

The regularly scheduled meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Tuesday, June 4, 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

Mr. Stan Williams, Community Planner

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 May 7, 2002, Commission meeting were reviewed. No corrections were noted. **MOTION: Ms. Jenkins made a motion, and Ms. Guyer seconded, to accept as written the minutes of the May 7, 2002, meeting. The motion was carried (FOR: Abney, Goode, Guyer, Jenkins, Johnson & Margotta; ABSTENTION: Mike).**

CHAIRMAN'S REPORT: The Planning staff and the Commission representatives (Chairman Hicks and Ms. Guyer) met with the municipalities to discuss the Parks, Recreation and Open Space element of the Comprehensive Plan.

PUBLIC COMMENT: Ms. Alice Jones noted that at the May 2002 Northern Beaufort County Subcommittee, one of the subcommittee members accused her of being greedy and wanting the increased density for profit. She emphasized that she intends to remain in Beaufort. She stated that the Lobecko community is an historical and a farming community.

TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING & DEVELOPMENT STANDARDS ORDINANCE/ZDSO; APPENDIX D, COMMUNITY PRESERVATION AREAS; adds interim standards for Lobeco Community Preservation Area

Mr. Criscitiello briefed the Commissioners. He noted some changes were required in the Use Table to correctly reference the applicable sections/sites. Mr. Stan Williams discussed the difference between the land use “small single-family affordable housing” and the development of affordable housing.

Discussion included clarification on the purpose of disallowing small single-family affordable housing in this appendix, a recommendation to reference Section 106-2104 that implies affordable housing bonus in this amendment, a recommendation that the Planning staff fix the Use Table to insure that affordable housing densities do not create development that is inconsistent with the area, clarification on the lot size as the guide on density, the rationale on decreasing commercial use for stores is to prevent “big box” franchise stores and promote local entrepreneurship, the size of the existing Piggly Wiggly at Garden’s Corner, clarification on the CP process from interim standards to community developed standards, the probable makeup of the CP citizen steering committee, requesting an operating guide whereby committee selection occurs, and clarification on public participation/input for the community developed CP standards.

Public Comment: None were received.

MOTION: Mr. Zara made a motion, and Mr. Goode seconded, to **recommend approval** of the Text Amendments to the Beaufort County Zoning & Development Standards Ordinance/ZDSO; Appendix D, Community Preservation Areas, that adds Lobeco Community Preservation Area; **with the exception of limiting commercial buildings to 10,000 square feet and redefining the small single-family affordable housing definition.** The motion **was carried unanimously** (FOR: Abney, Goode, Guyer, Jenkins, Johnson, Margotta, Goode & Zara).

Further discussion occurred on the process of moving the proposed Lobeco CP District to County Council.

OTHER BUSINESS: Mr. Zara noted his concern that subcommittee meeting minutes have not been provided. He noted that note taking during meetings was not appropriate and the meetings were not being recorded. He stated that Ms. Cindy Camacho stated that subcommittees were not sanctioned, legally, and minutes were not required. He would like to meet the letter of the law and clear up any expectations subcommittee chairpersons may have in this regard. He would like written guidance on meeting minute taking. Mr. Criscitiello noted that legal sanctioning by the state-enabling legislation did not cover subcommittees; however, the Commission’s by-laws could be amended to cover this dilemma. Mrs. Childs clarified the process for subcommittee meeting minutes. Mr. Zara felt that the people’s comments should be part of the public record of all subcommittee meetings.

ADJOURNMENT: Ms. Guyer made a motion, and Mr. Mike 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 6:59 p.m.

SUBMITTED BY:

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

Jim Hicks, Chairman, Beaufort County Planning Commission

APPROVED: **July 2, 2002**