

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Tuesday, July 3, 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

Ms. Margie Jenkins

Mr. Thomas Mike, Sr.

Mr. Ben Johnson, III, Vice Chair

Mr. Jerome Goode

Mr. Paul Keyserling

Mr. Mike Zara

**MEMBERS ABSENT:** Mr. John Abney

**EX-OFFICIO MEMBERS PRESENT:** None

**STAFF PRESENT:**

Mr. Anthony J. Criscitiello, Planning Director

Ms. Barbara Childs, Admin. Assistant to Planning Director

**CALL TO ORDER:** Chairman Hicks called the meeting to order at approximately 6:00 p.m.

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

**REVIEW OF MINUTES:**

The minutes of the June 5, 2001, Commission meeting were reviewed. A correction was noted on the third full paragraph on Page 5 to replace the comment regarding the Southern Beaufort County Subcommittee with the following: "...a reiteration that the Southern Beaufort County Subcommittee had 25 attendees who did not want a Rural Business District in the area and the Subcommittee voted to recommend removal of the Callawassie area from the proposed Rural Business District amendment."

**MOTION:** Mr. Mike made a motion, and Mr. Johnson seconded, to accept the amended minutes of the June 5, 2001, meeting. The motion was carried unanimously (FOR: Ciehanski, Jenkins, Johnson, Keyserling, Mike and Zara; ABSTAINED: Goode).

**CHAIRMAN'S REPORT:** None was given.

**PUBLIC COMMENT:**

1. Ms. Geraldine Dawson presented a petition from the Lobeco citizens requesting consideration for a proposed Lobeco Community Preservation/CP District. The petition is the compilation of 16 months work showing the citizens want to proceed with the CP process. She requested that the petition be considered at the next Northern Beaufort County Subcommittee meeting.
2. Mr. Frank Mullen reiterated Ms. Dawson's request for consideration for the proposed Lobeco CP District.

**TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING & DEVELOPMENT STANDARDS ORDINANCE (ZDSO), Article VI, Table 106-1098, General Use Table (adds personal services as a limited use in Suburban and Urban Districts)**

Mr. Criscitiello briefed the Commissioners. Staff believes these amendments are in compliance with the Beaufort County Comprehensive Plan.

**Public Comment:** None were received.

**Discussion** included clarification on the map showing the affected districts, the ramification of the traffic impact analysis requirement on small businesses, the receipt of specific requests that triggered this amendment, and a major concern that tattoo and massage parlor uses would be allowed. Mr. Criscitiello advised this amendment would not allow tattoo and massage parlors.

**MOTION:** Mr. Zara made a motion, and Ms. Ciehanski seconded, to recommend approval of the text amendments to the Beaufort County Zoning & Development Standards Ordinance. Discussion included creating thresholds or limits, and industrial laundry should be in Industrial Park Districts. **The motion was carried unanimously (FOR: Ciehanski, Goode, Jenkins, Johnson, Keyserling, Mike & Zara).**

**AMENDMENT TO THE OFFICIAL BEAUFORT COUNTY MAP:**

Mr. Criscitiello briefed the Commissioners regarding the proposed realignment of the Bluffton Parkway. The proposed northern realignment has an environmental advantage since it does not affect as much wetlands as the original alignment. The County Council will hold the official public hearing on this realignment.

**Discussion** included a comparison of the original southern and the proposed northern alignments, the possible commercial developments and benefits along each alignment, controlling the curb cuts to control development, the Town of Bluffton's potential to provide the original southern alignment at a later date through its PUDs and development agreements, the possibility of too many roads providing negative impacts on the community, clarification on the level of service regarding roads, the consultant's recommendation that the northern alignment would be beneficial since the southern alignment may occur anyway, and the recommendations

of approval by the Beaufort County Transportation Advisory Group/BTAG and the Planning Committee of Beaufort County Council.

