

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, December 5, 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

MEMBERS ABSENT

Mr. Arthur Cummings, Building Codes Director
Mr. Robert Klink, County Engineer

STAFF PRESENT

Ms. Judy Timmer, CRB Planner
Mr. Colin Kinton, Traffic Engineer
Mrs. Amanda Flake, Natural Resource Planner
Mrs. Lisa Glover, Zoning Analyst III

1. CALL TO ORDER: Ms. Austin called the meeting to order at 11:35 a.m.

Ms. Austin explained, that the members of the Development Review Team did not provide their comments to the applicants, because the projects are all revisits. Ms. Austin stated, that the members present will review the projects, make recommendations subject to, Mr. Klink and Mr. Cummings' approval.

Ms. Frazier stated, that the DRT cannot vote on these projects today, because there's not a quorum.

2. ADOPTION OF MINUTES: Ms. Austin stated, that the board will adopt the minutes, at the next scheduled meeting.

3. SHADY GLEN MOBILE HOME PARK AMENITIES (REVISIT/FINAL)

Ms. Frazier stated, that the arborist letter shall be adhered to, and be added as a condition on the development permit.

Ms. Timmer stated, that the applicant shall change the tree protection on the plans, to show one silt fence.

THE DRT RECOMMENDED APPROVAL SUBJECT TO BOB KLINK & ARTHUR CUMMINGS' APPROVAL. THE APPLICANT SHALL CHANGE THE TREE PROTECTION ON THE PLANS, SHOWING ONE SILT FENCE. THE CERTIFIED ARBORIST LETTER SHALL BE ADHERED TO, AND BE ADDED AS A CONDITION ON THE DEVELOPMENT PERMIT. (FOR: AUSTIN, FRAZIER).

4. ISLA DEL RIO (REVISIT/CONCEPTUAL)

Ms. Austin stated, that the applicant shall change the scale on the plans, so the Development Review Team can measure the plans.

Ms. Frazier stated, that the applicant shall delineate the R-O-W, and recalculate the open space removing the R-O-W out of the open space area.

Mr. Colin Kinton stated, that the applicant might have to look at relocating the entrance road. Mr. Kinton stated, that the road would have to be at a 90-degree angle to intersect with the road.

Ms. Frazier stated, that the applicant shall go before the Zoning Board of Appeals to obtain a variance for the width of the causeway.

Mr. Kinton stated, that the applicant have to ensure that the cars have enough space to pass each other in the road. Mr. Kinton stated, that the applicant should revise the plans to change the turn-around lane to a cul-de-sac.

Ms. Timmer stated, that the natural resources shall be labeled as natural resource area, instead of common green area at the final submittal. Ms. Timmer stated, that the R-O-W is not shown on the plans, so the applicant shall delineate the R-O-W on the plans.

THE DRT RECOMMENDED APPROVAL, SUBJECT TO BOB KLINK & ARTHUR CUMMINGS' APPROVAL. THE APPLICANT SHALL CHANGE THE SCALE ON THE PLANS. THE APPLICANT SHALL DELINEATE THE R-O-W, AND RECALCULATE THE OPEN SPACE, REMOVING THE R-O-W OUT OF THE OPEN SPACE AREA. THE APPLICANT SHALL CHANGE THE ROAD TO A 90-DEGREE ANGLE. THE APPLICANT SHALL OBTAIN A VARIANCE FROM THE ZONING BOARD OF APPEALS FOR THE WIDTH OF THE ROAD. THE APPLICANT SHALL REVISE THE PLANS CHANGING THE TURN-AROUND LANE TO A CUL-DE-SAC. THE APPLICANT SHALL LABEL THE NATURAL RESOURCE AREA AT FINAL SUBMITTAL. THE APPLICANT SHALL DELINEATE THE R-O-W ON THE PLANS. (FOR: AUSTIN, FRAZIER).

5. FIDDLER'S COVE (REVISIT/CONCEPTUAL)

Ms. Austin stated, that the applicant shall change the open space to natural resources on the plans. Ms. Austin stated, that since the subdivision has no usable open space, the applicant shall put in the covenants and restrictions, that nothing can be built in the open space area.

THE DRT RECOMMENDED APPROVAL SUBJECT TO BOB KLINK & ARTHUR CUMMINGS APPROVAL. THE APPLICANT SHALL CHANGE THE OPEN SPACE TO NATURAL RESOURCES ON THE PLANS. THE APPLICANT SHALL PLACE IN THE COVENANTS & RESTRICTION, THAT NOTHING CAN BE BUILT IN THE OPEN SPACE AREA, BECAUSE THERE'S NO USABLE OPEN SPACE. (FOR: AUSTIN, FRAZIER).

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

Ms. Austin stated, that the applicant shall remove the commercial density and the R-O-W density off of the plans. Ms. Austin stated, that she will pull the recorded plats for phase 2A & 2B, to determine the layout of the lots. Ms. Austin stated, that the applicant shall save the 22" red oak tree.

THE DRT RECOMMENDED APPROVAL, SUBJECT TO BOB KLINK & ARTHUR CUMMINGS' APPROVAL. THE APPLICANT SHALL REMOVE THE COMMERCIAL DENSITY AND THE R-O-W DENSITY OFF OF THE PLANS. THE APPLICANT SHALL SAVE THE 22" RED OAK TREE. (FOR: AUSTIN, FRAZIER).

The meeting adjourned at approximately 12:33 p.m.