

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, August 27, 2008, in the Executive Conference Room, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

MEMBERS PRESENT

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

MEMBERS ABSENT

Ms. Delores Frazier, Assistant Planning Director

STAFF PRESENT

Mr. Tony Criscitiello, Interim Deputy Administrator
Ms. Audra Antonacci, Codes Enforcement Supervisor
Mrs. Amanda Flake, Natural Resource Planner
Mrs. Lisa Glover, Zoning Analyst III
Mr. Colin Kinton, Traffic Engineer
Ms. Judy Timmer, Corridor Review Board Planner

1. CALL TO ORDER: Mr. Criscitiello called the meeting to order at approximately 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. REVIEW OF MINUTES:

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

3. CALLAWASSIE ISLAND – VISTA PRUNING (FINAL)

Mr. Arthur Cummings stated, that due to safety reasons, he recommends approval of this project.

Ms. Austin stated, that per Section 106-2797 (2) of the Zoning & Development Standards Ordinance, the Development Review Team has the authority to approve pruning along the road, in order to eliminate visual obstruction for the purpose of providing traffic safety. Ms. Austin stated, that the applicant shall not prune lower than three feet.

MOTION: Mr. Cummings made a motion to approve the project with the condition, that the applicant shall not prune lower than three feet. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Klink, Timmer).

4. CAT ISLAND – LOT 30, INDIGO LOOP (BULKHEAD)

Ms. Judy Timmer explained to the board, that the proposed bulkhead looks more like a landscape wall, based on the plans that were submitted by the applicant. Ms. Timmer stated, that the applicant stated, that they need to make the area more level to establish vegetation; the existing slope is 14 percent, and this is a slope that vegetation could be established easily. Ms. Timmer stated, that landscape walls are not allowed in the buffer.

Mr. Criscitiello asked Mr. Joe Pizzo, "Did you clear the 50' buffer?"

Mr. Pizzo, representative for the applicant stated, that the buffer was already cleared; it was grass and sod when they first dropped the dirt, in order to build the dock. Mr. Pizzo stated, that their intent for the bulkhead is to get erosion control. Mr. Pizzo stated, that George Madlinger from OCRM came to the property and informed them, that they needed either a bulkhead or something to stop the erosion on the buffer.

Ms. Timmer stated, that she would like to visit the site to determine the extent of the erosion on the property.

Mr. Chris Caudle, applicant, stated to the board, that neither he nor Mr. Pizzo has taken out any vegetation in the buffer.

Ms. Judy Timmer stated, that this type of construction is a wall that is being established; it's not a bulkhead, because it's not placed on the critical line. Ms. Timmer stated, that the ordinance does not allow the Development Review Team to approve this type of wall in the buffer, and the vegetation should have to be replaced with native vegetation.

Mr. Pizzo stated, that everyone on Cat Island has bulkheads and grass going all the way up to the bulkhead, to help with the erosion.

Mr. Caudle stated, that he had a registered South Carolina Civil P.E. come to his property, and he informed him, that he has an erosion problem. Mr. Caudle stated, that he's tried hard to get something to grow in the buffer, but was unsuccessful.

Mr. Klink stated, that he recommends that the Development Review Team defer this project, until the Natural Resource Planner and Corridor Review Board Planner visits the site to verify the existing conditions of erosion.

Ms. Austin stated, that the critical line on the submitted plans are not the same as the recorded plat; the applicant shall change the plans to coincide with the recorded plat, as it depicts the OCRM critical line.

Ms. Timmer stated, that the applicant shall show how the proposed grading goes back out to the existing grading.

MOTION: Mr. Klink made a motion to defer the bulkhead request, until the Natural Resource Planner and Corridor Review Planner visits the site to assess the extent of the erosion on the property. The county engineer shall review the engineer's report, which was submitted at the Development Review Team meeting (August 27, 2008). The applicant shall revise the submitted site plan to coincide with the recorded plat as it depicts the OCRM critical line. The applicant shall show on the plans how the proposed grading goes back out to the existing grade. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Klink, Timmer).

5. SPRINGFIELD S/D – PHASE 2 (CONCEPTUAL)

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

Mr. Lee Moore, Carolina Engineering Consultants, discussed the recommendation letter with the Development Review Team.

Ms. Timmer stated, that she measured the distance from the end of the cul-de-sac to the nearest intersection, and it does not exceed 1,800, so item #8 is removed from the list.

MOTION: Ms. Austin made a motion to defer the project, until all of the comments, dated August 20, 2008 are addressed; item #8 is removed from the list. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Klink, Timmer).

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