**Mayor Hank Johnston of the Town of Bluffton discussed** the Town's policy to require developers to provide interconnectivity between their developments and existing developments in order to distribute the flow of residential traffic away from the Parkway, the minimum impact on wetlands with the northern alignment, the anticipated lower buildout than was projected, the 20-year life of the northern alignment road, synchronization of traffic signaling, requiring service roads in commercial areas, and the problematic 3,000-foot segment of the northern alignment where a solution is being sought.

**MOTION: Ms. Ciehanski made a motion, and Mr. Mike seconded, to recommend approval of the amendment to the office map which is the northern alignment of the Bluffton Parkway as recommended by Wilbur Smith Associates in their June 18, 2001, memo regarding the Bluffton Parkway Alternatives Analysis/Preliminary Summary of Findings. No further discussion occurred. The motion was passed unanimously (FOR: Ciehanski, Goode, Jenkins, Johnson, Keyserling, Mike & Zara).**

**AMENDMENT TO THE BEAUFORT COUNTY CAPITAL IMPROVEMENT PROGRAMS/CIP** (adds City of Beaufort Waterfront Park for \$500,000.00 over three years)

Mr. H. Boehm clarified that the City of Beaufort returned control of all parks and recreational facilities, except the Waterfront Park, to the County in 1979. Cost estimates on the repairs have not been determined. If this is approved, the CIP coordinator will have to return to the Commissioners to reprioritize the already approved projects. \$156,000 is the approved CIP budget for FY2002. The CIP Manager Mr. H. Buz Boehm cannot move forward without the Commissioners recommendation. Mr. Boehm recommends waiting until the cost estimates are determined.

Mr. Criscitiello noted that the Park's foundation is giving way. The structural components are still sound, but there is a wearing down of the park which is manifested by the uneven appearances of the sidewalks.

**Discussion** included support of this amendment since non-City residents use the Waterfront Park, the adverse affect on the already approved CIP projects, the Parks & Leisure Service/PALS policies (i.e. the closure of Green Street pool on Sundays), the absence of a staff recommendation, the legality of using County funds to support a municipal's project, and the desire to see the cost estimates before supporting such an amendment.

**MOTION: Mr. Zara made a motion, and Mr. Keyserling seconded, to recommend in principal no objection in partnering the funding of municipal projects as long as a partnership criteria is established and the extent of the cost of each project is defined.** Discussion included clarification of the motion, and disagreement to the motion since it was sending a message of approval to Council. **The motion was defeated (FOR: Ciehanski, Jenkins, Keyserling, & Zara; AGAINST: Goode, Johnson, & Mike; Chairman Hicks voted against the motion causing a tie which defeated the motion).**

**MOTION:** Mr. Keyserling made a motion, and Mr. Goode seconded, to recommend disapproval of the amendment to the Beaufort County Capital Improvement Program/CIP that would add the City of Beaufort Waterfront Park for \$500,000.00 over three years until guidelines are established regarding partnering with municipalities on CIP projects and specific costs for the Waterfront Park improvements are presented. Discussion included clarification of the motion, the Commissioners' desire to see the projects that will be eliminated because of this amendment, and the Commissioners' role in the CIP amendment process. **The motion was passed unanimously (FOR: Ciehanski, Goode, Jenkins, Johnson, Keyserling, Mike & Zara).**

**OTHER BUSINESS:** Chairman Hicks asked for a consensus to ~~bring forth~~ *discuss* additions, *deletions and consolidations* to the Community Preservation Districts by adding the question to the Commission's August 2001 agenda. No dissent was expressed and the question will be added for action as indicated.

**ADJOURNMENT:** Mr. Goode made a motion, and Mr. Mike seconded, to adjourn the meeting. The motion was carried unanimously (FOR: Ciehanski, Goode, Jenkins, Johnson, Keyserling, Mike & Zara). Chairman Hicks adjourned the meeting at approximately 7:20 p.m.

**SUBMITTED BY:**

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

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Jim Hicks, Chairman, Beaufort County Planning Board

**APPROVED:**

**August 7, 2001, as amended**

(Additions are *italicized & underlined*; deletions are ~~struck through~~.)