

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, January 23, 2008, 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

Mr. Tony Criscitiello, Deputy Administrator
Ms. Judy Timmer, CRB Planner
Mrs. Amanda Flake, Natural Resource Planner
Mrs. Lisa Glover, Zoning Analyst III

1. CALL TO ORDER: Mr. Criscitiello called the meeting to order at 11:05 a.m.

Mr. Criscitiello explained, that the members of the Development Review Team reviewed each item independently and provided their comments to the Zoning Administrator.

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

Ms. Austin stated, that on page 3 of the Covenants & Restrictions, the applicant shall change the wording to state, that the property owner could place an accessory dwelling unit on the lot, no larger than 800 square feet. Ms. Austin stated, that the applicant shall provide plats showing the easement for the turn-around lane for emergency vehicles on lots 2 & 7. Ms. Austin stated, that the Development Review Team shall adopt the Preservation Tree Care's recommendation to save the trees, as a condition of the development permit.

Mr. Cummings stated, that the Development Review Team shall find out if the fire marshal is okay with reducing the road width from 20 feet to 16 feet.

Ms. Frazier stated, that the applicant wanted to reduce the road width to 16 feet because of the trees.

Ms. Austin stated, that the Development Review Team shall modulate the road width, per the natural resource planner's review & approval, to save the trees.

THE DRT APPROVED THE PROJECT, WITH THE CONDITION THAT THE APPLICANT REVISES THE COVENANTS AND RESTRICTIONS TO CHANGE THE WORDING TO STATE, THAT THE PROPERTY OWNER COULD PLACE AN ACCESSORY DWELLING UNIT ON THE LOT, NO LARGER THAN 800 SQUARE FEET. THE DRT ADOPTED THE PRESERVATION TREE CARE'S RECOMMENDATIONS TO SAVE THE TREES, AS A CONDITION OF THE PERMIT. THE DRT APPROVED THE MODULATION OF THE ROAD. (FOR: AUSTIN, CUMMINGS, KLINK; OPPOSED: FRAZIER).

3. RIVERS EDGE S/D (REVISIT/FINAL)

Mr. Klink stated, that the applicant shall provide the BMP analysis. Mr. Klink stated, that Pappy's Landing Road shall be paved.

Ms. Frazier stated, that the applicant shall remove the proposed houses off of the construction plans.

Ms. Austin stated, that the applicant shall remove the sentence off the plans, which states that 3,200 square feet will be cleared or graded. Ms. Austin stated, that the applicant shall remove the silt fence out of the 50' buffer area. The applicant shall provide a tree plant back plan of 49 trees, or pay into the tree reforestation fund as an alternative to planting 49 trees on the site. The applicant shall put in the Covenants and Restrictions, that the natural resources shall never be removed, and the homes shall be sprinkled, per the fire marshall recommendation. Ms. Austin stated, that the applicant shall provide a copy of the deed for Pappy's Landing Road. If the applicant is using Pappy's Landing Road to get to the open space, the applicant shall remove the statement out of the Covenants & Restrictions.

Mr. Bill Scott, applicant, asked the Development Review Team to defer the project until he requests an administrative interpretation regarding the paving of Pappy's Landing Road.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT, UNTIL AN ADMINISTRATIVE INTERPRETATION IS MADE REGARDING THE PAVING OF PAPPY'S LANDING ROAD. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

4. DAUFUSKIE ISLAND PUD – RESORT (MINOR AMENDMENT)

Ms. Frazier stated, that the applicant shall receive a letter from the Property Owner's Association and the adjourning property owners agreeing to this minor change.

Ms. Austin stated, that the applicant shall revise plans showing the new location of the open space, and the applicant shall repost the property for two weeks prior to being heard by the Development Review Team.

THE DRT UNANIMOUSLY DEFERRED THE AMENDMENT, UNTIL THE APPLICANT PROVIDE A LETTER FROM THE POA AND ADJOURNING PROPERTY OWNERS AGREEING TO THIS MINOR CHANGE. THE APPLICANT SHALL REVISE THE PLANS SHOWING THE NEW LOCATION OF THE OPEN SPACE. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

5. PROSPERITY LANE S/D (PERMIT EXTENSION)

Ms. Austin stated, that the Development Review Team recommends approval of this extension. The permits new expiration date is March 15, 2009.

