

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Tuesday, March 5, 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. Joy Guyer
Mr. Paul Keyserling
Mr. Mike Zara

Mr. Ben Johnson, III, Vice Chair
Mr. Jerome Goode
Ms. Margie Jenkins
Mr. Thomas Mike, Sr.

MEMBERS ABSENT: None

EX-OFFICIO MEMBERS PRESENT: None

STAFF PRESENT:

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

CALL TO ORDER: Chairman Hicks called the meeting to order at approximately 6:10 p.m.

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

REVIEW OF MINUTES: The minutes of the February 5, 2002, Commission meeting were reviewed. No corrections were noted. **MOTION: Mr. Mike made a motion, and Mr. Goode seconded, to accept the amended minutes of the February 5, 2002, meeting. The motion was carried (FOR: Abney, Goode, Jenkins, Johnson, Keyserling & Mike; ABSTAINED: Guyer & Zara).**

CHAIRMAN'S REPORT: Chairman Hicks noted that the Commission would meet on March 13, 2002, to begin the Comprehensive Plan review. Further discussion on this topic will occur during the "Other Business" portion of tonight's meeting.

PUBLIC COMMENT: None were received.

REZONING/MAP AMENDMENT: Southern Beaufort County, R600-31-160; from Planned Unit Development/PUD Multifamily-16 to Planned Unit Development Commercial; Applicant: Rose Hill Development Inc., Agent: Mr. Wade H. Jefferson, III.

Mr. Criscitiello briefed the Commissioners. The parcel is part of the Rose Hill PUD. Mr. Jefferson chose to retain the parcel within the PUD. Mr. Criscitiello recommended that the Commission determine the types of commercial uses allowed under this rezoning. Mr. Jefferson would like office uses with commercial business storage so that a company can have their business office and material storage at the same site. The Staff recommended approval for the rezoning. Mr. Criscitiello noted that the agent for the applicant agreed to comply with the current Zoning & Development Standards Ordinance/ZDSO rather than use the Rose Hill PUD commercial uses that are allowed by the 1990 ZDSO.

Applicant's Comments: Mr. Jim Tiller, the agent's representative, noted that Mr. Jefferson was unable to attend the meeting. Mr. Tiller was present to answer any questions the Commission might have regarding the proposed uses for the rezoned property.

Public Comment: None were received.

Discussion included clarification on the acreage agreed upon for the Rose Hill PUD multifamily use, the intent of this property to serve as a buffer, that the mixed-use objective for the area was harder to achieve due to the surrounding development, the lack response from adjacent property owners notified of this rezoning request, the legality to set uses because the property remains in the Rose Hill PUD, concern that the buyer realizes the property is within the PUD, limiting negative traffic impact, the low-cost multi-family dwellings across and down the street from this property, traffic concerns for Simmonsville Road and Highway 278, the traffic consultant noting the possibility of the traffic doubling due to uses proposed on this property, a precedent being set for the area by approving this rezoning, and support for this rezoning request.

MOTION: Mr. Mike made a motion, and Mr. Johnson seconded, to recommend approval of the rezoning/map amendment to the Beaufort County zoning map for R600-31-160 from Planned Unit Development Multifamily-16 to Planned Unit Development Commercial. Further discussion included the multifamily developments on Simmonsville Road, the commercial developments in the area, the possible domino effect for increased development, controlling the boundaries around the established commercial nodes, and the agent's proposed uses for the property. **The motion was defeated (FOR: Guyer, Johnson & Mike; AGAINST: Abney, Goode, Jenkins, Keyserling & Zara).**

MOTION: Mr. Keyserling made a motion, and Mr. Zara seconded, to recommend disapproval of the rezoning/map amendment to the Beaufort County zoning map for R600-31-160 from Planned Unit Development Multifamily-16 to Planned Unit Development Commercial. Discussion included traffic concerns and the intensity of the possible uses, the neighboring developments, stopping the possible domino effect, the adjacent multifamily apartments, the appropriateness of multi-family housing for area, and the traffic issues that should have been addressed by the developments prior to this development. **The motion was**

carried (FOR: Abney, Goode, Jenkins, Keyserling & Zara; AGAINST: Mike, Guyer and Johnson).

Note: There is no audio coverage prior to this point of the meeting. The above minutes are reconstructed from notes taken by the Administrative Assistant and the Planning Director.

WATER INITIATIVE: Clemson Extension Service feels they have an important role for the County. They would like the Commission to recommend approval that Clemson Extension Service be utilized as a resource. Chairman Hicks noted that the Clemson Extension Service presentation, made earlier during the Commission's workshop period prior to this meeting, should have been made to the Public Works Committee for future consideration by County Council. The Public Works Department has been tasked with stormwater management concern for the County.

Discussion included establishing a baseline to measure the success of the program,

MOTION: Mr. Keyserling made a motion, and it was seconded, to recommend that this topic be passed to the Public Works Committee because the Public Works Department staffs the stormwater management issues. The motion was carried unanimously (FOR: Abney, Goode, Guyer, Jenkins, Johnson, Keyserling, Mike & Zara).

OTHER BUSINESS: Chairman Hicks noted that the staff had three-ring binders for the Commission to place their copies of the Comprehensive Plan reviews. The Commission will review the Cultural Resources element. Chairman Hicks explained the process that the Commission would use in reviewing the Comprehensive Plan elements. During the first meeting, staff will brief the Commission on one element, and the Commission will receive public comment on that element. Staff will review the comments received at the first meeting and determine the feasibility to include the comments into their review. At the second meeting, the Commission will take action on the first element and, on a second element, hear the staff review and receive public comment. Chairman Hicks suggested that staff list all public comments received and their respective staff action to inform the public on the status each public comment.

Discussion included how the public could obtain the review documents, input from the municipalities, media coverage, and kudos to the Planning staff--Ms. Teri Norris for the publication of the element and Mr. Hill for authoring the Cultural Resources element.

ADJOURNMENT: Ms. Guyer made a motion, and Mr. Goode seconded, to adjourn the meeting. The motion was carried unanimously (FOR: Abney, Goode, Guyer, Jenkins, Johnson, Keyserling, Mike & Zara). Chairman Hicks adjourned the meeting at approximately 7:00 p.m.

SUBMITTED BY:

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

Jim Hicks, Chairman, Beaufort County Planning Commission

APPROVED:

April 2, 2002