

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Tuesday, February 6, 2001, in the County Council Chambers of the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

MEMBERS PRESENT:

Mr. Jim Hicks, Chair

Ms. Nancy Ann Ciehanski

Mr. Ben Johnson, III, Vice Chair

Mr. Thomas Mike, Sr.

Mr. John Abney

Ms. Margie Jenkins

Mr. Paul Keyserling

Mr. Mike Zara

MEMBERS ABSENT: None

EX-OFFICIO MEMBERS PRESENT: None

STAFF PRESENT:

Mr. Anthony J. Criscitiello, Planning Director

Ms. Barbara Childs, Admin. Assistant to Planning Direction

Mr. H. "Buz" Boehm, Deputy Administrator, Development & Services

Mr. Christopher Eversmann, Public Works Director

CALL TO ORDER: Chairman Hicks called the meeting to order at approximately 6:06 p.m.

PLEDGE OF ALLEGIANCE: Chairman Hicks led those assembled in the pledge of allegiance.

REVIEW OF MINUTES: The minutes of the January 4, 2001, Commission meeting were reviewed and no changes were noted. **MOTION: Mr. Abney made a motion, and Mrs. Ciehanski seconded, to accept the minutes of the January 4, 2001, meeting.** No further discussion occurred. **The motion was carried (FOR: Abney, Ciehanski, Duncan, Jenkins, Mike and Zara; ABSTAINED: Johnson & Keyserling).**

PUBLIC COMMENT: None were received.

CHAIRMAN'S REPORT

- 1. Appointment of Commission Members:** Mr. Criscitiello explained the County Council's selection process and believes decisions will be made at the next County Council meeting. Chairman Hicks noted that it was the first time an at-large Commissioner seat was involved.

- 2. Capital Improvements Plan/CIP:** Chairman Hicks applauded the responses he received from his calls to various department heads regarding their specific CIP submittals.

BEAUFORT COUNTY CAPITAL IMPROVEMENTS PROGRAM/CIP

Mr. Eversmann briefed the Commissioners on the history and the County's goals for drop-off centers and debris management. He displayed a conceptual plan for a two-acre consolidated citizen drop-off center that was designed by a consultant. The center will be landscaped and buffered. He noted the Zoning & Development Standards Ordinance/ZDSO requirements mandating a minimum lot size of 10 acres and placement on light industrial zoning sites only have been problematic to find available locations for future drop-off centers.

Mr. Boehm noted the CIP process was dynamic and diverse because of the departmental input for infrastructure projects. He is comfortable with the recommended FY2002 CIP projects. He noted that a construction management consultant would handle the CIP projects for the County.

Public Comment: Ms. Wendy Zara asked that the Commission recommend to Council a plan regarding the CIP project for the Dale Community Preservation/CP Plan.

Discussion included:

- drop-off centers (consolidating the existing ones, the unmanned centers at Big Estate and Sheldon, the capability of the proposed consolidated drop-off center for Bluffton and Hilton Head waste, the centers usage by all citizens, the disposal of white goods/appliances, the Gibbet Road site, and recommending requiring higher minimum acreage to accommodate growth and to serve as a secondary purpose as storm debris management sites);
- integrating public libraries into school district buildings;
- County office space needs (the possibility of a Southern Beaufort County office site, the hiring of a space needs consultant to determine current and future building spaces for County departments, and the renovation of the old Hilton Head library for additional County office space);
- the Comprehensive Plan/ComPlan in relation to the CIP plan (including the large number of Parks & Leisure Services/PALS projects for the upcoming fiscal year that were recommended by the Comprehensive Plan);
- using the \$40 million land purchase referendum to meet Public Works' need for land for storm debris management (the Planning Director did not support this concept);
- funding for the irrigation systems on the traffic islands proposed for the Sam's Point Road expansion and Highway 170 by SC Department of Transportation/DOT,
- the Planning Commission's role in the CIP process (according to the state legislative act, their ability to recommend future projects, their desire for more detailed information on each project, a desire to know what projects did not make this year's plan);
- this year's CIP plan (including kudos from the Commissioners and the Northern Beaufort County railroad trestle project that was not included); and,
- an ideal CIP ratings system.

