

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, February 27, 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

Mr. Tony Criscitiello, Deputy Administrator
Mr. Saleem Khattak, Deputy Administrator
Mrs. Lisa Glover, Zoning Analyst III
Ms. Judy Timmer, CRB Planner

1. CALL TO ORDER: Mr. Criscitiello called the meeting to order at 11:08 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. ADOPTION OF MINUTES:

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

3. MELROSE BEACH COTTAGES (3-LOT MINOR S/D/FINAL)

Mr. Criscitiello read into the record, the Development Review Team's recommendation letter, dated February 20, 2008.

Ms. Austin stated, that she recommends approval of this subdivision.

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

4. OLDFIELD VILLAGE COMMERCIAL (SILVACULTURE/FINAL)

Mr. Criscitiello read into the record, the Development Review Team's recommendation letter, dated February 20, 2008.

Mr. Bobby Lee, Thomas & Hutton Engineering Company, explained to the Development Review Team, that the old DSO states, that Planned Unit Developments are included in the large tracts of residential land. Mr. Lee stated, that they met the requirements of the old DSO, and they are trying to better the existing forest, as it exists today. They are trying to thin out various pine trees, so the remainder of the trees can grow better, and would make the area look more attractive.

Ms. Austin asked Mr. Lee, "What type of hardwoods would be removed?"

Mr. Lee answered, "Water oaks".

Ms. Austin asked Mr. Lee, "What's the minimum size of the hardwoods, that are on site?"

Mr. Lee answered, "3 inches".

Ms. Austin stated, that those trees could be bush hogged.

Ms. Frazier stated, that the Natural Resource Planner, Amanda Flake, visited the site at the applicant's request, and she informed them at that time that any request for silvaculturing have to go through the Zoning Office to be reviewed under the PUD document. Ms. Frazier stated, that she would like to defer this project until she has a chance to speak with the Natural Resource Planner once again.

Ms. Austin stated, that she would like to disapprove the silvaculture request, because according to the DSO, this particular use is not allowed.

Ms. Frazier stated, that she agrees with Ms. Austin in the language of the DSO that was adopted as part of this PUD, which states that timbering would not be permitted in the commercial areas. Ms. Frazier stated, that the applicant is stating, that they are not clearcutting everything; they will preserve the number of trees that have to be preserved on site under the old DSO.

Mr. Klink stated, that based on what Ms. Frazier stated, he is willing to defer the project until the Development Review Team determines if the applicant is silvaculturing or timbering the property.

Ms. Austin stated, that she agrees with Mr. Klink's statement.

THE DRT UNANIMOUSLY DEFERRED THE PROJECT UNTIL NEXT WEEK; THE DRT WILL MEET WITH THE NATURAL RESOURCE PLANNER. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

5. COOSAW RIVER ESTATES – PHASE 1 (AMENDMENT)

Mr. Criscitiello read into the record, the Development Review Team's recommendation letter, dated February 20, 2008.

Mr. Steve Andrews, Andrews & Burgess stated, that he would like to withdraw this application, in order to present his case in front of County Council.

THE PROJECT WAS WITHDRAWN, AT THE REQUEST OF THE APPLICANT.

The meeting adjourned at approximately 11:37 a.m.