

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Tuesday, July 2, 2002, in 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. Thomas Mike, Sr.

Mr. Ben Johnson, III, Vice Chair
Ms. Joy Guyer
Mr. Matthew Margotta

MEMBERS ABSENT:

Mr. Jerome Goode

Mr. Mike Zara

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 6:08 p.m.

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

REVIEW OF MINUTES: The minutes of the June 4, 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 June 4, 2002, meeting. The motion was carried unanimously (FOR: Abney, Guyer, Jenkins, Johnson & Margotta).**

CHAIRMAN'S REPORT:

1. **Transportation Meeting in Bluffton:** Chairman Hicks gave details on the July 11, 2002, meeting between the Towns of Hilton Head and Bluffton to discuss the County's Comprehensive Plan transportation element. He invited the Commissioners to attend the meeting.
2. **Planning Commission July 10, 2002, Meeting:** Action on the affordable housing element of the Comprehensive Plan will occur at that meeting. The scheduled economic development element will not be heard at that meeting; instead, it will be heard in November 2002.

PUBLIC COMMENT: None was received.

PRESENTATION by League of Women Voters' on their Transportation Study: Mr. Robert Laudith, a member of the committee that produced the report that the League of Women Voters have been working on for one year, presented advance copies of the report to the Commission. Chairman Hicks thanked the League for the report and their year-long work on the report.

TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING & DEVELOPMENT STANDARDS ORDINANCE (ZDSO), Appendix K (St. Helena Corners Community Preservation Area), Table 1 and Limited & Special Use Standards (adds schools as a permitted use)

Mr. Criscitiello briefed the Commissioners. There is a pending development application before the Development Review Team (DRT) to build another school on the campus of the current St. Helena Elementary School. The use was inadvertently left off because no additional schools were expected for the area.

Public Comment: None were received.

Discussion included clarification on the new use and the Community Preservation (CP) boundaries, concern that other schools may cropping up in the CP area, and clarification of the proposed new school structure.

MOTION: Mr. Johnson made a motion, and Mr. Mike seconded, **to recommend approval** of the **Text Amendments to the** Beaufort County Zoning & Development Standards Ordinance/**ZDSO; Appendix K, (St. Helena Corners Community Preservation Area)**, Table 1 and Limited & Special Use Standards **that adds schools as a permitted use**. The **motion was carried unanimously** (FOR: Abney, Guyer, Jenkins, Johnson, Margotta & Mike).

TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING & DEVELOPMENT STANDARDS ORDINANCE/ZDSO, APPENDICES I & K, LADY'S ISLAND & ST. HELENA CORNERS COMMUNITY PRESERVATION AREAS (insures density is not subject to affordable housing bonus)

Mr. Criscitiello briefed the Commissioners.

Public Comment: Ms. Wendy Zara expressed concern that the citizens in the Community Preservation/CP areas with interim standards have not been able to voice their desires regarding density. The affordable housing bonus might cause densities that are not compatible with their areas. Please consider removing this bonus from the interim CP standards as well.

Discussion included clarification on Lady's Island & St. Helena Corners CP Citizens committees' reasoning that affordable housing should be in urban areas only, and the process in developing affordable housing where public review is not required.

MOTION: Mr. Johnson made a motion, and Mr. Mike seconded, **to recommend approval** of the **Text Amendments to the** Beaufort County Zoning & Development Standards

Ordinance/**ZDSO, Appendices I & K, Lady's Island & St. Helena Corners Community Preservation Areas that insures density is not subject to the affordable housing bonus.** The motion **was carried** (FOR: Abney, Guyer, Jenkins, Johnson & Mike; AGAINST: Margotta).

TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING & DEVELOPMENT STANDARDS ORDINANCE/ZDSO, Article VII: Table 106-1876, Uses in Open Space, & Sec. 106-1912, Water Dependent Uses (adds bulkheads and riprap--in Table 106-1876 as a limited use under general open space, headwater buffers and river buffer; and a special use in all other uses; and, in Sec. 106-1912 as an allowable use in water dependent uses)

Mr. Criscitiello briefed the Commissioners. He noted that the Development Review Team/DRT recommended a text amendment for Sec. 106-1912 in place of what was sent to the Commissioners earlier. He also read a memo from the County Engineer regarding retaining wall/bulkhead criteria.

Public Comment:

1. Mr. Reed Armstrong read his written statement and submitted copies to the Commission. (His statement is attached for the record.) He recommended adding another subparagraph in Sec. 106-1912 to have the property sloped landward so that the stormwater would not drain into the waterways.
2. Ms. Wendy Zara questioned the controls for bulkheads that were less than four feet high. She read that bulkheads could create further erosion and asked that a remedy be in place if further erosion occurs despite a bulkhead being built. She also asked how the Daufuskie case was affected by this ordinance.

Discussion included clarification on the requirements of this amendment, the rationale for the requirement of design four feet bulkhead requirement, the inclusion of Mr. Reed's recommendation or adding language so that the stormwater can be directed to a vegetated buffer, and an accountability of all bulkheads built regardless of the height.

MOTION: Mr. Margotta made a motion, and Ms. Guyer seconded, **to recommend approval** of the **Text Amendments to the Beaufort County Zoning & Development Standards Ordinance/ZDSO, Article VII: Table 106-1876, Uses in Open Space, & Sec. 106-1912, Water Dependent Uses that adds bulkheads and riprap--in Table 106-1876 as a limited use under general open space, headwater buffers and river buffer; and a special use in all other uses; and, in Sec. 106-1912 as an allowable use in water dependent uses; with the following changes to Sec. 106-1912:**

- **on the first line of subparagraph (c)(4), replace "shall submit" with "will include";**
- **at the start of the second sentence in subparagraph (c), add "All"; and,**
- **have the engineering department review and consider Mr. Reed Armstrong's proposed amendment to add a paragraph to read: "Fill behind bulkheads, riprap and erosion control structures must be graded to slope landward so as to prevent stormwater from draining toward the waterway."**

The **motion was carried unanimously** (FOR: Abney, Guyer, Jenkins, Johnson, Margotta & Mike).

OTHER BUSINESS:

1. **Next Commission Meeting:** The Commissioners were reminded of their next County Comprehensive Plan review meeting on July 10, 2002.
2. **Clarification of July 11, 2002, Meeting:** Details on the meeting were discussed.

ADJOURNMENT: Ms. Guyer made a **motion**, and Mr. Margotta seconded, **to adjourn the meeting**. The motion **was carried** unanimously (FOR: Abney, Guyer, Jenkins, Johnson, Margotta & Mike). Chairman Hicks adjourned the meeting at approximately 7:10 p.m.

SUBMITTED BY:

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

Jim Hicks, Chairman, Beaufort County Planning Commission

APPROVED: **August 14, 2002**