

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, November 4, 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
Ms. Delores Frazier, Assistant Planning Director
Mr. Robert Klink, County Engineer

MEMBERS ABSENT

Mr. Arthur Cummings, Building Codes Director

STAFF PRESENT

Mr. Tony Criscitiello, Planning Director
Mrs. Amanda Flake, Natural Resource Planner
Mrs. Lisa Glover, Zoning Analyst IIII
Mr. Timothy Ogden, Fire Marshall
Ms. Judy Timmer, CRB Planner

1. CALL TO ORDER: Mr. Criscitiello called the meeting to order at approximately 11:08 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 adopt the minutes as submitted. Ms. Austin seconded the motion. The motion passed (FOR: Austin, Klink; ABSTAINED: Frazier).

3. PLEASANT POINT – LOT 55, TUSCARORA AVENUE (BULKHEAD/REVISIT)

Mr. Tony Criscitiello read into the record the Development Review Team's recommendation letter, dated October 14th, 2009.

Mr. Duncan O'Quinn with O'Quinn Marine Construction explained to the board, that when the application was submitted, he understood that he had to plant back native vegetation; the only tree that needs to be protected is the Laurel Oak tree, which was addressed in the vegetative plan.

Mr. Criscitiello asked Mr. O'Quinn, "Did you submit your plan showing the trees?"

Mr. O'Quinn answered, "No, it was in writing".

Ms. Frazier asked Mr. O'Quinn, "Will all the existing vegetation remain on site, with a slope?"

Mr. O'Quinn answered, "Yes".

Ms. Frazier stated, that the Natural Resource Planner shall inspect the site after the construction, to ensure that the vegetation was replaced with native vegetation, and that the trees are still on site.

MOTION: Ms. Frazier made a motion to approve the project, with a condition that the applicant request an inspection from the Natural Resource Planner, after the construction is completed, to ensure that the native vegetation is replanted in the disturbed area, and

the trees are in good condition on the site. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Frazier, Klink).

4. BEAUFORT COUNTY – CITIZEN’S CONVENIENCE CENTER (SPECIAL USE/CONCEPTUAL)

Ms. Austin stated, that the applicant shall show the area designated for the .44 acre of protected upland forest young, or redo the Natural Resource Calculations for the disturbed area. Ms. Austin asked the applicant, “Will the site have a septic tank system for the office?”

Mr. Bobby Lee answered, “It’s on the plans”.

Ms. Frazier stated, that the applicant shall show the tree protection zones on the plans, where the grading area is shown.

Mr. Lee stated, that if that’s going to be a point of concern, he will widen the swale to avoid both of the specimen trees.

Ms. Austin stated, that it would have to be outside of the 24-foot protection zone.

Mr. Eddie Bellamy with the Beaufort County Public Works Department explained to the board, that there’s no trees where the drop off center is going to be located; next to the facility is an area of pine trees very close to 24 caliber inches. Over the past ten years, there have been garbage under the pines, and he has had dirt piled between those pines, as high as six or seven feet; it’s not at all a natural upland forest, because they kept it bush hogged. Mr. Bellamy stated, that he doesn’t know how many parcels are there, because it’s a mixture, which was intended to be a dump, and the other parcels was intended to be a community center at some point, and perhaps a play ground; but five years ago they made a decision to put the play ground at the county landing. There are no plans to put a playground on the site in the near future; even though it’s not zoned for the use they want, they have been using the site as the Public Works Light Industrial Site.

Ms. Frazier stated, that there shall be no work or grading within the buffer, the engineering plans need to be reviewed again for drainage, etc. to ensure that it works. Ms. Frazier stated, that the board would like to know if they have an elevation for the office building.

Mr. Lee stated, that it will be submitted, and will mimic the one at Shanklin Road.

Ms. Frazier stated, that since the next step for the Special Use Permit is the approval from the Zoning Board of Appeals, and the ZBOA’s approval is tied to a specific site plan, she recommends this project be deferred until all of the Development Review Team’s concerns are addressed.

