

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, March 5, 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
Ms. Audra Antonacci, Codes Enforcement Supervisor
Mrs. Amanda Flake, Natural Resource Planner
Mrs. Lisa Glover, Zoning Analyst III
Ms. Judy Timmer, CRB Planner

1. CALL TO ORDER: Mr. Criscitiello called the meeting to order at 11:04 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:

The minutes shall be reviewed and adopted at the next scheduled meeting.

3. MYRTLE PARK – PALMETTO COURT (REVISIT/FINAL)

Ms. Austin stated, that one of the lots designated as “open space” belongs to Paul Graves, Sr., and John Graves, Jr. Ms. Austin stated, that the applicant shall obtain a letter from the property owners stating, that Lot 18 can be used for open space, and explain to the property owners that in the future, if they want to expand, it may be a problem. Ms. Austin stated, that the applicant shall remove the “Bluffton Parkway” note off of the plans, and also show the 3-acre open space, that’s required on the plans.

THE DRT UNANIMOUSLY APPROVED THE SUBDIVISION, SUBJECT TO THE APPLICANT SUBMITTING A LETTER FROM THE OWNERS OF LOT 18, STATING THAT THEY ARE OKAY WITH THEIR PROPERTY BEING USED FOR OPEN SPACE, FOR THE MYRTLE PARK AGREEMENT – GODFREY TRACT. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

4. OLDFIELD VILLAGE COMMERCIAL (SILVACULTURE/FINAL) REVISIT

Ms. Austin stated, that the Development Review Team cannot approve silvaculturing of this commercial property. Ms. Austin read Section 5.2.7.9 of the 1990 DSO, which stated that certain large tracts of land are master planned for residential development for Planned Unit Development, and are developed into phases over many years. Silviculture and selective thinning, are allowed if you are doing a residential piece of land, of 20 acres or larger, or if you have an approved preliminary plan or master plan on file with Beaufort county, or an application for a development permit for selective harvesting, including map and

plat, and proposed method for the protection of parking in case of damages. Only pine trees can be harvested, and clearcutting is strictly prohibited. Ms. Austin stated, that the applicant has an option to underbrush, timber, or bring a development plan showing a layout of the buildings, and the tree removal.

Ms. Frazier asked Mr. Lamar Mercer, "Are you willing to underbrush the property, under the 1990 DSO?"

Mr. Lamar Mercer, Thomas & Hutton Engineering answered, "No, I don't believe that would work".

THE DRT UNANIMOUSLY DISAPPROVED THE REQUEST TO SILVACULTURE THE PROPERTY. THE OLDFIELD PUD DOCUMENT AND THE 1990 DSO DOES NOT ALLOW AN APPLICANT TO SILVACULTURE COMMERCIAL PROPERTY. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

5. FRIPP ISLAND – LOT 5, YELLOW TANG DRIVE (RIVER-BUFFER WAIVER)

Mr. Criscitiello read into the record, the Development Review Team's recommendation letter, dated February 27, 2008.

Ms. Austin stated, that the applicant shall move the house to the 20' front property line, in order to get as far away from the critical line as possible.

THE DRT UNANIMOUSLY APPROVED THE WAIVER, WITH THE CONDITION, TO RESUBMIT REVISED PLANS SHOWING THE LOCATION OF THE HOUSE AT THE 20-FOOT STREET SETBACK LINE, AND THE REAR OF THE HOUSE SETBACK APPROXIMATELY 42 FEET FROM THE OCRM CRITICAL LINE. (FOR: AUSTIN, CUMMINGS, FRAZIER, KLINK).

The meeting adjourned at approximately 11:36 a.m.