

### **III. DESIGN REVIEW**

Design Reviews shall be processed by Beaufort County Staff including the Zoning and Development Administrator (ZDA) the Development Review Team (DRT) and the Southern Beaufort County Design Review Board (CRB) as outlined in ZDSO Article 21 as a Permitted Use. Such staff shall review plans for compliance with these Design-Development Guidelines

As per the Development Agreement, Owners have submitted this set of Design-Development Guidelines to the CRB for pre-approval. All development within the Property shall be in compliance with these Design-Development Guidelines.

*[Items A. and B. are edited from the Myrtle Park (Myrtle Plantation) Development Agreement Exhibit E.1. on CRB Review Procedures]:*

#### **A. CRB Review**

Historically, projects would have a review with CRB only if they fell within 500' of a given corridor. By the Development Agreement, all projects will be submitted to the CRB Administrator for review of compliance with these Guidelines. When a

property is within an area subject to CRB Review, then the project will be reviewed by the full CRB who shall use these pre-approved design guidelines when processing final approvals.

The CRB authority shall be to:

- ensure final development applications conform to these Design-Development Guidelines,
- make recommendations for changes from these Design-Development Guidelines for either individual projects or to address changed conditions in accordance with Section D below.

The Owner or Developer will submit to the CRB for verification that the design conforms to these Design-Development Guidelines. In the event the property is not within an area subject to CRB Review, there will be no formal presentation by the developer to the CRB; the plan will nonetheless be submitted to the CRB Administrator for verification that it meets these Design-Development Guidelines. Requests for material deviations from these guidelines shall require full CRB review as defined in ZDSO Section 21.240 and 21.241.

At the time of submission of a proposed plan to the CRB or CRB Administrator, as the case

may be, the CRB Administrator shall forward a set of plans to the Town of Bluffton Planning Department (as during the normal distribution of materials to the members of the CRB). The Town of Bluffton Planning Department shall forward comments back to the CRB Administrator in a timely manner, no later than one week before the CRB meeting or the CRB Administrator's review. These comments will be for consideration by the decision maker to ensure that the Town of Bluffton has a forum from which to submit comments other than as a member of the public at large.

#### **B. Concurrent Permitting**

The developer is generally required to have all DHEC permits and other "outside agencies" (Army Corps of Engineers, OCRM, etc.) approved prior to submission for final plan approval with Beaufort County. For the first year after execution of the Myrtle Park Development Agreement, Development Applications will be accepted and reviewed by Beaufort County concurrently with other "outside agencies". Submissions for concurrent review shall include copies of the submissions to the outside agencies. Final plan approval shall be conditioned upon receipt of final DHEC or other "outside agency" approval. Final plans approved by



Beaufort County shall be in substantial conformity with the plans submitted to DRT. Such final approval by DHEC or other agency shall be received by DRT prior to land disturbance and construction by the applicant unless otherwise authorized by DRT. The applicant shall not be allowed to receive the plat stamped as "approved" until such permits from DHEC and other agencies are received and reviewed by DRT for compliance.

#### **C. Licensed Professionals**

All submittals to the CRB will be prepared by professionals licensed in the State of South Carolina as follows:

- Property Boundary and Tree Surveys - Land Surveyors
- Site Plans - Architects, Landscape Architects, Professional Engineers
- Building Plans - Architects
- Planting Plans - Landscape Architects.
- Plans submitted to the CRB will include the imprint of the seal of the registered professional and the following statement on the first page of the submittal statement - "These plans were prepared under my supervision and direction".

#### **D. Rights to Modify Design-Development Guidelines**

With the approval of the CRB, the Owners have the right to modify these Design-Development Guidelines. Further, the Owners reserve the right to adopt any future changes to the ZDSO and / or any CRB / Beaufort County recommended revisions to these Design-Development Guidelines at Owners discretion. Projects that have received CRB Final Plan Approval are exempt from any modifications to these Design-Development Guidelines. Any further development on such parcels will be subject to the Design-Development Guidelines current at the time of the additions or modifications.

In order to address changed conditions that the CRB believes would be better served by amending the Design-Development Guidelines, the CRB may, by two-thirds majority vote, resolve to send a request to the County Development Agreement Committee to convene a meeting to discuss the proposed revisions to the Design Guidelines. Representative(s) of the CRB as may be selected by its membership shall present to the Committee the suggested revisions, which shall be considered and/or adopted by the County and Developers in the same manner

as are amendments to the Development Agreement, save and except the requirement for adoption by ordinance

#### **E. Exceptions to ZDSO**

- 1) CRB responsibility is to ensure development is in accordance with these guidelines
- 2) All projects will have review with CRB Administrator
- 3) Concurrent Permitting is allowed in the first year

