

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, December 19, 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. Arthur Cummings, Building Codes Director
Mr. Robert Klink, County Engineer

MEMBERS ABSENT

None

STAFF PRESENT

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

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: Ms. Frazier stated, on page 2, it states, "Mr. Colin Kinton stated, that the applicant might have to look at relocating the driveway"; change driveway to entrance road. Ms. Frazier also stated, on page 2, it states, "Ms. Frazier stated, that the applicant shall go before the Zoning Board of Appeals to obtain a variance for the width of the road"; change road to causeway.

MOTION: Ms. Frazier made a motion to adopt the minutes with the noted corrections. Ms. Austin seconded the motion. The motion passed (FOR: Austin, Frazier; ABSTAINED: Cummings, Klink).

3. BUTLER MARINE (REVISIT/FINAL)

Ms. Frazier stated, that the arborist report submitted by the applicant shall become a condition of the development permit. Ms. Frazier stated, that prior to the issuance of the Certificate of Compliance, the arborist shall issue a report, which states, that everything that was in the mitigation plan is completed as stated. The county shall select a certified arborist to inspect the trees after the two-year tree survival period, prior to the release of the tree survival bond.

Ms. Austin stated, that the applicant shall pay \$48,000 into the County's Tree Reforestation Fund for the mitigation of the specimen trees removed. Ms. Austin stated, that the money shall be submitted prior to the development permit being issued.

THE DRT UNANIMOUSLY APPROVED THE PROJECT SUBJECT TO, PAYING \$48,000 INTO THE COUNTY'S TREE REFORESTATION FUND. THE ARBORIST REPORT SHALL BECOME A CONDITION OF THE DEVELOPMENT PERMIT, AND SHALL BE ADHERED TO. THE APPLICANT SHALL SUBMIT A NEW ARBORIST LETTER, STATING THE LANDSCAPING AND TREE PROTECTION IS COMPLETED, PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF COMPLIANCE. PRIOR TO THE TREE SURVIVAL BOND BEING RELEASED, THE COUNTY SHALL

SELECT A CERTIFIED ARBORIST TO INSPECT THE TREES FOR THE TWO-YEAR SURVIVAL PERIOD. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

4. COLLETON RIVER – LOT 42B, MIDDLETON GARDENS PLACE (BULKHEAD)

Ms. Austin stated, that the Development Review Team recommends approval of this bulkhead request as submitted.

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

5. PAPPY'S LANDING ROAD (REVISIT/RIP-RAP)

Ms. Austin stated, that the Development Review Team recommends approval of this rip-rap request as submitted.

THE DRT UNANIMOUSLY APPROVED THE RIP-RAP REQUEST AS SUBMITTED. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

6. HABERSHAM ISLAND PHASE & COTTAGES (AMENDMENT/CONCEPTUAL)

Ms. Austin stated, that on lots 335, 336, 337, & 338, the minimum lot width for neighborhood center is 36 feet wide; the plat shows some lots not meeting the minimum lot width requirement. Ms. Austin stated, that the applicant shall remove the concrete sidewalk out of the 20' undisturbed buffer.

THE DRT UNANIMOUSLY APPROVED THIS PROJECT, WITH THE CONDITION TO REVISE THE PLANS SHOWING THE LOT WIDTH A MINIMUM OF 36 FEET FROM FRONT TO BACK. THE APPLICANT SHALL REMOVE THE CONCRETE SIDEWALK OUT OF THE UNDISTURBED 20' BUFFER. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

7. FOREST FIELD COMMONS (CONCEPTUAL)

Ms. Austin stated, that the Development Review Team recommends deferral, until the applicant addresses all of the DRT's comments dated December 12, 2007.

Mr. David Karlyk, Carolina Engineering, explained to the board the status of the Army Corp of Engineers report, not to rewrite a new letter.

Ms. Frazier stated, that the Development Review Team needs some sort of letter from the Army Corp of Engineer, concerning the need not to rewrite a new letter.

The Development Review Team briefly discussed the recommendation letter with the engineer.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT, UNTIL THE APPLICANT ADDRESSES ALL OF THE DRT'S COMMENTS, DATED DECEMBER 12, 2007. THE APPLICANT SHALL MEET WITH COLIN KINTON, TRAFFIC ENGINEER, TO DISCUSS THE TRAFFIC ISSUES. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

8. MARSHES @ COOPER RIVER (CONCEPTUAL)

Ms. Frazier stated, that the applicant shall pave the road to the five lots.

Mr. Scott Monson, Thomas & Hutton engineering stated, that since the Daufuskie Island Community Preservation District is in the process of approving the CP standards, they wanted to ensure that they do not pave any roads that the CP district doesn't want to be paved, once the standards are adopted.

Ms. Frazier stated, that the applicant has an option to request a variance from the Zoning Board of Appeals, or come in to do a minor subdivision for four lots.

THE DRT UNANIMOUSLY APPROVED THIS PROJECT, WITH THE CONDITION THAT THE APPLICANT SHALL PAVE THE ROAD TO THE FIVE LOTS. THE APPLICANT SHALL REMOVE THE PROPOSED DOCK OFF OF THE PLANS OR PROVIDE THE OCRM PERMIT FOR THE DOCK. THE APPLICANT SHALL PROVIDE COVENANTS & RESTRICTIONS AT FINAL SUBMITTAL. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

The meeting adjourned at approximately 12:25 p.m.