

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, November 28, 2007, in the Executive 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

Ms. Judy Timmer, CRB Planner
Mrs. Amanda Flake, Natural Resource Planner

1. CALL TO ORDER: Ms. Austin called the meeting to order at 11:35 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. OKATIE CENTER – ASHLEY FURNITURE (FINAL)

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

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

4. LOWCOUNTRY SKATING & FAMILY CENTER (FINAL)

Ms. Frazier stated, that the privacy fence along the parking area shall be extended to the full length of the property line, not to include the 50-foot front buffer. Ms. Frazier stated, that the plans shall be revised to reflect the change.

Ms. Austin stated, that the silt fence shall be removed from the wetland setback/buffer and be placed around the trees along the setback of the wetland. The silt fence shall serve as protection for the wetland and the tree barriers. Ms. Austin stated, that the applicant shall submit a letter from a certified arborist, indicating how the trees will be impacted and protected by construction. Ms. Austin stated, that Mr. Gary Kubic, County Administrator received a letter from the Shadow Moss Community, regarding their concerns about the adverse impact that this development would have on their community.

Mr. Michael Regan, representative for the Shadow Moss Community stated to the board, that they are not against the right to develop, but they are concerned about the fence line and the buffer area reduced from 50 feet to 15 feet.

Ms. Frazier stated, that the zoning ordinance requires buffers between zoning districts and uses, not municipalities. Ms. Frazier stated, there's not a buffer requirement adjacent to the Town of Port Royal. The CRB standards regarding architectural and landscaping is that if there are no other standards, a 15 foot buffer is required along the sides and the rear of the property. Ms. Frazier stated, that the Natural Resource Planner, Mrs. Amanda Flake shall visit the site to ensure the tree survey submitted is in agreement with what is on the site.

Mr. Colin Kinton stated, that a statement shall be placed on the development permit, which states, "There is a strong possibility, that under the Highway 170 Access Management Standards, a median will be installed in the future".

THE DRT UNANIMOUSLY APPROVED THE PROJECT SUBJECT TO, THE APPLICANT REVISING THE PLANS TO SHOW THE PROPOSED FENCE BEING EXTENDED TO THE FULL LENGTH OF THE PROPERTY LINE, BUT NOT IN THE 50' FRONT BUFFER AREA. THE APPLICANT SHALL SUBMIT PLANS SHOWING THE SILT FENCE BEING REMOVED FROM THE WETLAND SETBACK/BUFFER AREA AND PLACED AROUND THE TREES ALONG THE SETBACK OF THE WETLAND. THE APPLICANT SHALL PROVIDE A LETTER FROM A CERTIFIED ARBORIST, STATING HOW THE TREES WILL BE IMPACTED AND PROTECTED BY CONSTRUCTION. A STATEMENT SHALL BE PLACED ON THE DEVELOPMENT PERMIT, WHICH STATES, "THERE IS A STRONG POSSIBILITY, THAT UNDER THE HIGHWAY 170 ACCESS MANAGEMENT STANDARDS, A MEDIAN WILL BE INSTALLED IN THE FUTURE". (FOR: AUSTIN, FRAZIER, KLINK).

5. 84 LUMBER (TREE REMOVAL AMENDMENT)

Mr. Klink stated, that the applicant shall make every effort to modify the design of the right-of-way, in order to save the trees.

THE DRT UNANIMOUSLY DEFERRED THE AMENDMENT UNTIL THE APPLICANT MAKE EVERY EFFORT TO MODIFY THE DESIGN OF THE RIGHT-OF-WAY, IN ORDER TO SAVE THE TREES. (FOR: AUSTIN, FRAZIER, KLINK).

6. WINDMILL HARBOUR – LOT 1C, BLUE HERON (BULKHEAD)

Ms. Austin stated, that the plan shows the bulkhead seaward of the OCRM critical line.

Ms. Timmer stated, that the applicant shall submit tree-well designs prepared by a certified arborist, and approved by Mrs. Amanda Flake, the Natural Resource Planner.

THE DRT UNANIMOUSLY APPROVED THE PROJECT SUBJECT TO, THE APPLICANT SUBMITTING THE TREE WELL DESIGNS PREPARED BY A CERTIFIED ARBORIST, AND APPROVED BY MRS. AMANDA FLAKE, NATURAL RESOURCE PLANNER. (FOR: AUSTIN, FRAZIER, KLINK).

7. 113 ALSTON ROAD (ROCK REVETMENT)

Ms. Austin stated, that the Development Review Team recommends this project be approved.

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

8. GRAVES PUD – ISLAND WEST PHASE 3B (REVISIT/CONCEPTUAL)

Ms. Austin stated, that the property owners wrote a letter stating, that they are alright with this project.

Mr. Klink stated, that this item was not on the county's website, and was not properly posted.

Ms. Austin stated, that this item shall be taken off of the agenda until next week, due to improper posting.

Mr. Ken Skodocek asked the board, does anyone have comments regarding this project?

Ms. Austin stated, that the board will not comment until next week.

The meeting adjourned at approximately 12:58 p.m.