

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Thursday, January 3, 2002, 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. Mike Zara

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

**MEMBERS ABSENT:** Ms. Joy Guyer & Mr. Thomas Mike, Sr.

**EX-OFFICIO MEMBERS PRESENT:** None

**STAFF PRESENT:**

Mr. Anthony J. Criscitiello, Planning Director  
Ms. Barbara Ann C. Childs, Admin. Assistant to the Planning Director

**CALL TO ORDER:** Chairman Hicks called the meeting to order at approximately 6:05 p.m.

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

**REVIEW OF MINUTES:** The minutes of the December 4, 2001, Commission meeting were reviewed. No corrections were noted. **MOTION: Mr. Zara made a motion, and Ms. Jenkins seconded, to accept the minutes of the December 4, 2001, meeting. The motion was passed (FOR: Abney, Goode, Jenkins, Keyserling & Zara; ABSTAINED: Johnson).**

**CHAIRMAN'S REPORT:** Elections of Commission Chair and Vice-Chair will be held at the end of tonight's meeting.

**PUBLIC COMMENT:** None were received.

**ZONING MAP CHANGE/AMENDMENT: Daufuskie Island, R800-27-8, 8A, 8B, 8C, 8D, 8E, 8G, 17, 18, 19, & 20; from Planned Unit Development/PUD to Community Preservation/CP; Applicant: Planning staff**

Mr. Criscitiello briefed the Commissioners. A property owner contended that his property was not included in the PUD zoning district. The staff researched and agreed that a mapping error

had occurred. The Southern Beaufort County Subcommittee recommended approval of the map change.

**Public Comment:** None were received.

**Discussion** included clarification of the owners of the affected properties, the non-requirement for notifying adjacent property owners because of a map correction instead of a rezoning, the rationale for the CP zoning, and the acreage involved (2.86 acres) in the map correction.

**MOTION:** Mr. Abney made a motion, and Mr. Keyserling seconded, to recommend approval of the Zoning Map Change/Amendment for Daufuskie Island, R800-27-8, 8A, 8B, 8C, 8D, 8E, 8G, 17, 18, 19, & 20; from Planned Unit Development/PUD to Community Preservation/CP. No further discussion occurred. The motion was passed unanimously (FOR: Abney, Goode, Jenkins, Johnson, Keyserling & Zara).

**TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING & DEVELOPMENT STANDARDS ORDINANCE/ZDSO, ARTICLE V, SECTION 106-1397, TEMPORARY OUTDOOR SALES** (adds limited standards for roadside stands to address location, access, the sale of items other than produce, and signage)

Mr. Criscitiello briefed the Commissioners. Because of a suggestion by a constituent to Councilman Bill Ladson, staff proposed seven restrictions to control roadside stand uses to compensate for eliminating the time limit of the use.

**Public Comment:** None were received.

**Discussion** included clarification between outdoor sales and roadside stands, the rationale for using the 30,000 AADT/average annual daily trip rate, the elimination of roadside stands on U.S. Highway 278, using other standards such as limiting distances between stands and increasing the setbacks for this use, enforcement problems, clarification on removing the 72-hour limitation, concern that Highway 17 between the Garden's Corner and Big Estate area would be affected by this amendment, passing this ordinance and amending it in the future if needed, defining a roadside stand, establishing a size limit to preclude large turnoff traffic, establishing curb cut requirements for this use, the public safety versus the individual's right to operate a roadside stand, requiring accessory road placement, and the AADT rates for the major roads of the County.

**MOTION:** Mr. Johnson made a motion, and Mr. Zara seconded, to recommend approval of the Text Amendments to the Beaufort County Zoning & Development Standards Ordinance/ZDSO, Article V, Table 106-1426, Temporary Outdoor Sales that adds limited standards for roadside stands to address location, access, the sale of items other than produce, and signage; with the change to the phrase on paragraph 6 to read "applicant will have safe access". Further discussion included clarification on the exception in the motion regarding the wording change for paragraph 6. The motion was passed (FOR: Abney, Jenkins, Johnson, Keyserling & Zara; AGAINST: Goode).

**TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING & DEVELOPMENT STANDARDS ORDINANCE/ZDSO, ARTICLE V, TABLE 106-1426, ACCESSORY AND MISCELLANEOUS USE STANDARDS** (permits guest houses as an accessory use on residential lots)

Mr. Criscitiello briefed the Commissioners. A Spring Island constituent asked about covenant restriction on guest cottages. After research, staff determined that distinctions between guest cottages and accessory dwelling units were needed.

**Public Comment:** Mr. Walter Quakenbush, a Lady's Island resident, noted that guest cottages should be held to the same environmental requirements as primary residences. He asked if the stormwater utility fee would be charged for the cottages since the maximum size requirement had been eliminated.

**Discussion** included clarification on the number of accessory dwelling units and guest cottages allowed on the same property, the amount of impervious surfaces involved on a parcel with guest cottages, limiting the size of guest cottages, the rear yard requirement being problematic with waterfront property that have guest cottages nearer the road, and self-policing regulations.

**MOTION:** Mr. Zara made a motion, and Ms. Jenkins seconded, to recommend approval of the Text Amendments to the Beaufort County Zoning & Development Standards Ordinance/ZDSO, Article V, Table 106-1426, Accessory and Miscellaneous Use Standards that permits guest houses as an accessory use on residential lots, but noted attention to paragraph 3 where exceptions to the rear yard requirement may be reviewed and permitted by the Development Review Team/DRT on a case-by-case basis. No further discussion occurred. The motion was passed unanimously (FOR: Abney, Goode, Jenkins, Johnson, Keyserling, Mike & Zara).

Additional discussion after the motion had passed included permitting constraints for guest cottages and having the staff determine if guest cottages would be assessed a stormwater utility fee.

**OTHER BUSINESS:**

1. **Elections of Commission Chair & Vice Chair.**
  - a. Nominations for Chair: Mr. Zara nominated Mr. Hicks. Mr. Goode made a motion, and Ms. Jenkins seconded, to close the nominations.
  - b. Nominations for Vice-Chair: Mr. Abney nominated Mr. Johnson, and Mr. Keyserling nominated Mr. Goode. Ms. Jenkins made a motion, and it was seconded, to close the nominations.
  - c. The Results of the Written Ballots: Mr. Hicks was elected as Chair and Mr. Johnson as Vice-Chair.
2. **Beaufort County Comprehensive Plan Revisions:** The Commissioners were briefed on the process that the Planning staff would be using to present the amendments to Commission. A press release will be made by staff regarding process. The Commissioners expressed concern regarding maintaining order during the public input portion of the meetings.

**ADJOURNMENT: Mr. Zara made a motion, and Mr. Abney 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 7:47 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 Commission

**APPROVED:**

**February 5, 2002**