOUSLY APPROVED THE PROJECT SUBJECT TO THE APPLICANT SUBMITTING A CHART LISTING A BREAKDOWN OF THE TREES BEING PROPOSED FOR REMOVAL, AND THE TREES PROPOSED FOR MITIGATION. THE DRT IS UNABLE TO APPROVE THE PROPOSED MITIGATION TREES WITHIN THE CLUBHOUSE AND PARKING AREA. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).**

#### **4. EMERALD ISLE SOUTH–3 LOT S/D & EMERALD ISLE NORTH–4 LOT S/D (REVISIT/CONCEPT)**

Ms. Austin stated, that she has not found anything that conveyed the property into 27 acres since 1962; in 1962 it was conveyed as nine acres.

Mr. Hilton showed the Development Review Team deeds, which showed the property conveyed into 27 acres.

Ms. Frazier stated, that the taxes showed that the upland portion of the property was taxed; not the entire 27 acres.

Ms. Austin stated, that the taxes need to be changed to 27 acres.

Mr. Hilton stated, that they already started the process to change the acreage for the taxes.

**THE DRT APPROVED THE PROJECT, AND THE APPLICANT SHALL SUBMIT ALL REQUIREMENTS FOR FINAL REVIEW TO THE DEVELOPMENT REVIEW TEAM. (FOR: AUSTIN, CUMMINGS, KLINK; OPPOSED: FRAZIER).**

*The meeting adjourned at approximately 11:57 a.m.*