

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, October 29, 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

MEMBERS ABSENT

Mr. Robert Klink, County Engineer – Written approval was submitted.

STAFF PRESENT

Ms. Audra Antonacci, Codes Enforcement Supervisor
Mrs. Amanda Flake, Natural Resource Planner
Mrs. Tamekia Judge, Zoning Analyst I
Ms. Judy Timmer, Corridor Review Board Planner

1. CALL TO ORDER: Ms. Austin called the meeting to order at approximately 11:05 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, and one member of the Development Review Team was absent, but comments were submitted to the ZDA.

2. REVIEW OF MINUTES:

MOTION: Mr. Cummings made a motion to review the minutes at the next scheduled meeting. Ms. Austin seconded the motion. The motion passed (FOR: Austin, Cummings, Frazier; ABSTAINED: Klink).

3. COLLETON RIVER – LOT 75, INVERNESS – VIEW CORRIDOR

The applicant is requesting a view corridor, to remove a couple of trees and to add landscaping material.

Ms. Delores Frazier asked, "Are you showing mitigation trees?"

Mr. Mike Majer, representative at Atlantic Marine answered, "Not in the buffer, but on the property."

MOTION: Ms. Frazier made a motion to approve the project, subject to the applicant submitting a revised landscape plan, removing the sod from the buffer and plant native grasses. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

4. 40 CARISSA LN – RIP RAP

The applicant is requesting approval to place Rip Rap along the critical line; the property is located on Lady's Island. The Development Review Team had concerns about the 12" Live Oak and the type of protection.

The applicant has already addressed the comment about the 12" Live Oak.

Ms. Delores Frazier stated, that the letter from Mr. Murphy has been received and it outlines what needs to be done to protect that tree during construction. Revise the plans to show the detail for the oak tree to reflect Michael Murphy's comments.

Mr. Dan Schultz, Atlantic Marine stated, the plans does show rocks around the trees, no fill.

Ms. Judith Timmer, CRB Planner stated, that Mr. Murphy's recommendation is, that a layer of geo textile fabric should be placed in between the tree trunk and the rock.

Mr. Schultz stated, the plans shows the geo textile fabric on the profile page.

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

5. 23 DOLPHIN VIEW POINT – BULKHEAD

Ms. Delores Frazier, stated, that additional information was received from the applicant, that shows two trees showing up on the plan; that appear to be seaward of the proposed bulkhead. The applicant sent a letter, stating that the trees were no longer there. Delores recommends deferral and suggested, that Amanda meet with someone from OCRM and the property owner to walk the property, to see where they really intend to put the bulkhead.

MOTION: Ms. Frazier made a motion to defer the project, until Amanda, Natural Resource Planner, can meet with someone from OCRM and the property owner to determine exactly where the proposed bulkhead is going to be located. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

6. FOUR SEASONS RESIDENTIAL STORAGE – PH 2

Ms. Hillary Austin stated, that they were reviewing the project for Conceptual and Final approval.

Ms. Austin explained to the members, why the project was being heard for Conceptual and Final approval at that same time.

Ms. Austin read into the record, the Development Review Team's recommendation letter, dated October 22nd, 2008.

Mr. David Karlyk, applicant stated, that they had some revised plans to submit, showing the Fire Marshall approval.

Mr. David Karlyk asked, "Do I have to still provide a buffer when there is a vacant piece of property?"

Ms. Austin answered, "Yes, where uses are, such as a single-family residence."

Ms. Austin stated, that along with your plant-back plan, you need to submit the plan with the six trees per acre and eight trees per acre of open space, which are required.

Mr. Karlyk asked, "Do existing trees count for anything, we've got almost one hundred existing trees on this property."

Ms. Austin asked, "Is this the property that was timbered?"

Mr. Karlyk answered, "No ma'am. When Beaufort County relocated the drainage ditch, there were some trees removed; but there are over one hundred existing trees out there."

Ms. Frazier answered, "Yes, you can use existing trees to meet that requirement".

Mr. Karlyk asked, "Is it six trees per fourteen acres or eight trees for the amount of open space?"

Ms. Austin answered, "It's both, there is a certain amount you have to set aside for open space, so you get a total combining both of them.

Mr. Karlyk asked, "Does this have to go back to CRB, or can Judy approve it as a part of the DRT final approval?"

Ms. Frazier answered, "It has to go back to the CRB."

MOTION: Mr. Cummings made a motion to defer the project, until new plans showing the correct buffers, along with the plantings are submitted. CRB approval is needed. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

7. BUSH'S PROFESSIONAL OFFICE

Ms. Austin read into the record, the Development Review Team's recommendation letter, dated October 22nd, 2008.

Ms. Delores Frazier stated, that she doesn't think you have residential on either side of the property, so the 50' feet on either side is not a factor anymore; we are down to the 50' feet along Old Jericho Road, and she wasn't sure what percentage that takes up on the property, it would need to be worked out. They are able to reduce the 50' foot buffer, if it takes up more than 25 percent of the property.

The applicant stated, that he did not receive the recommendation letter dated, October 22nd, 2008.

Ms. Austin stated, the calculations shows the buffer can be reduced down to 30' feet.

Ms. Delores Frazier stated, that they need 30' feet along Old Jericho Road and then start the parking.

Ms. Austin stated, the building exist, and they are not going to be able to meet 30' feet and have parking.

Ms. Delores Frazier suggests, that the applicant meet with the Development Review Team members to discuss what can be done to meet the ordinance requirements for this project.

MOTION: Mr. Cummings made a motion to defer the project, until applicant meet with Development Review Team members to discuss recommendation letter dated, October 22nd, 2008. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

8. OKATIE CENTER – WACHOVIA (REVISIT)

Ms. Delores Frazier recommends conceptual approval with a condition, that at final the applicant submits a Traffic Impact analysis to Colin Kinton, Traffic Engineer, and then the applicant can move on to the Corridor Review Board.

MOTION: Ms. Frazier made a motion to approve the project with the following conditions, the applicant must submit a Traffic Impact analysis to Colin Kinton, Traffic Engineer at Final, and then the applicant will go to the Corridor Review Board. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier, Klink).

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