

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Tuesday, March 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  
Mr. John Abney  
Ms. Margie Jenkins  
Mr. Thomas Mike, Sr.

Mr. Ben Johnson, III, Vice Chair  
Mr. Jerome Goode  
Mr. Paul Keyserling  
Mr. Mike Zara

**MEMBERS ABSENT:** Ms. Nancy Ann Ciehanski

**EX-OFFICIO MEMBERS PRESENT:** None

**STAFF PRESENT:**

Mr. Anthony J. Criscitiello, Planning Director  
Ms. Barbara Childs, Admin. Assistant to Planning Director  
Mr. Stan Williams, Community Preservation Planner

**CALL TO ORDER:** Chairman Hicks called the meeting to order at approximately 6:08 p.m.

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

**REVIEW OF MINUTES:** The minutes of the February 6, 2001, Commission meeting were reviewed and no changes were noted. **MOTION: Mr. Zara made a motion, and Mr. Mike seconded, to accept the minutes of the February 6, 2001, meeting.** No further discussion occurred. **The motion was carried (FOR: Abney, Jenkins, Johnson, Keyserling, Mike and Zara; ABSTAINED: Goode).**

**CHAIRMAN'S REPORT**

1. **Welcome to the New Commissioner:** Chairman Hicks introduced Mr. Jerome Goode to the Commission. Mr. Goode is a former Commissioner and has agreed to serve again.
2. **Elections of Commission Officials:** The elections will occur at the end of the meeting during "Other Business."
3. **Removal of Agenda Items:** The following agenda items, that were advertised in the papers, have been removed by the staff for various reasons:
  - a. Map Amendment to the Beaufort County Zoning Map, Southern Beaufort County--

- Barrel Landing at Highways 278 and 170 from Light Industrial/LI to Resource Conservation/RC.
- b. Text Amendments to the Beaufort County Zoning & Development Standards Ordinance (ZDSO):
- (1) Sec. 106-1023(a), Resource Conservation/RC District: Add Rural and Critical Lands.
  - (2) Article V--Section 106-1357, Commercial communication towers; and Section 7, Industrial, of Appendix D: Change commercial communication towers requirements.

**PUBLIC COMMENT:** None were received.

**MAP AMENDMENTS TO THE BEAUFORT COUNTY ZONING MAP-- PORT ROYAL ISLAND: REZONING OF PART OF THE BURTON AREA**

1. 135 properties along Broad River Boulevard, Parris Island Gateway, Eastern Road, Jericho Road, and Old Salem Road from Commercial Regional/CR to Urban/U.
2. 7 properties along U.S. Highway 21 from Urban/U to Commercial Regional/CR.

Mr. Criscitiello briefed the Commissioners. He noted that the CR zoning did not allow new residential units to be built, the zoning history, and the number of residential units involved in the properties being rezoned to U. The staff believes the zoning was a mistake. The Port Royal Island Subcommittee recommended the rezoning from CR to U; but, did not act on the rezoning from U to CR. Instead, the Subcommittee asked that staff inquire of the greenway plans for the Albergotti Creek. Mr. Criscitiello noted that Ms. Libby Anderson, City of Beaufort Planning Director, had no plans for the Creek because it was in the unincorporated part of the County. Mr. Criscitiello showed maps of current and recommended zoning of the area. He noted that the staff wanted to keep the CR zoning along Highways 170 and 21, and not on Broad River Boulevard. He also showed a comparison chart of uses and density in CR and U zonings.

Chairman Hicks recommended dealing with this amendment as two separate issues—for the properties along Broad River Boulevard, Parris Island Gateway, Eastern Road, Jericho Road, and Old Salem Road from CR to U; and for the Highway 21 properties from U to CR.

Mr. Goode declared that he had a conflict of interest on this item.

**Discussion included** concern for the environmental impact on Albergotti Creek by the properties along Highway 21, the only non-conforming use under the current U zoning is Parks Auto, using buffers to reduce the environmental impact along the Creek, the existing land uses, the constraints to rebuild if a disaster occurs, possible use as a resort in the proposed CR zoning, clarification of the City of Beaufort boundaries, a query of any impact study regarding the affects of business on the Creek, the possibility of Suburban zoning, and setting limitations on the auto mall such as buffering and using impervious surfaces.

**Public Comment:**

1. Mr. Joe Brown is concerned that his property was allowed four units per acre in the 1990 zoning, and with the rezoning will be allowed only 2.6 units per acre. He asked for

- clarification on the multi-family use where 15 units per acre are allowed and on the family compound use.
2. Mr. Glen Cannon, a resident on Old Salem Road, asked for clarification on commercial business uses for U zoning.
  3. Mr. Harry Thompson, a resident on Old Salem Road, asked if his business would be allowed.

Chairman Hicks asked Mr. Williams to contact Mr. Bob Stuthoff regarding the greenways issue for Highway 21.

