

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

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

Mr. Robert Merchant, Development Review Planner

Mr. Stan Williams, Community Planner

Ms. Delores Frazier, Long-range Manager

Ms. Barbara Childs, Admin. Assistant to Planning Director

CALL TO ORDER: Chairman Hicks called the meeting to order at approximately 5:31 p.m.

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

REVIEW OF MINUTES: The minutes of the October 2, 2001, Commission meeting were reviewed. No corrections were noted. **MOTION: Ms. Jenkins made a motion, and Mr. Zara seconded, to accept the minutes of the October 2, 2001, meeting. The motion was carried (FOR: Goode, Jenkins, Keyserling & Zara; ABSTAINED: Mike).**

CHAIRMAN'S REPORT: Replacement for Ciehanski by next month

PUBLIC COMMENT: None

HIGHWAY 170 CORRIDOR PLAN

Chairman Hicks noted that some of the Planning Commissioners attended the last night's meeting (11/5/2001) of the Municipal Planning Commission of the Town of Port Royal and the City of Beaufort to hear a presentation on this Plan. With the exception of a few items, the Joint Planning Commission recommended approval of the plan. The respective municipality councils

will hear the Plan for adoption. Once the adoption occurs, both municipalities plan to incorporate the Plan into their ordinances.

Mr. Criscitiello briefed the Commissioners, noting that staff was directed to work with the municipalities to provide an entrance into the County along Highway 170.

Mr. Merchant briefed the details of the Plan, including using part of the required 50-foot buffer as a pedestrian bicycle trail; and standards for signage, lighting, and access management. Further details to the Plan will be formulated with the municipalities and the S.C. Department of Transportation. The future greenways plan may incorporate the Highway 170 pedestrian/bike trail.

Public Comment: None were noted.

Discussion included commending the work by the municipalities and the County in this joint plan, an effort to intervene while the contractor is working on Highway 170, recommending the use of stronger wording to retain the natural vegetation rather than planting new vegetation, the reduction of the 50-foot buffer by the placement of a bike path, a clarification on the bike path concept, and a clarification on the Commission's action regarding this plan.

Ms. Libby Anderson, the City of Beaufort Planning Director, and Ms Linda Bridges, the Town of Port Royal Planning Administrator, noted that they would present the Plan to their respective Councils for adoption. Once the adoption occurs, both municipalities plan to incorporate the Plan into their ordinances.

MOTION: Mr. Zara made a motion, and Mr. Keyserling seconded, to recommend approval of the Highway 170 Corridor Plan as interim standards until the municipalities and the County are able to adopt specific text amendments to their respective Zoning & Development Standards Ordinance/ZDSO. The motion was carried unanimously (FOR: Goode, Jenkins, Johnson, Keyserling, Mike and Zara)

TEXT AMENDMENTS TO THE BEAUFORT COUNTY COMPREHENSIVE PLAN TO ADD THE ST. HELENA CORNERS AREA (COMMUNITY PRESERVATION) PLAN – AND -- TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING & DEVELOPMENT STANDARDS ORDINANCE (ZDSO), adding Appendix K, St. Helena Corners Area Land Development and Design Standards

Mr. Criscitiello introduced Ms. Marquetta Goodwine, the St. Helena Community Preservation/CP Committee Chair, who presented the St. Helena Corners Area Plan. Assisted by a Power-Point slide presentation by Mr. Sitkowski of Allison-Ramsey Architects, Ms. Goodwine gave the background and reasoning for the recommended standards and improvements made by the Corners Area CP Committee. She commended the work by the CP Committee members, community planner Mr. Williams, Councilman McBride, Planning Commissioner Ben Johnson, etc.

Public Comment: Ms. Carol Tuynman commended the work and the presentation. She hopes Council will support the recommendations resoundingly.

Discussion included commending the work by the CP Committee, the resolution of the contentious issues of widening Highway 21 and development density, clarification of the roof standards, commending the preservation of the culture on St. Helena, and the upcoming meetings with SCDOT regarding the requested stoplights.

MOTION: Mr. Johnson made a motion, and Mr. Goode seconded, to recommend approval of the text amendments to the Beaufort County Comprehensive Plan to add the St. Helena Corners Area (Community Preservation) Plan. The motion was carried (FOR: Goode, Jenkins, Johnson, Keyserling, Mike and Zara, ABSTENTION: Johnson).

MOTION: Mr. Johnson made a motion, and Ms. Jenkins seconded, to recommend approval of the text amendments to the Beaufort County Zoning & Development Standards Ordinance (ZDSO) to add Appendix K, St. Helena Corners Area Land Development and Design Standards. The motion was carried (FOR: Goode, Jenkins, Johnson, Keyserling, Mike and Zara, ABSTENTION: Johnson).

Note: Chairman Hicks recessed the meeting at 7:03 p.m. and reconvened the meeting at 7:13 p.m.

TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING & DEVELOPMENT STANDARDS ORDINANCE (ZDSO) TO ADD ARTICLE XI, DIVISION 5, PLANNED DEVELOPMENT (PD) DISTRICT

Mr. Criscitiello briefed the Commission. Chairman Hicks noted that a public meeting was held with the architects, engineers and homebuilders of the community. The staff has addressed the comments received from a meeting with the architects, engineers and homebuilders of the community.

