

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, October 7, 2009, 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

#### **STAFF PRESENT**

Mr. Tony Criscitiello, Planning Director  
Mrs. Amanda Flake, Natural Resource Planner  
Mrs. Lisa Glover, Zoning Analyst III  
Mr. Colin Kinton, Traffic Engineer  
Mr. Timothy Ogden, Fire Marshall

**1. CALL TO ORDER:** Mr. Criscitiello called the meeting to order at approximately 11:10 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 adopt the minutes as submitted. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier).**

#### **3. FRIPP ISLAND – PALMETTO EDGE (CONCEPTUAL/REVISIT)**

Ms. Austin explained to the board, that the first issue with this project, is that the plat which the applicant submitted shows four lots. Ms. Austin stated, that she spoke with Chris Darnell and Lewis Hammett and they stated, that they would be deeding one of the lots to the Property Owners Association for open space, and the other two lots to the golf course. Ms. Austin stated, that she explained to Chris Darnell that he would have to provide the deeds for the open space, and it shall be recorded at the same time. Ms. Austin stated, that the corner of parcel four (4) does not meet the minimum 50-foot lot width requirement, and the rear lot width on lots one (1) and two (2) does not meet the minimum lot width; the average lot width across the street from the proposed lots are approximately 80 feet in width. Ms. Austin stated that she quoted Section 106-7(2)(C)(2), which states, "When a PUD concept plan or master plan lacks a specific provision on a matter such as use, lot size, density or intensity, height, setbacks, buffers, open space or design standards, the following factors shall be considered by the DRT in developing an appropriate standard: (2) Compatibility with areas near the PUD".

Ms. Frazier asked Ms. Austin, "What is the average lot sizes?"

Ms. Austin stated, that the average lot size across the street on Wahoo is one-third acre, and the two lots across on Bonita are .37 acres. Ms. Austin stated, that the average lot width on Wahoo is 84 feet, and on Bonita is 126 feet. Ms. Austin stated, that the third item on the recommendation letter, was that the applicant had to provide approval from the Golf Course owner, granting permission to fill and reconfigure the lagoon and subdivide the fairway; the applicant did not submit the approval letter from the Golf

Course owners. Ms. Austin stated, that Mr. Klink's comments, was that lot 2 did not appear to be buildable, and he also wanted to know if the land was a portion of the golf course.

Mr. Lewis Hammett, representative of Fripp Island explained to the board, that the reason the land was subdivided in several parcels, was because of the way they are owned by the family and some tax stuff from the past. Mr. Hammett stated, that he submitted to Ms. Austin four or five copies of a memorandum from him, with copies of deeds that will be filed, and copies of supplemental declarations that would be placed on the two proposed lots. Mr. Hammett stated, that the lots on the golf side are smaller lots, and the larger lots are across from the golf course.

Mr. Criscitiello asked Mr. Hammett, "Does the Davis Love designation entitle the design to reconfigure of the up hole?"

Mr. Hammett stated, that the Wardle Family consulted with them, but did not have any particular rights in that regard; it was the consultations that lead them to do the four or five lots.

Mr. Criscitiello asked Mr. Hammett, "Do I interpret your comments to mean that the proposed subdivision will not affect the designation of courses at Davis Love golf course?"

Mr. Hammett answered, "No, it will not".

Ms. Nancy Roody, resident of Fripp Island explained to the board, that she took pictures of the area in question, to determine what is existing and what's proposed; Ms. Roody also gave the board a brief synopsis as it relates to the pictures. Ms. Roody stated, that the proposed location is a beautiful serene spot, and the residents of Fripp Island feels as though this proposed subdivision is inappropriate.

Ms. Kate Olen stated, that she's at the meeting representing various families, and last spring she invited the Development Review Team to come to her house for lunch, because the only possible way to get a feel of what the residents are talking about, is to actually be there yourself. Ms. Olen stated, that the traffic is already unbelievable; it is populated with summer renters, etc. Ms. Olen stated, that since there are a lot of issues with this proposed subdivision, she would like to ask the board not to approve the subdivision.

Ms. Paige Miller stated, that the reason the board haven't heard from the Fripp Island Property Owners Association, was because they made an agreement in the 1990's with the resort to take a neutral position on all future developments. Ms Miller also stated, that the Architectural Review Board on Fripp Island only deals with existing single-family lots, so there's really no group on Fripp to respond to this application. Ms. Miller stated, that the mail boxes for a number of people was placed in that location for a long time, and by placing the mail boxes at the location, it was believed that the location would be open space. The lack of compatibility with the neighborhood is very striking, because there are spacious lots with trees; when you have small lots there's no room for trees, and the footprint of the house takes up most of the lot. Ms. Miller stated, that in order to maintain the neighborhood, she hopes that the board opposes the subdivision.

Mr. Hammett stated, that the volume/size of lagoon will not change; the post development will be the same size as pre development.

Mr. Chris Darnell with J.K Tiller & Associates explained to the board, that the reconfiguration of the lagoon is to preserve an existing live oak tree; between the two proposed lots and the town homes in Wahoo, all of the trees will be preserved along Bonita and the bike path will be a part of the Property Owners Associations open space.

