

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Tuesday, May 7, 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. Ben Johnson, III, Vice Chair

Mr. Jerome Goode

Ms. Margie Jenkins

Mr. Mike Zara

MEMBERS ABSENT: Mr. Thomas Mike, Sr.

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 6:04 p.m.

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

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

CHAIRMAN'S REPORT on the Beaufort County Comprehensive Plan Review: At the municipalities' request, Chairman Hicks, Ms. Guyer, and the Planning staff, will meet with the municipalities at a neutral site to discuss the natural resources, transportation, parks and recreation, and land use elements of the Beaufort County Comprehensive Plan. Discussion by the Commissioners included media advertisement for these meetings to inform the public, the Commission reviewing new information that the municipalities introduce prior to forwarding on to the County Council, and the possibility of revising the review schedule because of the Municipalities input.

PUBLIC COMMENT: None

TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING & DEVELOPMENT STANDARDS ORDINANCE/ZDSO, Appendix I, Lady's Island Community Preservation Plan; Division 2, Expanded Home Business District; Section 2.4, Table 1; adds medical offices as allowable professional & technical services commercial uses.

Mr. Criscitiello briefed the Commissioners that this amendment clarified the use of doctors' offices in the Expanded Home Business District. The Lady's Island Community Preservation Committee and the adopted ordinance originally intended, but had not specifically stated, the use.

Public Comment: None were received.

Discussion included insuring that any other exceptions that are not specifically listed are covered by the current ordinance.

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, Appendix I, Lady's Island Community Preservation Plan; Division 2, Expanded Home Business District; Section 2.4, Table 1; that adds medical offices as allowable professional and technical services commercial uses. The **motion was carried unanimously** (FOR: Abney, Guyer, Jenkins, Johnson, Margotta, Goode & Zara).

TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING & DEVELOPMENT STANDARDS ORDINANCE/ZDSO, Appendix D, Community Preservation Areas; deletes all reference to the St. Helena Corners Community CP and the Dale CP area because permanent standards have been developed and adopted

Chairman Hicks briefed the Commissioners.

Public Comment: None were received.

MOTION: Ms. Jenkins made a motion, and Mr. Johnson seconded, **to recommend approval** of the Text Amendments to the Beaufort County Zoning & Development Standards Ordinance (ZDSO), Appendix D, Community Preservation Areas; that deletes all reference to the St. Helena Corners Community CP and the Dale CP area because permanent standards have been developed and adopted. Discussion included clarification on the allowable uses for the various CP areas. The **motion was carried unanimously** (FOR: Abney, Guyer, Jenkins, Johnson, Margotta, Goode & Zara).

OTHER BUSINESS: County Council has passed an affordable housing amendment whereby densities could be doubled. Discussion included concern that the amendment would adversely affect the Community Preservation/CP areas that have their own standards, recommending that the CP committees reconvene to discuss how this amendment affects their development standards, and the history of the affordable housing amendment and the rationale for its adoption

by County Council, Doubling of density should be brought before approved CP districts. Mr. Criscitiello will discuss this item with Mr. Stan Williams, the Community Planner.

ADJOURNMENT: Mr. Zara made a motion, and Ms. Jenkins seconded, to adjourn the meeting. The motion was carried unanimously (FOR: Abney, Goode, Guyer, Jenkins, Johnson, Margotta & Zara). Chairman Hicks adjourned the meeting at approximately 6:30 p.m.

SUBMITTED BY: _____

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

Jim Hicks, Chairman, Beaufort County Planning Commission

APPROVED: June 4, 2002