THE DRT UNANIMOUSLY APPROVED THE PERMIT EXTENSION. THE NEW EXPIRATION DATE IS MARCH 15, 2009. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

6. SHIPMAN'S WHARF (REVISIT/CONCEPTUAL)

Ms. Austin stated, that the applicant shall revise the Dhec permit to change the septic tank permits from individual to community. The pedestrian easement is not allowed to traverse in the 50' buffer area as shown. The 58" live oak tree shall not be removed through the drain field areas.

Ms. Frazier stated, that the common drain field cannot be in the protected resource area. Ms. Frazier stated, that it is reasonable to add the two numbers together on the natural resource sheet, to give the applicant 12 lots, instead of 11 lots.

Ms. Austin stated, that the applicant shall correct the open space acreage on the plans. The applicant needs 63 acres of open space, and 9.84 acres of natural resources. Ms. Austin stated, that the applicant shall show a 50' buffer along Oakland Drive and Coffin Point Road. Ms. Austin stated, that the setbacks on lots 6, 10, 11, & 12 are incorrect, so the applicant shall provide a building footprint of the house, garage, driveway, septic tanks, etc.

Mr. David Tedder, attorney for the applicant, explained to the board that they have been working on this property for over a year. They went through conceptual approval, and final approval subject to the road issues. They redesigned the entire project, just to move the road, the setbacks, drain fields, and natural resources; everything is exactly the same. Mr. Tedder stated, that Dhec would not allow them to do a community drain field.

Mr. Cummings explained, that the County Engineer stated in the beginning that the drain field had to be placed in the common area.

Ms. Timmer stated, that it does not appear that the Development Review Team ever looked at the tree removal issues for the drain field, and the new plans does not accurately show all of the trees on the site.

Ms. Austin explained, that the last decision the Development Review Team made was to defer the project. Ms. Austin stated, that she went through the original approvals, and all of the requests had been for 11 lots.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT, UNTIL THE DRT CONTACT DHEC TO DISCUSS THE STATE REGULATIONS CONCERNING A COMMUNITY DOCK. PEDESTRIAN EASEMENTS IS NOT ALLOWED TO TRAVERSE THE 50' BUFFER AS SHOWN. THE TRAIL SHALL RUN PERPENDICULAR THROUGH THE BUFFER. THE 58" LIVE OAK TREE SHALL NOT BE REMOVED THROUGH THE DRAINFIELD AREAS. THE APPLICANT SHALL PROVIDE A REVISED PERMIT FROM DHEC APPROVING A COMMUNITY DRAINFIELD. THE DRAINFIELD SHALL NOT BE IN THE PROTECTED RESOURCE AREAS. THE APPLICANT SHALL CORRECT THE OPEN SPACE ACREAGE ON THE PLANS. THE APPLICANT NEEDS 63 ACRES OF OPEN SPACE AND 9.84 ACRES OF NATURAL RESOURCES. THE APPLICANT SHALL SHOW A 50' BUFFER ALONG OAKLAND DRIVE & COFFIN POINT ROAD. CORRECT THE SETBACKS ON LOTS 6, 10, 11, & 12, AND SHOW THE BUILDING ENVELOPE FOR THE LOTS. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

7. FRIPP ISLAND – SEA GLASS CONDOMINIUMS (CONCEPTUAL)

Ms. Frazier stated, that this is a multi-family project, and the setback for the pool is 100 feet. There's nothing in the ordinance that states a pool could be placed closer than 100 feet from the OCRM critical line.

Mr. Chris Darnell stated, that he disagrees with the setbacks of the pool, because the ordinance states, that no building shall be placed within the 100' buffer area. A pool is not a building, parking, or a driveway; it is a structure.

Ms. Frazier stated, that the traffic engineer is not pleased with the submitted parking analysis. Ms. Frazier suggested that the applicant meet with the traffic engineer, Colin Kinton to discuss the parking issues.

Ms. Austin stated, that this project shall be deferred until all of the Development Review Team's comments, dated January 16th, 2008 are addressed.

Mr. Darnell stated, that he would like to also request an administrative interpretation relating to the setback for the pool in the buffer area.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT, UNTIL ALL COMMENTS DATED JANUARY 16TH, 2008 ARE ADDRESSED. THE APPLICANT SHALL REQUEST AN ADMINISTRATIVE INTERPRETATION RELATING TO THE SETBACK FOR THE LOCATION OF THE POOL. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

The meeting adjourned at approximately 1:10 p.m.