

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, November 7, 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
Mrs. Amanda Flake, Natural Resource Planner

1. CALL TO ORDER: Ms. Austin called the meeting to order at 11:34 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 unanimously (FOR: Austin, Cummings, Frazier, Klink).

3. THE BLUFF @ DAUFUSKIE ISLAND (FINAL)

Ms. Austin stated, that the applicant shall provide an updated Fire Safety Standard form for two lots, instead of five lots.

Ms. Frazier stated, that the DRT should reduce the width of the road.

Mr. Cummings stated, that he will contact the Fire Marshall regarding reducing the width of the road.

Ms. Frazier stated, that the applicant shall relocate the palm trees somewhere else on the lot. The tree protection zone shown on the plans are not correct, and shall be revised to meet the requirement of 1" tree equals 1' radius. The applicant shall provide new plans showing the relocation of the palm trees. The applicant shall correct the tree protection zones shown on the plans.

THE DRT UNANIMOUSLY APPROVED THE PROJECT, SUBJECT TO THE APPLICANT PROVIDING AN UPDATE FIRE SAFETY STANDARD FORM FOR THE PROPOSED TWO LOT SUBDIVISION. THE APPLICANT SHALL RELOCATE THE PALM TREES ON THE SITE. THE APPLICANT SHALL REVISE THE PLANS TO SHOW THE TREE PROTECTION ZONES. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

4. FRIPP ISLAND – THE PRESERVE ON OLD HOUSE CREEK (REVISIT/AMENDMENT)

Ms. Austin stated, that the DRT recommends approval.

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

5. MOSS CREEK – PROFESSIONAL PLAZA (REVISIT/CONCEPTUAL)

Ms. Frazier stated, that the applicant shall remove one parking space next to building A4 off of the plans.

Ms. Austin stated, that the applicant shall provide pictures showing vegetation between the commercial area and the residential area in the rear.

Mr. Klink stated, that the applicant shall provide a Traffic Impact Analysis at final review.

THE DRT UNANIMOUSLY APPROVED THE PROJECT, SUBJECT TO THE APPLICANT REMOVING ONE PARKING SPACE NEXT TO BUILDING A4 OFF OF THE PLANS. THE APPLICANT SHALL PROVIDE PICTURES SHOWING THE VEGETATION BETWEEN THE COMMERCIAL AREA AND THE RESIDENTIAL AREA IN THE REAR. THE APPLICANT SHALL PROVIDE A TRAFFIC IMPACT ANALYSIS AT FINAL REVIEW. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

6. FIDDLER’S COVE (REVISIT/CONCEPTUAL)

Ms. Austin stated, that the applicant requested a deferment, until next week.

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

7. ISLA DEL RIO – FORMERLY MORGAN ISLAND (REVISIT/CONCEPTUAL)

Ms. Frazier stated, that the applicant shall delineate 50’ of the R-O-W. Ms. Frazier stated, that the applicant shall provide the sign off from the Fire Marshall reducing the causeway to 18’.

Ms. Austin stated, that the applicant shall provide a tree removal plan for anything going to Morgan Road.

Mr. Klink stated, that the applicant shall provide a Traffic Impact Analysis at final review.

Ms. Austin stated, that the applicant shall revise the natural resource calculations to reflect the Dale CP district. The applicant shall show the property on the other side of the causeway on the plans, and submit a letter from the Archeological Planner, Ian Hill.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT. THE APPLICANT SHALL DELINEATE 50’ OF THE R-O-W. THE APPLICANT SHALL PROVIDE A TREE REMOVAL PLAN FOR ANYTHING GOING TO MORGAN ROAD. THE APPLICANT SHALL PROVIDE A TRAFFIC IMPACT ANALYSIS AT FINAL REVIEW. THE APPLICANT SHALL REVISE THE NATURAL RESOURCE CALCULATIONS TO REFLECT THE DALE CP DISTRICT. THE APPLICANT SHALL SHOW THE PROPERTY ON THE OTHER SIDE OF THE CAUSEWAY. THE APPLICANT SHALL SUBMIT A LETTER FROM THE ARCHEOLOGICAL PLANNER. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

8. WHALE BRANCH HIGH SCHOOL AMENDMENT (CONCEPTUAL)

Ms. Frazier stated, that the narrative does not reflect what the applicant is requesting. The applicant shall address the Zoning Board of Appeals condition, to reduce the shortfall.

THE DRT UNANIMOUSLY APPROVED THE PROJECT, SUBJECT TO THE APPLICANT REVISING THE NARRATIVE, STATING ALL OF THE CHANGES TO THE ORIGINAL APPROVAL, AND SHOWING THE CHANGES ON THE PLANS. THE APPLICANT SHALL ADDRESS THE ZBOA'S CONDITION TO REDUCE THE SHORTFALL. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

9. MITCHELL'S PROPERTY S/D (CONCEPTUAL)

Ms. Frazier asked the applicant, "Is this road going to be public or private?"

Mr. Chris Bates answered, "I believe it's going to be private".

Ms. Frazier stated, that if the road is going to be private, the applicant shall show a 50' access easement on the plans.

Ms. Austin stated, that the applicant shall remove item #4 off of the DRT's recommendation letter, dated October 31, 2007. The applicant shall show the location of the driveways, and the landscaping of the lots less than 12,000 square feet shall be shown on the plans at final review.

THE DRT UNANIMOUSLY APPROVED THE PROJECT, SUBJECT TO THE APPLICANT SHOWING A 50' ACCESS EASEMENT ON THE PLANS. THE APPLICANT SHALL SHOW THE LOCATION OF THE DRIVEWAYS ON THE PLANS. THE APPLICANT SHALL SHOW THE LANDSCAPING ON THE PLANS FOR LOTS LESS THAN 12,000 SQUARE FEET. THE APPLICANT SHALL ADDRESS ALL OF THE COMMENTS ON THE DRT'S RECOMMENDATION LETTER DATED OCTOBER 31, 2007, EXCEPT FOR ITEM #4. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

The meeting adjourned at approximately 12:23 p.m.