The Planning Commissioners request:

1. that they be provided an opportunity to submit projects for CIP consideration;
2. that they be provided a detailed briefing/workshop earlier the CIP process; and,
3. that they be provided the opportunity to participate in ranking the CIP projects.

NOTE: Chairman Hicks recessed the meeting at 7:47 p.m. and reconvened at 7:50 p.m.

Chairman Hicks recommended adding to the motion a statement regarding CIP projects for CP plans. **Discussion included** having CP projects competing with all other CIP projects, prioritizing CP projects, packaging core/nucleus projects for each CP plan as the initial CIP project, setting a monetary or percentage limit for CP core packages, setting completion timeframe for all CP projects for each CP plan, standardizing funding strategies for all CP plans, showing a commitment to the CP plan by authorizing an initial investment, the possibility of CP plans not being able to compete for CIP funds but merely becoming a rezoning process, the commitment by the public at the planning process of the CP plans, the difficulty to obtain funding for consolidated drop-off centers, the political bureaucracy with the CIP projects, the necessity that the Commissioners provide a recommendation regarding the Dale CP plan in this year's CIP plan, and the Commissioners having the opportunity to move the project priorities.

MOTION: Mr. Keyserling made a motion, and Mr. Abney seconded, to recommend approval of the Beaufort County Capital Improvements Program/CIP for FY2001-2002, with the recommendation that Community Preservation/CP projects be divided into two categories: 1- A nucleus project, consisting of projects essential to the implementation of the respective CP plan, that should be funded in the initial year; and 2- All other projects generated in the initial CP planning process should compete as individual items in the CIP process. Further discussion occurred regarding clarification of the motion. **The motion was carried unanimously (FOR: Abney, Ciehanski, Jenkins, Johnson, Keyserling, Mike & Zara).**

Ms. Jenkins asked that all CP committees be given the funding guideline as was recommended in the motion.

APPOINTMENT OF PLANNING COMMISSION AD-HOC COMMITTEE FOR PROPOSED RURAL BUSINESS DISTRICT TEXT AMENDMENT TO THE BEAUFORT COUNTY ZONING & DEVELOPMENT STANDARDS ORDINANCE (ZDSO)

Chairman Hicks noted that some Commissioners rode around with staff looking at the proposed areas for the Rural Business District. Mr. Stan Williams, the Community Preservation Planner, would like to meet with representatives of those affected areas to discuss the actual uses in those areas. Chairman Hicks asked that the Commissioners of the involved areas meet with Mr. Williams at 4:30 p.m. on March 6, prior to the Planning Commission meeting. More details will be included in the Commissioners' March 2001 meeting packet.

OTHER BUSINESS:

1. **ComPlan Review Schedule:** Mr. Criscitiello noted that he would be asking for funding for the ComPlan review that is required every five years after the ComPlan adoption. Chairman Hicks noted that citizen input would probably occur also.
2. **Special Area Management Plan/SAMP:** Mr. Criscitiello noted that Ms. Cindy Bower-Camacho, the Assistant Planning Director, was working on the project and plans to brief the Planning Committee of the Beaufort County Council this month, and then the Commissioners at their next meeting in March 2001.
3. **Election of Commission Officers:** The election will occur during the March 2001 Commission meeting.

ADJOURNMENT: MOTION: Mr. Mike made a motion, and it was seconded, to adjourn the meeting. The motion was carried unanimously (FOR: Abney, Ciehanski, Jenkins, Johnson, Keyserling, Mike & Zara). Chairman Hicks adjourned the meeting at approximately 8:40 p.m.

SUBMITTED BY:

Barbara Ann C. Childs, Admin. Assistant to the Planning Director

Jim Hicks, Chairman, Beaufort County Planning Board

APPROVED: March 6, 2001