**MOTION: Ms. Jenkins made a motion, and Mr. Zara seconded, to recommend approval of the Beaufort County zoning map amendment of Port Royal Island, rezoning a portion of the Burton area along Broad River Boulevard, Parris Island Gateway, Eastern Road, Jericho Road, and Old Salem Road from Commercial Regional/CR to Urban/U. No further discussion occurred. The motion was carried (FOR: Abney, Jenkins, Johnson, Keyserling, Mike & Zara; ABSTAINED: Goode).**

**Further discussion included** recommending Suburban zoning, concern that car dealer has impervious surfaces, annexation to the City of Beaufort, recommending an impact study, protecting the waterway, other zonings would achieve the level of protection desired but auto-lubricant uses are still allowed, and variances to allow rebuilding if a disaster destroyed the structures.

**MOTION: Ms. Jenkins made a motion, and Mr. Abney seconded, to recommend approval of the Beaufort County zoning map amendment of Port Royal Island, rezoning a portion of the Burton area along Highway 21 from Urban/U to Commercial Regional/CR. No further discussion occurred. The motion was carried (FOR: Abney, Goode, Jenkins, Johnson & Mike; AGAINST: Keyserling and Zara).**

**TEXT AMENDMENT TO THE BEAUFORT COUNTY ZONING & DEVELOPMENT STANDARDS ORDINANCE (ZDSO), APPENDIX D, COMMUNITY PRESERVATION (CP) AREAS** (Delete all reference to the Dale CP District due to the adoption of Appendix J, Dale CP District).

Mr. Criscitiello briefed the Commissioners.

**Public Comment:** None were received.

**MOTION: Ms. Jenkins made a motion, and Ms. Keyserling seconded, to recommend approval of the text amendment to the Beaufort County Zoning and Development Standards Ordinance (ZDSO), Appendix D, Community Preservation (CP) areas, to delete all reference to the Dale CP District due to the adoption of Appendix J, Dale CP District, of the ZDSO. No discussion occurred. The motion was carried unanimously (FOR: Abney, Goode, Jenkins, Johnson, Keyserling, Mike & Zara).**

**TEXT AMENDMENT TO THE BEAUFORT COUNTY ZONING & DEVELOPMENT STANDARDS ORDINANCE (ZDSO), ARTICLE VII--TABLE 106-1782, RESOURCE PROTECTION LEVELS; AND SEC. 106-1844, BEACH-DUNE** (Add lighting standards to provide protection to endangered sea turtles).

Mr. Criscitiello briefed the Commissioners.

**Public Comment:** None were received.

**Discussion included** clarification of the amendment, concern for existing non-conformities, recommending including existing and future coverage, and enforcement issues.

**MOTION: Mr. Zara made a motion, and Mr. Johnson seconded, to recommend approval of the text amendment to the Beaufort County Zoning and Development Standards Ordinance (ZDSO), Article VII--Table 106-1782, Resource Protection Levels; and Sec. 106-1844, Beach-dune, to add lighting standards to provide protection to endangered sea turtles, with additional wording to encourage existing developments to comply with this ordinance. No further discussion occurred. The motion was carried unanimously (FOR: Abney, Goode, Jenkins, Johnson, Keyserling, Mike & Zara).**

**NAMING OF NEW MAJOR ROAD IN SOUTHERN BEAUFORT: WEST FORDING ISLAND ROAD** (the new west connection of Highway 278 from the intersection of Highway 170 to the Jasper County border).

Mr. Criscitiello briefed the Commissioners.

**Discussion included** clarification of the area involved and the E-911 involvement in this naming.

**Public Comment:** None were received.

**MOTION: Mr. Keyserling made a motion, and Mr. Mike seconded, to recommend approval of the naming of West Fording Island Road, the new west connection of Highway 278 from the intersection of Highway 170 to the Jasper County border. No further discussion occurred. The motion was carried unanimously (FOR: Abney, Goode, Jenkins, Johnson, Keyserling, Mike & Zara).**

**OTHER BUSINESS -- Election of Commission Officers:**

1. Chairmanship: Mr. Goode nominated Mr. Hicks, and Mr. Abney seconded the nomination. After Chairman Hicks made a call for other nominations and receiving none other, Mr. Zara made a motion to close the nominations for Commission Chairmanship. No second was needed.
2. Vice-Chairmanship: Mr. Abney nominated Mr. Johnson, and Mr. Mike seconded the nomination. After Chairman Hicks made a call for other nominations and receiving none other, Chairman Hicks made a motion to close the nominations for Commission Vice-Chairmanship. No second was needed.

**MOTION: Mr. Zara made a motion, and Mr. Keyserling seconded, to accept Mr. Hicks as Commission Chairman and Mr. Johnson as Commission Vice-Chairman. No further discussion occurred. The motion was carried unanimously (FOR: Abney, Goode, Jenkins, Johnson, Keyserling, Mike & Zara).**

**ADJOURNMENT: MOTION: Mr. Goode made a motion, and it was seconded, to adjourn the meeting. The motion was carried unanimously (FOR: Abney, Goode, Jenkins, Johnson, Keyserling, Mike & Zara).** Chairman Hicks adjourned the meeting at approximately 7:13 p.m.

**SUBMITTED BY:** \_\_\_\_\_  
Barbara Ann C. Childs, Admin. Assistant to the Planning Director

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Jim Hicks, Chairman, Beaufort County Planning Board

**APPROVED: April 3, 2001**