

The scheduled meeting of the Beaufort County Development Review Team was held on Wednesday, April 25, 2007, in the Executive Conference Room, Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

#### **MEMBERS PRESENT**

Ms. Hillary Austin, Zoning Administrator  
Mr. Tony Criscitiello, Planning Director  
Mr. Arthur Cummings, Building Codes Director  
Mr. Robert Klink, County Engineer

#### **MEMBERS ABSENT**

None

#### **STAFF PRESENT**

Ms. Judy Timmer, CRB Planner  
Mrs. Lisa Glover, Zoning Analyst III

**1. CALL TO ORDER:** Mr. Criscitiello called the meeting to order at 11:20 a.m.

*Mr. Criscitiello explained, that the members of the DRT reviewed each item independently and provided their comments.*

#### **2. ADOPTION OF MINUTES:**

**MOTION: Mr. Robert Klink made a motion to adopt the minutes as submitted. Ms. Austin seconded the motion. The motion passed (FOR: Austin, Cummings, Klink; ABSTAINED: Criscitiello).**

#### **3. OKATIE CENTER PUD – PARCEL E4 (MASTER PLAN AMENDMENT)**

Mr. Criscitiello asked Mr. Klink, "Was there any traffic issue relating to the change of use for this property?"

Mr. Klink stated, "The traffic issues are okay".

Ms. Austin stated, normally the Development Review Team approves the Master Plan amendment for a specific use. Ms. Austin asked the applicant, "What would happen if the furniture store backs out?"

The applicant answered, "The other uses listed might be applied".

Mr. Criscitiello stated, that he recommends approval for Okatie Center – Parcel E4 Master Plan amendment. Mr. Criscitiello stated, that this approval is for the Master Plan amendment only; the applicant has to come back before the DRT for approval for the furniture store.

**THE DRT UNANIMOUSLY APPROVED THE AMENDMENT TO ALLOW COMMERCIAL RETAIL USES, TO INCLUDE A FURNITURE SHOWROOM WITH STORAGE. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).**

#### **4. SUN CITY HH – ARGENT 2 – BLOCK 1 (AMENDMENT)**

Mr. Criscitiello stated, that he wants to make sure that the DRT is reviewing only the guardhouse.

Ms. Austin stated, that this amendment is only for the guardhouse. Ms. Austin stated, that when the plans are stamped, there will be a condition on the plans that the connectivity still stands.

Mr. Criscitiello stated, that the Planning Department recommends approval with the proposed conditions noted by Ms. Austin.

**THE DRT UNANIMOUSLY APPROVED THE AMENDMENT TO ADD THE GUARDHOUSE TO THE SUBMITTED PLANS. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).**

#### **5. ST. HELENA CELL TOWER – REVISIT (SPECIAL USE/CONCEPTUAL)**

Ms. Austin stated, that this project came before the Development Review Team last week, and the applicant wanted to move the location of the lease area, in order to get away from the oak tree.

Mr. Criscitiello stated, that the Planning Department recommends approval, and the applicant can forward the project to the Zoning Board of Appeals.

**THE DRT UNANIMOUSLY APPROVED THE PROJECT AS SUBMITTED. THE APPLICANT IS ALLOWED TO MOVE ON TO THE ZONING BOARD OF APPEALS FOR THE SPECIAL USE PERMIT APPROVAL. (FOR: AUSTIN, CRISCITIELLO, CUMMINGS, KLINK).**

*The meeting adjourned at approximately 11:29 a.m.*