

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Tuesday, April 2, 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. Matthew Margotta

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 Ann C. Childs, Administrative Assistant to the Planning Director

CALL TO ORDER: Chairman Hicks called the meeting to order at approximately 6:02 p.m.

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

REVIEW OF MINUTES: The minutes of the March 3, 2002, Commission meeting were reviewed and no corrections were noted. **MOTION: Ms. Jenkins made a motion, and Ms. Guyer seconded, to accept the minutes of the March 3, 2002, meeting, as written. The motion was carried (FOR: Abney, Goode, Guyer, Jenkins, Johnson, Mike & Zara; ABSTAINED: Margotta).**

CHAIRMAN'S REPORT:

1. **New Planning Commissioner:** Mr. Matthew Margotta was introduced as the newest Planning Commissioner who replaced Mr. Paul Keyserling. Mr. Margotta is a long-range planner for the Town of Hilton Head and a resident of Bluffton. Chairman Hicks noted that Mr. Keyserling's expertise would be missed.
2. **Comprehensive Plan Review Meeting for April 2002:** Chairman Hicks reminded the Commissioners of the scheduled meeting next Wednesday, April 10, 2002.

PUBLIC COMMENT: None

ZONING MAP CHANGE/AMENDMENT: Proposed Lobeco Community Preservation/CP District

Chairman Hicks reviewed the history of this amendment. He noted that two petitions—one for and one against – were presented to the Commissioners on this amendment. The Commission had tasked staff to recommend the boundaries of the district. If the Commission accepts the boundaries, the staff will establish interim standards to accompany the boundaries and return the two items as a package for action by the Commission.

Note: Audio recording began at this point in the meeting. The minutes prior to this point were from the Administrative Assistant's notes

Mr. Criscitiello briefing to the Commissioners included the history of this amendment, the characteristics of a CP area, the staff's rationale for its recommendation, and the standards adoption process.

Public Comment:

1. Ms. Alice Jones Busby said that the proposed district came before the people as the Rural Business District. Her 22-year business was not included and she is upset. She would like to include businesses that want to be in the CP area.
2. Mr. Claude McLeod, a resident of Seabrook and a Lobeco property owner, noted that the entire Lobeco area should have been included from the Whale Branch River to Gardens Corner.
3. Mr. Frank Mullens of the Dale-Lobeco area noted that the proposed CP map is the same as the Rural Business District and not the area that the citizens proposed earlier. The citizens worked on their request for two years. The staff's proposed boundaries include property owners who were not interested in the CP process; those that wanted to be included have not been. The citizens are just asking for the CP designation, not infrastructure. The citizens swallowed the 1999 rezoning despite personal losses. The citizens have followed the necessary procedures. He is upset that the citizens' input on the map boundaries was disregarded.
4. Ms. Harriet Tooms is frustrated. She is concerned that the proposed boundaries are ignoring the citizens' earlier input. You're not taking care of the people; without the people there's no community.
5. Mr. Gerald Dawson, a former member of the Planning Commission and a member of the Lobeco CP district committee, noted that the map does not match what the citizens asked for. He noted the opposition's smoke screen and asked that the Commissioners not buy into the opposition's tactics. Allow the citizens' mapping input. Accept the subcommittee's recommendation to return this amendment to staff for further work.
6. Mr. Patrick L. Graham, a new resident of Lobeco community, noted that he spent the last 17 years in the desert. The sites of Beaufort have kept him here and preserving the environment is important to him. He asked the meaning of "preservation" in the Community Preservation District.

Discussion included the staff's rationale for the proposed conservative boundaries, clarifying the CP process in reference to this item, the community's interest in controlling their destiny, clarifying the authority on tabling items, the Planning Director's desire wait until the completion

of the Comprehensive Plan review before entertaining this item, hesitation to forward the boundaries that may not be approved by Council, using the Dale and the Corners CP Districts processes as guides, staff informing the community of the changed boundaries prior to the Subcommittee meeting, kudos for the staff work thus far, concern that the community would be locked into these boundaries, and encouraging the citizens to stay involved in the CP process.

MOTION: Mr. Zara made a motion, and Mr. Goode seconded, to table the Zoning Map Change/Amendment on the proposed Lobeco Community Preservation/CP District because the Northern Beaufort County Subcommittee of the Planning Commission deserve a more detailed discussion on how the boundaries were formed since the community has raised concerns and the proposed boundaries contain a limited amount of owners from which to form a steering committee for the CP District. The motion failed (FOR: Goode & Zara; AGAINST: Abney, Guyer, Jenkins, Johnson, Margotta & Mike).

MOTION: Mr. Abney made a motion, and Ms. Jenkins seconded, to recommend approval of the Zoning Map Change/Amendment on the proposed Lobeco Community Preservation/CP District. The motion was carried (FOR: Abney, Guyer, Jenkins, Johnson, Margotta, & Mike; AGAINST: Goode & Zara).

TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING & DEVELOPMENT STANDARDS ORDINANCE/ZDSO, ARTICLE V, SEC. 106-1362, WASTE TRANSFER STATION; adds additional limited/special use standards.

Mr. Criscitiello briefed the Commissioners on the history of this amendment. The staff has set an additional standard requiring an area impact assessment and an increased landscaped ratio for the use.

Public Comment: Ms. Wendy Zara asked for the addition of specific performance standards such as decibel, odor, noise, and vibration levels.

Discussion included white noise standards which are resolved by the area impact assessment (AIA) requirement, desiring measurable standards for what is tolerated, the applicant's responsibility to have the AIA performed, and the waste transfer station use is prone to noise and smell issues but no such standards for smell issues,

MOTION: Mr. Zara made a motion, and Mr. Margotta seconded, to recommend approval of the text amendments to the Beaufort County Zoning & Development Standards Ordinance/ZDSO, Article V, Sec. 106-1362, Waste Transfer Station, that adds additional limited/special use standards for the use, with the staff developing measurable standards prior to forwarding the amendment to the Planning Committee. Discussion included clarification of the motion. The motion was carried unanimously (FOR: Abney, Goode, Guyer, Jenkins, Johnson, Margotta, Mike & Zara).

OTHER BUSINESS: None.

ADJOURNMENT: Mr. Margotta made a motion, and it was seconded, to adjourn the meeting. The motion was carried unanimously (FOR: Abney, Goode, Guyer, Jenkins,

Johnson, Margotta, Mike & Zara). Chairman Hicks adjourned the meeting at approximately 7:47 p.m.

SUBMITTED BY:

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

Jim Hicks, Chairman, Beaufort County Planning Commission

APPROVED:

May 7, 2002