Public Comment:

1. Mr. Reed Armstrong supports the exclusion of PDs in the Rural, Rural Residential and Resource Conservation Districts. The exclusion will maintain the character and compatibility of those areas.
2. Ms. Patty Richards, a Coastal Conservation League representative, agreed with Mr. Criscitiello's statement that this ordinance does not undercut the Comprehensive Plan and does not do violence to the ZDSO. She was concerned for the process and enforcement of the ordinance. In the past, developers were the only ones who knew what was in the PUD document. There is limited County staff for enforcement. She recommended assigning a minimum of two planners to review and follow up on all PDs and PUDs.
3. Mr. Scott Hammett noted that most people do not want this ordinance. Higher density groups outvoted rural residents and the rural character has changed. This then is a chain reaction of development by neighboring property owners, increasing PDs in Rural Districts.
4. Ms. Caroline Davis had her written comments read by Ms. Carol Tuynman. Ms. Davis does not support the PD ordinance. She believes PDs allow developers to develop to the

- detriment of the neighbors.
5. Ms. Carol Tuynman has concerns regarding PDs. PDs are detrimental when trying to plan for and construct future roadways. She endorses a concept of unifying the Comprehensive Plans and Zoning & Development Standards Ordinances for the County and the municipalities.
 6. Ms. Marquetta Goodwine, as the Chieftess of the Gullah/Geechie Nation, supports excluding PDs in Rural, Rural Residential, and Community Preservation Districts.
 7. Ms. Wendy Zara, a Sheldon resident, has witnessed many PUDs since it became law. The argument that PDs are a defense against annexation has no merit since the municipalities have already annexed the Planned Unit Development/PUDs north of the Broad River. Developers need flexibility, but the ZDSO has the planned communities option. She is against the PD ordinance. However, if it is passed, she asked for the retention of the exclusion from Resource Conservation, Rural, and Rural Residential Districts; removing clubhouses from being considered as open spaces; and requiring surveys that meet the South Carolina law.
 8. Mr. Tommy O'Brien, a native of Beaufort County, opposes the PD ordinance. He contrasted his year-long application process to change the name of his street to the 5-1/2 month adoption process of The Oaks at Broad River PUD. The adjacent area to the PUD had single-family homes, but the PUD averages 12 units per acre. He noted the safety hazards of the drainage ponds that were approved at the Oaks, and the building heights at Oaks that exceed the approved Master Plan. PUDs are not enforced by the County. He noted the allowed use of small and large communities in the current ZDSO, so there is no need for PDs.

Discussion included the need for the Planning Commissioners to separate political motivation from overall benefit for the community, retaining the exclusion of PDs from Rural and Community Preservation/CP districts, the opposition to the ordinance despite Council's request for it, disagreement to the argument that PDs will serve as anti-annexation tools, the ramification of recommending disapproving the ordinance, recommending an agreement with the municipalities for a regional land use concept, and the non-support by Council members of the Planning Commissioners' recommendations.

MOTION: Mr. Goode made a motion, and Mr. Zara seconded, to recommend disapproval of the Text Amendment to the ZDSO regarding PD ordinance based on insufficiently demonstrated justification, however acknowledged the work of staff in drafting the ordinance. The motion was carried unanimously (FOR: Goode, Jenkins, Johnson, Keyserling, Mike & Zara).

TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING & DEVELOPMENT STANDARDS ORDINANCE (ZDSO), APPENDIX I, LADY'S ISLAND COMMUNITY PRESERVATION PLAN

1. Section 5.2 clarifies that reuse or expansion of existing structures within the Village Center is exempt from the building placement and building frontage standards.
2. Section 5.2 sets limitations on use distribution for split zoned parcels and within multiple zoned development sites.
3. Section 5.7 adds provisions and flexibility on building placements.

4. Section 5.2 clarifies development and architectural design standards authority.
5. Section 1.5 allows additional commercial uses in Planned Communities with commercially zoned areas.
6. Sections 3.4 and 3.5 adds limitations to certain storage uses as limited uses within Neighborhood Activity Centers.
7. Section 3.7 provides flexibility in the building placement and allows limited parking in front of buildings.
8. Section 3.7 changes the street frontage requirements to include elements other than buildings.
9. Sections 3.7 and 3.5 changes the maximum building footprints, increases the size of food stores, and places limitations on food stores.
10. Section 3.7 allows limited front and side yard parking.
11. Table 3 corrects height limitations in the Expanded Home Business District and the Neighborhood Activity Center.

Public Comment: None were received.

Discussion included clarification on the commercial apartments above commercial establishments and the front yard parking amendments, the flexibility provided by using the terminology “encouraged” and “discouraged”, and the rationale for requiring any impervious surface but asphalt.

MOTION: Mr. Johnson made a motion, and Mr. Mike seconded, to recommend approval of the eleven text amendments to the Beaufort County Zoning & Development Standards Ordinance (ZDSO), Appendix I, Lady’s Island Community Preservation Plan. The motion was carried unanimously (FOR: Goode, Jenkins, Johnson, Keyserling, Mike & Zara).

OTHER BUSINESS: Mr. Criscitiello noted that a Takings Legislation (Senate Bill 528) that may potentially remove zoning in South Carolina. Beaufort County Council has sent a resolution to the State Legislature opposing this legislation. Ms. Jenkins asked for background at next meeting.

ADJOURNMENT: Mr. Goode made a motion, and Ms. Jenkins 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 8:47 p.m.

SUBMITTED BY: _____

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

Jim Hicks, Chairman, Beaufort County Planning Commission

APPROVED: December 4, 2001