MOTION: Ms. Frazier made a motion to defer the project, until the applicant show the area designated for the .44 acre of protected mixed upland forest young, or redo the Natural Resource Calculations for the disturbed area only. The applicant shall indicate the location of the required 19 mitigated trees. The applicant shall indicate if the required 15-foot side buffer is vegetated, to ensure adequate screening for the adjacent property. The applicant shall remove the 5-foot setback line that is shown on the site plan. The applicant shall ensure that there is no grading within the buffer yards. The applicant shall submit the elevation plans for the office building. The Development Review Team waived the Community Impact Statement, since the use is a grandfathered nonconforming use. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Frazier, Klink).

5. DATAW ISL – COTTON DIKE & MORGAN RIVER GOLF COURSE RENOVATION (CONCEPTUAL)

Mr. Brian Hollingsworth explained to the board, that the golf course consists of several renovation pieces, which are the greens, and it will be completely redone. The bunkers will be redone, all of the sands will be taken out, and the grass around the bunkers will be replaced; there will be new sand, new drainage, and new bunkers. Mr. Hollingsworth stated, that they will be installing a new arrogation system; new cart

paths, approximately 14 fairways will be regressed, and there's some additional tree work that will also be done.

Mr. Criscitiello asked Mr. Hollingsworth to describe the work that needs to be completed for the trees.

Mr. Hollingsworth explained, that the tree work is for the shade that is on the green; the grass on the greens is Bermuda grass, and has difficulty growing in shady conditions. This is an issue that they struggled with previously; they removed trees on shady season at times, and had hazardous trees that they removed in the past.

Mr. Criscitiello asked Mr. Hollingsworth, "To your understanding, the golf is preferred to cut on grass?"

Mr. Hollingsworth answered, "Yes".

Mr. Criscitiello asked Mr. Hollingsworth, "How many trees will be affected?"

Mr. Hollingsworth answered, "I think 15 trees".

Mr. Criscitiello asked Mr. Hollingsworth, "Is it your intent to mitigate those trees?"

Mr. Hollingsworth stated, that they was going to mitigate with smaller trees that could be counted, but he spoke with Mrs. Amanda Flake, and she informed him that those trees have been used before; they would like to pay into the Beaufort County Tree Reforestation Fund, because planting back the trees on the site would create a much greater problem.

Ms. Austin stated, that the applicant would have to pay \$43,443.00 into the Beaufort County Tree Reforestation Fund; there are 181 Live Oak Trees, with the cost of \$240 per tree.

Mr. Criscitiello asked Mr. Hollingsworth, "Are you satisfied with the amount Ms. Austin came up with?"

Mr. Hollingsworth answered, "Yes".

MOTION: Ms. Frazier made a motion to conceptually approve the project, subject to the applicant paying \$43,443.00 into the Beaufort County Tree Reforestation Fund. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Frazier, Klink).

6. RHODES PLANTATION – ECOTORISM (PRE-APPLICATION/DISCUSSION)

Mr. Brad Hill stated, that he's representing the Beaufort Planning Group, and he needs clarification regarding the ecotourism guidelines. Mr. Hill discussed his concerns with the Development Review Team members.

Ms. Frazier asked Mr. Hill, "What is the property zoned?"

Mr. Hill answered, "Rural". Mr. Hill stated, that the ordinance does not specify how many units you can have on a piece of property within the ecotourism standards, it just indicates the limitation of 50 hotel units.

Ms. Austin stated, that the floor area ratio has to be met for the total number of units.

Mr. Criscitiello asked, "What is the principle building on the property right now?"

Ms. Frazier stated, that the site is vacant.

Mr. Hill stated, that he was also thinking about a restaurant, which would be opened to the public.

Ms. Frazier asked Mr. Hill, "What would be the main ecotourism activity?"

Mr. Hill stated, that his client is planning on setting up a development that centers around the Gullah culture north of the Air Station.

Ms. Frazier stated, that creating a Gullah environment in an area where there's not that type of activity, would seem more recreational.

Mr. Criscitiello asked, "Does this use require a special use permit?"

Ms. Austin stated, that it is a limited use.

Ms. Frazier suggested that the applicant and his client sets up a meeting with the Development Review Team to discuss this project, prior to spending a lot of money going through the process.

DRT SUGGESTED THAT THE APPLICANT SCHEDULE A MEETING WITH THE MEMBERS OF THE DRT, TO DISCUSS THE PROJECT FURTHER.

The meeting adjourned at approximately 11:52 a.m.