

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, September 10, 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
Ms. Delores Frazier, Assistant Planning Director
Mr. Robert Klink, County Engineer

MEMBERS ABSENT

Mr. Arthur Cummings, Building Codes 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
Ms. Judy Timmer, Corridor Review Board Planner

1. CALL TO ORDER: Mr. Criscitiello called the meeting to order at approximately 11:06 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: Ms. Austin made a motion to adopt the August 27th, 2008 minutes as submitted. Mr. Klink seconded the motion. The motion passed (FOR: Austin, Klink; ABSTAINED: Frazier).

MOTION: Ms. Austin made a motion to adopt the September 3rd, 2008 minutes as submitted. Mr. Klink seconded the motion. The motion passed (FOR: Austin, Klink; ABSTAINED: Frazier).

3. BELFAIR PUD – GOLF COURSE TREE REMOVAL (FINAL)

Mr. Criscitiello stated, that the applicant has proposed off-site mitigation, and the mitigation would occur along the Hwy 170 R-O-W.

Ms. Frazier stated, that the applicant shall submit a cost estimate for the mitigation installation, and a one-year maintenance bond. Ms. Frazier stated, that the applicant shall provide the SCDOT encroachment permit, and the Corridor Review Board shall approve the landscape plan.

Mr. Criscitiello stated, that he will request in writing, a maintenance agreement letter from the Town of Port Royal, agreeing to the long-term maintenance of the landscaping.

Ms. Frazier stated, that two permits would be issued for the project. The first permit would be to remove the trees from the golf course, and the second permit would be for the approval of the mitigation planting.

MOTION: Ms. Frazier made a motion to approve the project subject to, the applicant submitting the cost estimate for the mitigation trees, and the one-year maintenance bond. The applicant shall provide a SCDOT encroachment permit. The Corridor Review Board

shall approve the landscape plan. The Town of Port Royal shall provide a maintenance agreement letter, agreeing to the long-term maintenance of the landscaping. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Frazier, Klink).

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

Ms. Judy Timmer stated, that she and Amanda Flake visited the site, and decided that this is a landscape wall that is being built in the buffer. The slope that the applicant wants to fill is approximately 14 percent, and the buffer should be replanted with native vegetation. Ms. Timmer stated, that landscape walls are not allowed in the buffer.

Mr. Joe Pizzo, representative for the applicant stated, that he still contends that the landscape wall is for erosion problems.

Mr. Chris Caudle stated, that the engineer that visited the site, informed him; that since there is an erosion problem, the wall is needed.

Ms. Frazier stated, that she doesn't believe the Development Review Team has the power to approve the landscape wall in the buffer. Ms. Frazier stated, that the applicant has the option to withdraw his application, and request a variance from the Zoning Board of Appeals.

Mr. Criscitiello asked Mr. Caudle, "Would you like to withdraw this application, and submit a new application to the Zoning Board of Appeals?"

Mr. Caudle answered, "Yes".

Ms. Frazier stated, that the applicant is also proposing to plant grass in the buffer; the Development Review Team and the Zoning Board of Appeals would not be able to approve the planting of grass in the buffer, but will be able to approve the planting of native vegetation in the buffer.

THE DEVELOPMENT REVIEW TEAM AGREED TO WITHDRAW THIS APPLICATION, AT THE APPLICANT'S REQUEST.

The meeting adjourned at approximately 11:30 a.m.