

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, December 26, 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**

Ms. Judy Timmer, CRB Planner  
Ms. Amanda Flake, Natural Resource Planner  
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:**

**MOTION:** Mr. Klink made a motion to adopt the minutes as submitted. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Frazier, Klink).

**3. RIVER'S EDGE (FINAL)**

Ms. Austin stated, that the applicant requested a deferral until further notice.

**THE DRT UNANIMOUSLY DEFERRED THE PROJECT, AT THE APPLICANT'S REQUEST. (FOR: AUSTIN, FRAZIER, KLINK).**

**4. EMERALD ISLE SOUTH S/D & EMERALD ISLE NORTH S/D (FINAL)**

Ms. Frazier stated, that she did not have a chance to review the additional information, submitted by the applicant due to the holiday.

Ms. Austin stated, that the applicant shall be required to pave the road, because it's serving more than four lots.

Mr. Hilton stated, that he is not opposed to paving the roads, but he is opposed to the 20-foot asphalt. Mr. Hilton asked the Development Review Team, to modulate the 20-foot asphalt requirement.

Ms. Frazer stated, that the applicant has an option to request a variance from the 20-foot asphalt requirement through the Zoning Board of Appeals.

Mr. Hilton stated, that the fire marshall told him that he does not have a problem with his fire trucks going through his subdivision, and he would support a reduction in the asphalt.

Ms. Frazer stated, that the fire marshal's support might help him with the Zoning Board of Appeals, but the fire marshal does not approve the construction that meets the county's requirements.

Ms. Austin stated, that the OCRM permit shows the proposed dock crossing the extended property line, and the dock corridor has to be property line to property line. Ms. Austin also stated, that the applicant shall not have two curve cuts. The applicant shall remove one of the curve cuts off of the construction plans.

**THE DRT UNANIMOUSLY DEFERRED THE PROJECT, UNTIL THE DRT REVIEW THE ADDITIONAL INFORMATION SUBMITTED BY THE APPLICANT. (FOR: AUSTIN, FRAZIER, KLINK).**

#### **5. WEBB TRACT – DAUFUSKIE ISLAND (CONSERVATION EASEMENT/AMENDMENT)**

Ms. Austin stated, that the applicant is proposing to reduce the units in the Planned Unit Development.

Ms. Frazier stated, that the applicant's PUD lists some uses in the open space, but the applicant did not state the uses in this conservation easement request.

**THE DRT UNANIMOUSLY APPROVED THE CONSERVATION EASEMENT AMENDMENT TO REDUCE THE WEBB TRACT BY 326 UNITS, AND THE OAKRIDGE TRACT BY 265 UNITS. (FOR: AUSTIN, FRAZIER, KLINK).**

*The meeting adjourned at approximately 12:05 p.m.*