Mr. Criscitiello asked Mr. Darnell, "How much off-street parking could be accommodated on the proposed lots?"

Mr. Darnell answered, "At a minimum, 4 cars could be accommodated on the lots; one car in the front, one car for garage underneath house, and two cars by the road".

Ms. Jane Pruitt explained to the board, that she would like to reintegrate the parking issue; in the summer it is a nightmare, and she doesn't really leave her house at that time. Ms. Pruitt stated, that the proposed subdivision is not appropriate, and there are huge lots that have not been developed yet.

Mr. Bill Wardle explained to the board, that a while back this property was sold to a third party, and his family had to make a decision to take control of the land. They have tried to work closely with the owners of the golf course, and decide how to preserve the beauty and protect the land, so the golf course could continue to work well in the playability of beauty.

Mr. Criscitiello asked Mr. Wardle, "Is it a fair statement to say, that the actual playing area in the golf course is going to shrink?"

Mr. Wardle answered, "No".

Ms. Frazier stated, that the Fripp Island Planned Unit Development doesn't give the board any guidance for future development areas, and she's troubled with the need to reconfigure the lagoon in order to squeeze in lots 1 and 2; if the lots fit on the property without the reconfiguration of the lagoon, the board could come up with some standards that were comparable. Ms. Frazier stated, that she feels that the people who purchased lots across from the lagoon has a view, and she's uncomfortable with reconfiguring the lots in order to put a couple of houses on the property at staff level. Ms. Frazier stated, that she would like to suggest with all of the future development area, that they be master planned at the same time to county council, to allow them to establish standards, and the residents of Fripp Island would have input on the standards, and the applicant would not have to come to the Development Review Team every time they would like to develop their property.

Ms. Austin stated, that she has a problem with the lot width; 25 feet on one and 43 feet on the other; the ordinance states, that if you want to create irregular shaped lots, you would have to construction envelope around the lots. If the construction envelopes are placed on the property, the lots would not have any buildable area; the lots does not meet the requirement, and they are not compatible with the adjacent lots.

Ms. Frazier stated, that even though the property owner is entitled to future development as it's shown on the master plan, she feels that the resident of Fripp Island is also entitled not to have lagoons reconfigured in order to create lots.

Mr. Criscitiello asked Ms. Frazier, "As far as a master plan for future development on Fripp Island, were you implying that this would be a PUD amendment?"

Ms. Frazier answered, "A PUD amendment to establish development standards for the remaining future development areas on Fripp Island".

**MOTION: Ms. Frazier made a motion to disapprove the subdivision request, because the existing lagoon has to be reconfigured in order to create the lots, it amounts to a change in the master plan as far as the property owners living around the lots. Lots that are shown as .15 and .14 acres are not compatible with the nearby lots, in accordance with the Zoning & Development Standards Ordinance. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier).**

Mr. Criscitiello informed the applicant, that they have an option to appeal the Development Review Team's decision to the Planning Commission within 30 days from today's date.

#### **4. BLUFFTON FIRE DISTRICT MAINTENANCE FACILITY (CONCEPTUAL)**

Fire Marshall Jim Sills asked the Development Review Team, on behalf of Chief Turner, he would like to request a deferral of this project until next week.

**THE DEVELOPMENT REVIEW TEAM AGREED TO DEFER THE PROJECT UNTIL NEXT WEEK.**

## 5. HILTON HEAD NATIONAL & MAINTENANCE FACILITY (CONCEPTUAL)

Ms. Frazier stated, that the applicant submitted revised plans, which addressed the Development Review Team's concerns.

Ms. Austin explained to the board, that the construction limit was increased to accommodate 9,525 square feet of buildings, they stated why they needed the extra parking, but she's not sure the board can go over the requirement, because it's more than a 20 percent increase. Ms. Austin stated, that if the applicant needs more than 20 percent, they should go before the Zoning Board of Appeals for a variance. Ms. Austin asked, "Are there any bay doors on the building?"

Mr. Gabe Smith with Thomas & Hutton Engineering answered, "No".

Ms. Frazier stated, that she's not concerned with the parking, because only the employees will be parking in the spaces, so there's no reason to ask for more parking. Ms. Frazier stated, that most of the parking is going to be pervious.

Ms. Austin stated, that a 50-foot buffer is required along Malphrus Road. Ms. Austin stated, that the pervious parking goes to 25 feet, but it needs to be at 50 feet, because of the rural zoning.

Ms. Frazier stated, that the protected resource area is going to be permanent; only if the golf course came in to do an amendment to cover the whole golf course, will the Development Review Team look at the protected resources again. Ms. Frazier stated, that until that time, the resources have to be protected. Ms. Frazier stated, that since the front buffer is going to be a problem, the applicant should submit a reconfiguration plat showing the changes.

Mr. Cummings asked the applicant, "Could you shift everything down 25 feet?"

Mr. Smith answered, "It shouldn't be a problem".

**MOTION: Ms. Austin made a motion to conceptually approve the project with the condition, to provide the 50-foot front buffer at final submittal. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, Frazier).**

*The meeting adjourned at approximately 12:17 a.m.*