

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, September 17, 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  
Ms. Delores Frazier, Assistant Planning Director  
Mr. Robert Klink, County Engineer

#### **MEMBERS ABSENT**

None

#### **STAFF PRESENT**

Mr. Robert McFee, Deputy Administrator  
Mr. Tony Criscitiello, Planning Director  
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 11:07 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. Klink made a motion to defer the adoption of the minutes until the next scheduled meeting. Ms. Frazier seconded the motion. The motion passed (FOR: Austin, Frazier, Klink; ABSTAINED: Cummings).

#### **3. ROSEHILL – BLOCK “W” – CLUB GATE – PHASE 2 (CONCEPTUAL)**

Mr. Klink stated, that he recommends approval of this project. Mr. Cummings stated, that he second the motion for the sake of a discussion.

Ms. Austin stated, that there appears to be a 50-foot freshwater buffer around the wetlands, instead of a 20-foot buffer. Ms. Austin stated, that Phase 1 in Club Gate, has a recorded 50-foot buffer around that same wetland, and she believes, that the Army Corp of Engineers has a 50-foot buffer.

Mr. Klink asked Ms. Austin, “Would that create a significant impact on the subdivision approval?”

Ms. Austin answered, “Yes, because the lots wouldn’t be buildable”.

Mr. Kevin Smith, Thomas & Hutton Engineering Company stated to the board, that the Army Corp of Engineers informed him, that they cannot find any kind of wetland buffer that was placed on the property.

Mr. Criscitiello asked Mr. Smith, “Do you mean around the entire subdivision?”

Mr. Smith answered, “Yes, in Club Gate – Phase 2”.

Ms. Austin asked Mr. Smith, "How about Club Gate – Phase 1?"

Mr. Smith answered, "Phase 1, as well". Mr. Smith stated, that they will submit the documentation to the Development Review Team at final submittal.

Ms. Austin stated, that she believes that the applicant should provide the documentation, as it relates to the 50-foot buffer around the wetlands from the Army Corp of Engineers prior to conceptual approval.

Mr. Klink stated, that he amends the recommendation, from an approval to a deferral.

**MOTION: Mr. Klink made a motion to defer the project, until the applicant provides a report from the Army Corp of Engineers in regards to the existence of the 50-foot buffer around the wetlands. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

Ms. Austin stated, that if it's determined that the Army Corp of Engineers does not require a 50-foot buffer around the freshwater wetlands, the 20-foot buffer would be okay.

Mr. Smith asked Ms. Austin, "If it is determined that the 50-foot buffer is not required, could we also revise the Club Gate – Phase 1 plats to show a 20-foot buffer around the wetlands?"

Ms. Austin answered, "Yes, if the lots are not already sold".

#### **4. HARBOR ISLAND PUD – JCT SEWER EXTENSION (CONCEPTUAL)**

Ms. Austin stated, that the Development Review Team told the applicant to have OCRM certify the critical line; and to submit easement documents or plats from the property owners of lots 22 & 23. Ms. Austin stated, that the applicant had to ensure that there was adequate capacity for this facility.

Mr. Earl DuPriest, Carolina Engineering explained to the board, that he has a copy of the Harbor Island Home Owners Association easement section, which states that everyone of those lots have a ten foot easement that runs down the property line, which is preserved for sewer, water, drainage, etc.

Ms. Austin asked Mr. DuPriest, "Does the property owners know, that there's a ten-foot easement going down their property line?"

Mr. DuPriest answered, "The Property Owners Association knows about the ten-foot easement".

Ms. Austin stated, that the Development Review Team needs something from the property owners regarding the easement, since the easements are not shown on the recorded plats.

Mr. Klink stated, that sometimes the easements are shown in the covenants and restrictions. Mr. Klink asked Mr. DuPriest, "Are there improvements in that easement?"

Mr. DuPriest answered, "No".

Ms. Austin stated, that since the property owners own the easement, they should be the ones who request the sewer extension.

Mr. Criscitiello asked Mr. DuPriest, "Did you provide documentation that the facility has the reserve capacity necessary to handle the sewer?"

Mr. DuPriest answered, "We can provide the documentation".

Mr. Criscitiello stated, that the applicant shall provide documentation from the Harbor Island facility stating, they have the capacity to serve the development.

**MOTION: Mr. Cummings made a motion to defer the project, until the applicant provides documentation from the property owners, granting permission to use their easement. Verification that covenants & restrictions, and the plat is recorded, as it relates to this subdivision. Provide documentation from the Harbor Island facility stating, that the facility has adequate capacity to handle the sewer. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

## **5. SPRINGFIELD ROAD S/D – PHASE 2 (REVISIT/CONCEPTUAL)**

Ms. Frazier stated, that the applicant met with the Planning Department to discuss the natural resources on site; she is satisfied with the resubmission in terms of their natural resource protection.

Ms. Austin stated, that Springfield Road S/D – Phase 1 was not approved, so the access is not identified at this point.

Mr. Lee Moore, Carolina Engineering Consultants explained to the board, that the developer thought that Phase 1 was already approved through the Development Review Team; but he will confirm with the developer.

Ms. Austin stated, that Phase 1 was supposed to be 40 lots coming off of Springfield Road, and Phase 2 is supposed to be 16 lots.

Mr. Kinton stated, that if Phase 1 is proposing 40 lots, and Phase 2 is proposing 16 lots; the applicant shall submit a Traffic Impact Study at final submittal.

Ms. Austin stated, that at the last meeting, the Development Review Team removed item # 8 off of the recommendation letter, but since Phase 1 was never approved, the applicant shall provide the information requested by the Development Review Team for item #8.

Mr. Moore asked, "Will the traffic impact study be for the overall subdivision?"

Ms. Austin answered, "Yes".

Mr. Moore stated, that his goal was to get conceptual site plan approval for Phase 2.

Ms. Austin stated, not without with the access being platted, unless the proposed road is being shown, coming into the subdivision; showing the tree removal and everything associated with the building of the road. Ms. Austin stated, that construction of the road must come in with the Phase 2 plans.

**MOTION: Mr. Klink made a motion to defer the project, until the applicant revised the construction plans showing the proposed access road for Phase 2, or receives Phase 1 subdivision approval. Item #8 from the recommendation letter is placed back on the list. The applicant shall submit a Traffic Impact Study for the overall subdivision at final submittal. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

## **ADJOURNMENT**

**MOTION: Mr. Klink made a motion to adjourn. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).**

*The meeting adjourned at approximately 11:28 a.m.*