

The scheduled meeting of the Beaufort County Development Review Team was held on Monday, November 19, 2007, in the Building Codes 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

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. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Austin, Frazier, Klink).

3. MYRTLE PARK – KITTIES LANDING PHASE 2 (REVISIT/FINAL)

Mr. Klink stated, that the applicant shall sign the BMP maintenance agreement, and the plat shall state that, "No speed bumps on the inter-connectivity road".

Ms. Austin stated, that the trees on lots 14 & 15 are not approved for removal. Ms. Austin stated, that the applicant shall provide the covenants & restrictions for the deeding of the roads and open space to the Property Owners Association.

THE DRT UNANIMOUSLY APPROVED THE PROJECT WITH CONDITIONS. THE APPLICANT SHALL SIGN THE BMP MAINTENANCE AGREEMENT. THE APPLICANT SHALL PLACE A STATEMENT ON THE PLAT, WHICH STATES, "NO SPEED BUMPS ON THE INTER-CONNECTIVITY ROAD". THE TREES ON LOTS 14 & 15 ARE NOT APPROVED FOR REMOVAL. THE APPLICANT SHALL PROVIDE COVENANTS & RESTRICTIONS FOR THE DEEDING OF THE ROADS & THE OPEN SPACE TO THE PROPERTY OWNERS ASSOCIATION. (FOR: AUSTIN, FRAZIER, KLINK).

4. OAKRIDGE PUD (MASTER PLAN AMENDMENT)

Ms. Austin stated, that the Development Review Team recommends approval of this amendment. Ms. Austin stated, that Mr. Cummings also recommended approval.

THE DRT UNANIMOUSLY APPROVED THE AMENDMENT. (FOR: AUSTIN, FRAZIER, KLINK).

5. CALLAWASSIE ISLAND – LOT 1C, CALLAWASSIE DRIVE (REVISIT/BULKHEAD AMENDMENT)

Ms. Austin stated that, the applicant shall have OCRM change the approval for the bulkhead to state, “landward of the critical line”, instead of “seaward of the critical line”.

THE DRT UNANIMOUSLY APPROVED THE AMENDMENT SUBJECT TO, OCRM CHANGING THE APPROVAL FOR THE BULKHEAD TO STATE, “LANDWARD OF THE CRITICAL LINE”. (FOR: AUSTIN, FRAZIER, KLINK).

6. HAIG POINT – LOT 180, PORT PASSAGE (VIEW CORRIDOR)

Ms. Austin stated, that the applicant shall receive permission from the Property Owners Association to remove the trees out of the open space area. The applicant shall provide a landscape plan for the buffer area, and sod is not allowed within the 50’ river buffer. The applicant shall receive permission from OCRM for the removal of the trees seaward of the critical line.

Ms. Frazier stated, that the applicant shall provide a letter from a certified arborist stating the conditions of the trees, which are marked for removal; except for the 16” Pine tree, which is located outside of the buffer. Mrs. Amanda Flake, the Natural Resource Planner shall review the arborist report and visit the site for verification. Ms. Frazier stated, that the applicant shall provide photographs of the buffer area.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL THE APPLICANT PROVIDE A LETTER FROM A CERTIFIED ARBORIST, STATING THE CONDITIONS OF THE TREES TO BE REMOVED, EXCEPT FOR THE 16” PINE TREE, WHICH IS LOCATED OUTSIDE OF THE BUFFER. THE APPLICANT SHALL RECEIVE PERMISSION FROM THE PROPERTY OWNERS ASSOCIATION TO REMOVE TREES IN THE OPEN SPACE. THE APPLICANT SHALL BE REQUIRED TO PROVIDE A LANDSCAPE PLAN FOR THE BUFFER AREA. THE APPLICANT SHALL PROVIDE PHOTOGRAPHS OF THE BUFFER AREA. THE APPLICANT SHALL RECEIVE PERMISSION FROM OCRM FOR REMOVAL OF THE TREES SEAWARD OF THE OCRM CRITICAL LINE. (FOR: AUSTIN, FRAZIER, KLINK).

7. PINCKNEY POINT (CONCEPTUAL)

Mr. Klink stated, that the applicant shall go before the Public Services Committee to abandon the road.

Ms. Frazier stated, that the waterlines crosses within the river buffer, and since the zoning ordinance does not permit waterlines in the river buffer, the applicant shall obtain a variance from the Zoning Board of Appeals for the waterlines to cross the river buffer.

Mr. Klink stated, that the applicant shall provide easements or some sort of proof that states that they have the legal ability to place waterlines outside of the property lines.

Ms. Frazier stated, that the applicant shall revise the on-lot modulation showing the construction envelope on Lot 33, a minimum of 30’ from the protected forest area.

Mr. Robert Vaux, representative for the Property Owners Association stated, that if the pending lawsuit determines that his client owns the easement, then the owner of the underline dirt would not agree to expand the prescriptive easement to allow the installation of waterlines, sewer lines, or paving of the road. If the county is right, they have the right to continue to strap and maintain the road, and provide drainage. Mr. Vaux stated, that the law does not allow you to expand in order to pave and provide for waterlines and sewer lines. Mr. Vaux stated, that he does not think that the road needs to be paved to continue to allow the prescriptive use for more than 20 years.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT, UNTIL THE APPLICANT RECEIVES PERMISSION FROM THE PUBLIC SERVICE COMMITTEE TO ABANDON THE ROAD. THE APPLICANT SHALL OBTAIN A VARIANCE FROM THE ZONING BOARD OF APPEALS TO PLACE

THE WATERLINES WITHIN THE RIVER BUFFER. THE APPLICANT SHALL PROVIDE PROOF OF THE LEGAL ABILITY TO PLACE THE WATERLINES OUTSIDE OF THE PROPERTY AT FINAL SUBMITTAL. THE APPLICANT SHALL REVISE THE MODULATION PLANS SHOWING THE CONSTRUCTION ENVELOPE ON LOT 33, A MINIMUM OF 30' FROM THE PROTECTED FOREST AREA. (FOR: AUSTIN, FRAZIER, KLINK).

The meeting adjourned at approximately 12:20 p.m.