

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, November 14, 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 11:37 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. LOT 1C, CALLAWASSIE DRIVE (BULKHEAD AMENDMENT)**

Ms. Austin stated, that the Development Review Team recommends this amendment be deferred, because the board needs more time to review the additional information, which was submitted yesterday.

**THE DRT UNANIMOUSLY DEFERRED THE AMENDMENT, UNTIL THE ADDITIONAL INFORMATION IS REVIEWED. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).**

#### **4. PAPPY'S LANDING ROAD (RIP-RAP)**

Ms. Austin stated, that this project shall be deferred, until all of the DRT's comments dated November 7, 2007 are addressed.

**THE DRT UNANIMOUSLY DEFERRED THE PROJECT, UNTIL ALL OF THE DRT'S COMMENTS DATED NOVEMBER 7, 2007 ARE ADDRESSED. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).**

#### **5. FRIPP ISLAND – LOT 7, SPECKLED TROUT (RIVER-BUFFER WAIVER)**

Ms. Frazier stated, that the zoning ordinance does not allow the DRT to grant a waiver below 35 feet from the OCRM critical line, unless the adjoining average setbacks in the area is 35 feet. The DRT cannot grant a waiver below 20 feet, unless there's a specimen tree that needs to be preserved, or if the lot would be rendered unbuildable. Regarding this project, if the applicant wants the OCRM setback to go

below 20 feet, they would have to apply to the Zoning Board of Appeals for a variance. Ms. Frazier stated, that the applicant shall provide a revised site plan showing the house size reduced, and the relocation of the house to meet the 20' OCRM critical line setback.

**THE DRT UNANIMOUSLY APPROVED THE PROJECT WITH THE CONDITION, TO REDUCE THE HOUSE SIZE TO 3,285 SQUARE FEET. THE APPLICANT SHALL PROVIDE THE RECORDED FRIPP ISLAND COVENANTS AND RESTRICTIONS TO DETERMINE THE FRONT SETBACK LINE. THE APPLICANT SHALL MOVE THE HOUSE FORWARD TO PLACE THE HOUSE 20' FROM THE OCRM CRITICAL LINE. THE APPLICANT SHALL REVISE THE SITE PLAN WITH THE NOTED CONDITIONS. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).**

#### **6. RIVER'S EDGE S/D (REVISIT/CONCEPTUAL)**

Ms. Austin stated, that the applicant shall remove the property line between the open space area and the natural resource protection area off of the plat.

Mr. Klink stated, that the applicant shall transfer ownership of Prospect Road and Pappy's Landing Road. The applicant shall provide a deed, transferring ownership at final review. The paving of Pappy's Landing Road shall stop at 100' from the OCRM critical line; the paving area shall be shown on the plans.

**THE DRT UNANIMOUSLY APPROVED THE PROJECT, WITH THE CONDITION TO REMOVE THE LINE BETWEEN THE OPEN SPACE AREA AND THE NATURAL RESOURCE PROTECTION AREA. THE APPLICANT SHALL PROVIDE A DEED FOR PROSPECT ROAD AT FINAL REVIEW. THE PAVING OF PAPPY'S LANDING ROAD SHALL STOP 100' FROM THE OCRM CRITICAL LINE. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).**

#### **7. FIDDLER'S COVE (REVISIT/CONCEPTUAL)**

Mr. Klink stated, that the applicant shall prove that the 30' easement exists. Mr. Klink stated, that he will check the status of Prospect Road.

Ms. Austin stated, that the applicant shall relocate Lot 2 on the plans. The applicant shall place the salt marsh, which was previously removed off of the plat; back on the site plan.

**THE DRT UNANIMOUSLY DEFERRED THE PROJECT. THE APPLICANT SHALL PROVE THAT THE 30' EASEMENT EXISTS. THE APPLICANT SHALL RELOCATE LOT 2 ON THE PLANS. THE APPLICANT SHALL PLACE THE SALT MARSH, WHICH WAS PREVIOUSLY REMOVED OFF OF THE PLAT; BACK ON THE SITE PLAN. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).**

#### **8. ISLAND WEST S/D – PHASE 3B (CONCEPTUAL)**

Ms. Frazier stated, that the Planning Department have not had the opportunity to review the additional information, submitted by the applicant on yesterday. Ms. Frazer stated, that the Natural Resource Planner, Amanda Flake, shall visit the site to check the existing wetlands.

Ms. Austin stated, that the applicant shall be required to revise the submitted master plan to reflect the information that was originally approved by County Council. The applicant shall not be allowed to reduce the open space, which was originally approved by County Council.

Ms. Timmer stated, that the applicant shall provide a grading plan with the existing and proposed grade, which shall include the wetland area.

**THE DRT UNANIMOUSLY DEFERRED THE PROJECT, UNTIL THE DRT HAD THE OPPORTUNITY TO REVIEW THE ADDITIONAL INFORMATION, WHICH WAS SUBMITTED BY THE APPLICANT. THE NATURAL RESOURCE PLANNER SHALL VISIT THE SITE TO CHECK THE EXISTING WETLANDS. THE APPLICANT SHALL REVISE THE SUBMITTED MASTER PLAN TO REFLECT THE**

**INFORMATION THAT WAS ORIGINALLY APPROVED BY COUNTY COUNCIL. THE APPLICANT SHALL PROVIDE A GRADING PLAN WITH THE EXISTING AND THE PROPOSED GRADE, WHICH INCLUDES THE WETLAND AREA. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).**

**9. OLD SEABROOK S/D (CONCEPTUAL)**

Ms. Austin stated, that the Development Review Team recommends approval for the conceptual review.

**THE DRT UNANIMOUSLY APPROVED THE PROJECT FOR THE CONCEPTUAL REVIEW. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).**

*The meeting adjourned at approximately 12:47 p.m.*