

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, September 21, 2011, 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

Mrs. Tamekia Judge, Zoning Analyst I
Mr. Colin Kinton, Traffic Engineer

1. CALL TO ORDER: Ms. Austin called the meeting to order at approximately 11:02 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.

2. REVIEW OF MINUTES:

MOTION: Mr. Cummings made a motion to approve the September 14, 2011 minutes as submitted. Ms. Frazier seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, and Frazier).

3. GRACE AME CHURCH – (AMENDMENT)

Ms. Frazier asked Mr. Lyles, "In redesigning this, the southernmost parking area; the last plans that were approved, some of the oak trees were saved, are you now proposing that they be removed?"

Mr. Lyle replied, "Yes, because they were small non specimen and it was partly us and partly the contractor that said if we could simply replace with new good trees other than what exist today, smaller straggly oaks out there today, we would like to take the non specimen trees down and replant as necessary.

Ms. Frazier stated, that a landscape plan will be needed to take down trees on the property.

Ms. Frazier recommended the project be approved, subject to the landscape plan being submitted, indicating the trees being taken out for the parking, and the applicant shall contact Beaufort County's landscape architect, Judith Timmer, for an inspection of the trees to remaining to ensure some of the trees can be saved. The applicant shall revise the tree protection barrier on the plans from ½ foot to 1 foot for the remaining trees.

MOTION: Ms. Frazier recommended approval of the project, subject to the landscape plan being submitted, showing the trees that are being taken out for the parking. The applicant shall contact Beaufort County's landscape architect, Judith Timmer, to inspect the trees planted. The applicant shall revise the tree protection barrier on the plans from ½ foot to 1 foot for the remaining trees. Mr. Cummings seconded the motion. The motion passed unanimously (FOR: Austin, Cummings, and Frazier).

4. MOSS CREEK PLANTATION PUD- 2012 SOUTH GREENS RENOVATION – (FINAL)

Mr. Clyde Johnston, discussed the sunlight study regarding holes #7 & #16 greens, where they have inadequate sunlight, and the existing green has and removal of the tree would be the right solution for the golf green. Mr. Johnston stated, that the other alternatives for moving the green, would not make adequate sunlight for the green.

Ms. Frazier asked the Moss Creek POA's president, "At the June 23, 2011 board meeting, you voted unanimously to accept the recommendations from the golf course architect, which included removal of the trees for these holes, were you aware if any residents attended the board meeting?"

The president of the Moss Creek POA stated, that there were no residents at the board meeting.

Ms. Frazier asked the Moss Creek POA's president, it was stated in the minutes, that the general manager make arrangements to have a community presentation, and for the golf course architect to present the findings, did that take place?

The president of the Moss Creek POA stated, that the community presentation did take place.

Ms. Frazier asked the Moss Creek POA's president, "That based on many of the oppositions, in your opinion does the board still feel strongly, that these trees need to come out, per the architects recommendations?"

The president of the Moss Creek POA stated, that the trees still need to come out.

Mr. Gilbert O'Connell stated, that he opposes the removal of the trees on the golf course. Mr. O'Connell stated, that the board should consider other options to allow the green to continue in good condition, because the tree is beautiful. Mr. O'Connell stated, that they had an arborist look at the tree also and feels that the tree can be preserved.

Mr. Stu Brown stated, that he opposes the tree removal on the golf course. Mr. Brown stated, that it is the County's responsibility to preserve the trees, because the tree is 200 years old and a specimen live oak tree. Mr. Brown stated, that the arborist stated, that there appeared to be no damage to the tree. Mr. Brown stated, that the arborist stated, that the tree is healthy, and his solution would be to prune to prune the roots of the trees and install an underground barrier, and tree the crown of the trees, without damaging the healthiness of the trees.

Ms. Frazier asked Mr. Brown, "Have you presented these alternatives to the greens committee?"

Mr. Brown stated, that he did not because he had recently heard about the meeting.

Mr. Neil Austin stated, that he opposes the trees being removed, and there should have been a public hearing, because the people are aware of the tree and the holes, the board had already made a decision to remove the trees before the meeting. Mr. Austin stated, that with adequate trimmings of the trees, the sunlight can be increased by 30%.

Ms. Adrienne O'Neil stated, that the tree is beautiful and inspirational at hole #7 and she oppose the tree removal.

Mr. Cummings asked Mr. Johnston, "Did the proper notice go out to the residents?"

Mr. Johnston replied, that the board meetings are open for anyone to attend and there is an agenda posted in writing and on the website.

Mr. Wilkerson stated, that there is adequate drainage at green holes #7 and #16, and other options such as pruning has been tried, but did not help; so the trees still need to be removed.

Ms. Sandra O'Connell stated, that she was at the meeting with the arborist, and she has heard from other members of the Moss Creek development, that there was a number of problems, such as drainage, and

that the arborist stated that it was an issue. Ms. O'Connell opposes the tree removal, because there are lots of other solutions.

Ms. Frazier asked Mr. Schultz, "Would the greens committee consider sitting down with the residents to go over the recommendations from the architect for the different solutions?"

Mr. Paul Schultz, Moss Creek greens committee chairman replied, that the greens committee is an advisory board, but they do not have the power to make decisions, it is their responsibility to ensure that the greens are playable.

Ms. Frazier asked Mr. Schultz, "Would the board be open to the report from the arborist, that the residents hired?"

Mr. Wilkerson stated, that he loves trees and that the arborist report would not be correct because the arborist hired only knows about grass.

Ms. Frazier stated, that the members of the Development Review Team are not golf course experts, and feels sorry that there were no other compromises.

Mr. Cummings asked Mr. Wilkerson, "Have all options been considered for removing the trees?"

Mr. Wilkerson replied, that they considered all options.

Mr. Kinton asked, "Is the issue that the grass is not growing on the other side, and if the green can be reshaped.

Ms. Frazier stated, that if they reshaped the green, it will be shade on the other side from another tree.

Ms. Frazier asked the Development Review Team, "Can we approve the trees separately?"

Ms. Austin stated, that the board can approve the trees separately.

Ms. Frazier made a motion to approve the tree removal for green hole #16.

Ms. Austin, seconded the tree removal for green hole #16.

Mr. Cummings stated, that since the board has no scientific information, and because all other alternatives have been considered, he make a motion and recommends approval to remove the tree on green hole #7.

Ms. Frazier, seconded the tree removal on green hole #16.

Ms. Austin stated, that she disapproves the tree removal for green hole #16, and that the board should consider talking to the arborist to see if there is a low spot which is causing the green grass not to grow, and then return to the board with the findings.

MOTION: Ms. Frazier made a motion to approve the tree removal for green hole #16. Mr. Cummings seconded the motion. Mr. Cummings made a motion to approve the tree removal for green hole #7. Ms. Frazier seconded the motion. The motion passed (FOR: Cummings, Frazier, Klink OPPOSE: Austin).

The meeting adjourned at approximately 11:46 a.m.