

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, January 2, 2008, in the Executive Conference Room, Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

MEMBERS PRESENT

Ms. Hillary Austin, Zoning Administrator
Mr. Arthur Cummings, Building Codes Director
Ms. Delores Frazier, Assistant Planning Director
Mr. Robert Klink, County Engineer

MEMBERS ABSENT

None

STAFF PRESENT

Ms. Judy Timmer, CRB Planner
Mrs. Amanda Flake, Natural Resource Planner
Mrs. Lisa Glover, Zoning Analyst III

1. CALL TO ORDER: Ms. Austin called the meeting to order at 11:36 a.m.

Ms. Austin explained, that the members of the Development Review Team 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 (FOR: Austin, Frazier, Klink; ABSTAINED: Cummings).

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

Ms. Austin stated, that the applicant shall revise the tree survey, to remove the canopies. The applicant shall scale page 5 of 8, 1" = 30'.

Ms. Frazier stated, that after further review, the Development Review Team has the ability to modulate the road width. Before the Development Review Team can render a decision on the modulation of the road width, the applicant shall submit a tree survey.

Ms. Austin stated, that the applicant shall provide construction plans with the tree survey, showing the fire marsh's conditions. Because the building area is fairly small, the applicant shall also show a building envelope on lot 4, showing the footprint of the house, garage, driveway, etc.

Mr. Hilton asked the board to confirm that items 1, 3, 4, 6, & 7 on the Development Review Team's recommendation list are okay.

Ms. Austin asked Mr. Hilton, "Did you provide the covenants & restrictions?"

Mr. Hilton answered, "Yes".

Ms. Austin asked Mr. Hilton, "Did you already put the road in?"

Mr. Hilton answered, "Yes".

Ms. Austin stated, that items # 1, 3, & 4 on the recommendation list is okay.

Ms. Timmer stated, that the applicant shall provide an overall master plan at a scale of 1" = 60'.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT, UNTIL THE APPLICANT REVISE THE TREE SURVEY TO REMOVE THE CANOPIES. THE APPLICANT SHALL SCALE PAGE 5 OF 8, 1" = 30'. THE DEVELOPMENT REVIEW TEAM SHALL RENDER A DECISION ON THE ROAD WIDTH MODULATION ONCE A TREE SURVEY IS SUBMITTED. THE APPLICANT SHALL PROVIDE CONSTRUCTION PLANS WITH A TREE SURVEY, SHOWING THE FIRE MARSHALL'S CONDITIONS. THE APPLICANT SHALL SHOW A BUILDING ENVELOPE ON LOT 4, SHOWING THE FOOTPRINT OF THE HOUSE, GARAGE, DRIVEWAY, ETC. THE APPLICANT SHALL PROVIDE AN OVERALL MASTER PLAN AT A SCALE OF 1" = 60'. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

4. HABERSHAM ISLAND PHASE (FINAL)

Ms. Austin stated, that the Development Review Team recommends deferral, until all items on the recommendation list, dated December 26, 2007 are addressed.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT, UNTIL ALL ITEMS ON THE RECOMMENDATION LIST, DATED DECEMBER 26, 2007 ARE ADDRESSED. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

5. HABERSHAM ISLAND – CONDOS, COTTAGES, & LOTS 729 & 733 (FINAL)

Ms. Austin stated, that the Development Review Team recommends deferral, until all items on the recommendation list, dated December 26, 2007 are addressed.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT, UNTIL ALL ITEMS ON THE RECOMMENDATION LIST, DATED DECEMBER 26, 2007 ARE ADDRESSED. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

6. OKATIE CENTER SOUTH (SILVACULTURE)

Ms. Frazier stated, that the applicant shall flag the hardwood trees, and meet on site with Amanda Flake, the Natural Resource Planner. The applicant shall flag around the buffer area, and install a silt fence barrier to protect the lot buffers from the tree removal. The applicant shall notify the Zoning and/or Planning Department five days prior to the start of construction.

Ms. Timmer stated, that the silt fence barrier shall be placed along the inside of the buffer, and not the street side of the rear property line.

THE DRT UNANIMOUSLY APPROVED THE PROJECT WITH THE CONDITION, THAT THE APPLICANT FLAG THE HARDWOOD TREES, AND MEET ON SITE WITH THE NATURAL RESOURCE PLANNER. THE APPLICANT SHALL FLAG AROUND THE BUFFER AREA, AND INSTALL A SILT FENCE BARRIER TO PROTECT THE LOT BUFFERS FROM THE TREE REMOVAL. THE APPLICANT SHALL NOTIFY THE ZONING AND/OR PLANNING DEPARTMENT FIVE DAYS PRIOR TO THE START OF CONSTRUCTION. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

7. COLLETON RIVER – LOT B-41, MIDDLETON GARDENS PLACE (BULKHEAD)

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

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

8. LOT 1, BIG OAK STREET (BULKHEAD)

Ms. Austin stated, that the Development Review Team recommends deferral, until all items on the recommendation list, dated December 26, 2007 are addressed.

Ms. Austin stated, that the applicant shall provide an arborist report, showing how they intend to preserve the 36" oak tree. The applicant shall provide a landscape plan revegetating the disturbed buffer area.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT, UNTIL ALL ITEMS ON THE RECOMMENDATION LIST, DATED DECEMBER 26, 2007 ARE ADDRESSED. THE APPLICANT SHALL PROVIDE AN ARBORIST REPORT, SHOWING THE PROTECTION OF THE 36" OAK TREE. THE APPLICANT SHALL PROVIDE A LANDSCAPE PLAN, REVEGETATING THE DISTURBED BUFFER AREA. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

9. COOSAW RIVER – LOT 5, BLACK SKIMMER DRIVE (ROCK REVETMENT)

Ms. Austin stated, that the Development Review Team recommends approval, because the rock revetment is seaward of the OCRM critical line.

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

10. WINDMILL HARBOUR – LOT 7, REEF CLUB (RIVER-BUFFER WAIVER)

Ms. Austin stated, that the applicant shall move the house forward toward the street, to meet the 20' OCRM critical line setback.

Ms. Timmer explained to the applicant, that the Development Review Team cannot approve any structure, to go closer to the critical line than 20', unless to save specimen trees.

Ms. Frazier stated, that if the applicant chooses to go closer than 20' to the critical line, they have an option to request a variance from the Zoning Board of Appeals.

The applicant stated, that they prefer to request a variance through the Zoning Board of Appeals.

Ms. Austin stated, that the applicant is requesting a view corridor next week. The Development Review Team will hold off on rendering a decision on the view corridor, until a decision is made through the Zoning Board of Appeals for a variance.

THE DRT UNANIMOUSLY DISAPPROVED THE WAIVER AT THE APPLICANT'S REQUEST. THE APPLICANT SHALL MOVE THE HOUSE FORWARD TOWARD THE STREET, TO MEET THE 20' OCRM CRITICAL LINE SETBACK. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

11. PINCKNEY POINT (REVISIT/CONCEPTUAL)

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

THE DRT UNANIMOUSLY DEFERRED THE PROJECT, AT THE REQUEST OF THE APPLICANT. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

12. MR. LABEL (CONCEPTUAL)

Ms. Austin stated, that the Development Review Team recommends deferral, until all items on the recommendation list, dated December 26, 2007 are addressed.

The DRT discussed items on the recommendation list with the applicant.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT, UNTIL ALL ITEMS ON THE RECOMMENDATION LIST, DATED DECEMBER 26, 2007 ARE ADDRESSED. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

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