

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, December 7, 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
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. Tamekia Judge, Zoning Analyst I
Mr. Timothy Odgen, Fire Official

1. CALL TO ORDER: Mr. Criscitiello called the meeting to order at approximately 11:02 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 approve the November 16, 2011 minutes, as submitted. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Frazier, Klink and Ogden).

3. PLEASANT PT. LOT 38 & 39 – (FINAL) (BULKHEAD)

Ms. Frazier stated, that she would like to make a recommendation to approve the project with a condition, that the applicant submits a letter from a certified arborist, explaining the tree protection method for the trees located within the disturbed areas.

MOTION: Ms. Frazier recommended that the project be approved with a condition, that the applicant submits a letter from a certified arborist, explaining the tree protection method for the trees located within the disturbed areas. Mr. Klink seconded the motion. The motion passed unanimously (FOR: Austin, Frazier, Klink, and Ogden).

4. SPRING ISLAND GOLF COURSE RENOVATION – (CONCEPT)

Mr. Lamar Mercer, Thomas & Hutton Engineering, representative for Spring Island Club stated, that they are renovating parts of the existing golf course, in order to replace the existing irrigation systems. Mr. Mercer stated, that adjacent to fairway 15, there is a small group of pine trees that need to be thinned, and the POA's arborist recommended that thinning most of the trees would be a good thing while they are renovating the golf course, because thinning the trees would allow room for the other trees to grow properly.

Mr. Criscitiello asked Mr. Mercer, "Will there be any expansion of any fairways, or any alterations of the greens?"

Mr. Mercer replied, "There is going to be some alterations of the greens; a couple of the greens are being moved and shifted to areas that have Live oak canopy's, so more existing trees will remain."

Ms. Frazier stated to Mr. Mercer, "The information provided on the aerial is very general in terms of the disturbed areas, and would the aerial be used for final submittal?"

Mr. Mercer stated, that because the work is only being conducted within the corridors, the aerials would be all that is submitted for final approval.

Mr. Bill McMann, with Thomas & Hutton stated, that one of the earliest directions of the golf course would be changed to a more natural area and less greens; changing the position of the greens on the golf course would allow the greens to continue to be beautiful.

Mr. Ogden asked Mr. McMann, "Will any of the T-boxes be altered?"

Mr. McMann stated, that some of the T-boxes will be moved, so no more trees would need to be removed.

Ms. Austin stated, that the problem with using the aerials is that, it is not an accurate depiction of what is really on the golf course.

Ms. Frazier stated, that she would like to sit down with the arborist from Spring Island, and discuss the trees being requested for removal.

Ms. Austin stated, that a survey is required, because it appears that the work in the disturbed area is going closer to the critical line.

Ms. Frazier made a recommendation to defer the project until the applicant schedules a meeting with the Development Review team members and the POA's arborist, to review the plans submitted.

MOTION: Mr. Frazier made a motion to defer the project, until the applicant schedules a meeting with the Development Review team members and the POA's arborist, to review the plans submitted. Ms. Austin seconded the motion. The motion passed unanimously (FOR: Austin, Frazier, Klink, and Ogden).

The meeting adjourned at approximately 11:20 a.m.