

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, June 4, 2008, in the Executive Conference Room, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

**MEMBERS PRESENT**

Ms. Hiillary 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. Audra Antonacci, Codes Enforcement Supervisor  
Mrs. Amanda Flake, Natural Resource Planner  
Mrs. Lisa Glover, Zoning Analyst III  
Ms. Judy Timmer, Corridor Review Board Planner

**1. CALL TO ORDER:** Ms. Austin called the meeting to order at approximately 11:17 a.m.

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

**2. REVIEW OF MINUTES:**

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

**3. MATTHEWS MARINE EXPANSION (REVISIT/FINAL)**

Ms. Austin stated, that the applicant requested a deferral.

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

**4. VILLAS @ BROAD RIVER (REVISIT/CONCEPTUAL)**

Ms. Frazier asked the applicant to come to the podium, to explain to the Development Review Team the changes he had made to this project.

Mr. Phil LeRoy, representative for the applicant explained to the board, that there was a plan provided by the Zoning Administrator that relocated the buildings further away from the buffer line, and that's the most significant change he made; every change he made was driven by the relocation of the buildings, to be further away from the buffers. Mr. LeRoy stated, that they redid the geometry of the interior roadway and got a better radius, so that they could eliminate the sub surface material. Mr. LeRoy stated, that there were some minor changes done to the plans in order to keep the same amount of parking spaces.

Ms. Frazier stated, that she's concerned that once the buildings are built, and the mulch trail is put in, the area from the back door to the edge of the mulch trail would become their backyard area; so in time, it wouldn't be a buffer, it would be a backyard. Ms. Frazier stated, that she would like the applicant to place

a four-foot fence along the buffer line, and then he would not need the trail. If the applicant wants to put the trail in, the applicant has to wine it through the buffer, and the material that would have been planted in the trail would have to be compensated somewhere else in the buffer. Ms. Frazier stated, that it's up to the applicant if they want to put a true nature trail on the other side of the fence, but that probably would not be functional. Ms. Frazier stated, that they should provide some useful yard area behind the units, since they will have a back door. Ms. Frazier stated, that the applicant shall provide the tree protection zone plan on the final plans (1foot, per inch diameter), and if they are going to encroach inside the zone, they must provide a tree plant back plan by a certified arborist, and pervious pavement at final submittal.

Ms. Austin stated, that the applicant shall remove the pool out of the natural resource area.

Mr. Cummings stated, that the fire marshall is concerned about the access to the back of the buildings, if the trail will be removed out of the buffer.

Mr. LeRoy stated, that Skeet VanHarton ensured him that any project that was in the county process during the review of changes, was not subjected to the new changes.

Ms. Frazier asked Mr. LeRoy, "How does the changes effect your project?"

Mr. LeRoy stated, that if you could have passive recreation, it would require that some areas in the buffer would be designated to other things.

Ms. Frazier stated, that she would like the applicant to get rid of the nature trail, because she did not recognize that there were other issues with the fire code, regarding the additional five feet of trail. Ms. Frazier stated, that she believes that the buildings should be at least 10 feet away from the trail, in order to get the fire trucks in the rear of the property.

Mr. Klink stated, that he's okay with the trail, because the buffer allows for passive recreational; a walking trail is a form of passive recreation, even if it serves a dual purpose.

**THE DRT APPROVED THE PROJECT WITH THE FOLLOWING CONDITIONS. THE APPLICANT SHALL PLACE A FOUR-FOOT FENCE ALONG THE BUFFER LINE. THE APPLICANT SHALL REMOVE THE TRAIL OFF OF THE PLANS OR PLACE A FIVE-FOOT TRAIL ALONG THE FENCE OF THE BUFFER. THE APPLICANT SHALL PUT THE TREE PROTECTION BARRIER ON THE PLANS @ FINAL SUBMITTAL (1 FOOT, PER INCH OF TREE). (FOR: AUSTIN, CUMMINGS, KLINK; OPPOSED: FRAZIER).**

*The meeting adjourned at approximately 11:44 a.m.*