

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Wednesday, August 14, 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:**

1. The minutes of the July 2, 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 July 2, 2002, meeting. The motion was carried (FOR: Abney, Goode, Guyer, Jenkins & Margotta; ABSTAINED: Goode & Zara).**
2. The minutes of the July 10, 2002, Commission meeting were reviewed. No corrections were noted. **MOTION: Ms. Jenkins made a motion, and it was seconded, to accept as written the minutes of the July 2, 2002, meeting. The motion was carried (FOR: Goode, Guyer, Hicks, Jenkins & Margotta; ABSTAINED: Abney, Mike & Zara).**

**CHAIRMAN'S REPORT:** No objections were voiced by the Commissioners when Chairman Hicks recommended moving the road renaming request agenda item before the transportation element.

**PUBLIC COMMENT:** None was received.

**SOUTHERN BEAUFORT COUNTY ROAD RENAMING REQUEST FROM COLONEL THOMAS HEYWARD COURT TO HUNLEY COURT:**

Mr. Criscitiello briefed the Commissioners.

**Public Comment:**

1. Mr. Bob Ciehanski, a resident of Colonel Thomas Heyward Court, read a letter from a neighbor, Mr. James Ryan, that stated the reasons for the name change request and asked for a favorable response from the Commission on the request. Mr. Ciehanski noted other incidents that prompted this name change request.
2. Ms. Elizabeth Vance, a resident on Colonel Thomas Heyward Court, thanked the Commission in advance for approving the name change request.
3. Ms. Nancy Ann Ciehanski, a resident of Colonel Thomas Heyward Court, noted that the name "Hunley Court" was selected in keeping with the historic theme for the road names in the subdivision. She gave a brief history regarding Mr. Hunley and the ship now on display in Charleston. She noted that the Del Webb management had been consulted and did not object to the name change.

**Discussion** included a recommendation that staff initiate road name changes on other such duplications before similar potential problems occur. (Mr. Criscitiello noted he would consult with the Addressing Center regarding this item.)

**MOTION:** Ms. Guyer made a motion, and Mr. Margotta seconded, **to approve the road name change from Colonel Thomas Heyward Court to Hunley Court.** The **motion was carried unanimously** (FOR: Abney, Goode, Guyer, Jenkins, Margotta, Mike & Zara).

**TRANSPORTATION ELEMENT OF THE BEAUFORT COUNTY COMPREHENSIVE PLAN**

Chairman Hicks advised the Commissioners on the voting process for next month's meeting for this element review.

Mr. Criscitiello briefed the Commissioners and introduced Mr. Rod Wilburn, of Day-Wilburn that is the consultant that authored this element. Mr. Wilburn gave the highlights to the element review – the Vision Statement was reworded, the goals were simplified, the status and rationale on the action items, and the inclusion of the functional classification and the access management guidelines.

Mr. Criscitiello noted that inputs from the municipalities and the League of Women Voters were reviewed and incorporated into the review, as applicable.

**Public Comment:**

1. Ms. Brenda Hood, a downtown Beaufort businesswoman and a Lady's Island resident for the past 10 years, noted that the development in Charleston caused her to relocate to Beaufort. However, the beauty that drew them to Beaufort is disappearing. She feels a mistake was made when planning growth was directed to Lady's Island. She recommended directing residential growth inland (to the west) instead of toward the

barrier islands. She expressed hurricane evacuation concerns. The 5-lane road on Lady's Island is a mistake. She was saddened by the removal of the trees along Sam's Point Road because of the road widening. She expressed stormwater drainage concerns because of that road widening. She urged planning for where the growth should occur -- forward looking planning, not reactive planning. Build the transportation plan to what should occur, not what now exists. The SCDOT policy to remove trees for safety purposes also removes the character of the area. SCDOT has disregarded the local input that does not want the widening of Highway 21 on St. Helena. She asked the Commission to take charge, listen to the public, and inform County Council of the people's needs.

2. Mr. Chris Darnell, a Town of Hilton Head Planning Commissioner representing the Towns of Hilton Head and Bluffton, gave copies of the comments and resolutions from both townships regarding this element. He noted the various joint meetings regarding this element. Both townships would like the County to consider their recommendations and include them in the County's transportation element review.
3. Ms. Laura Bailey, a representative of the Town of Bluffton, reiterated the Town's support of the resolution presented by Mr. Darnell.
4. Ms. Lisa Sulka, representing the Greater Bluffton Trails and Greenways Advocacy Group, noted her group's goals. Her group supports the goals and objectives recommended by the Towns of Hilton Head and Bluffton. She noted that SCDOT has commissioned a study for a regional public transportation system. She asked for the inclusion of bikeways in the County's transportation plan.
5. Ms. Nancy Thomas Gilley presented the League of Women Voters transportation report. She gave the history, process and recommendations of the report. She commended the work done by the municipalities, the County staff and the media regarding transportation issues and the League's report.
6. Mr. Jim Bequette commended the work by the League of Women Voters. He commented on the poor traffic conditions of Highway 21 on Lady's Island. He noted that the 1994 S.C. Enabling Act required certain criteria and the County's 1997 Comprehensive Plan is deficient regarding future school needs and considering the fiscal impact on property owners. He recommended that a long-range financial plan accompany the Comprehensive Plan.
7. Ms. Wendy Zara noted the accomplishments that have occurred since the inception of the Comprehensive Plan. She is encouraged by the regional approach to planning. Regional planning for the Northern Beaufort County area should occur before it reaches the crisis level of Southern Beaufort County. She asked that the priority items be codified and turned into law. She stated that retrofitting roads were more expensive than planning new roads. She asked for the discouragement of strip commercial development. Access management for Highway 21 in Northern Beaufort is badly needed. The penny tax is not justifiable if there are no laws in place for interconnectivity. Amend the ordinance to include such laws.
8. Mr. Paul Roth, a Town of Hilton Head Planning Commissioner, noted that another Commissioner, Mr. Ken James, was in the audience. Mr. Roth believes the Towns' recommendations and the County's transportation element review are comparable. He believes the collaboration between the County and the Town of Hilton Head has paid off.

9. Ms. Loretta Ward, a representative of the Southern Beaufort County Community Association, noted her group's support of Appendix B. Her group strongly supports goals 1, 2 and 4, and she explained their relationship to each other. She recommends prioritizing the action items, listing potential sources of funding for each item, and requiring an annual evaluation/report on the status of the action items. A coordinated effort of finance, land use and transportation is needed.
10. Mr. Walter Quakenbush, a Lady's Island resident, believes the hiring of a transportation planner should be the first priority and the remaining policies would then be resolved. He asked for the removal of policy #6 because it would invade the AICUZ. He noted several concerns to the review. He recommended placing a moratorium on certificates of occupancy.
11. Mr. Jay Weidner noted that the Commission had been consistent with its actions. He assisted on the League of Women Voters transportation report and serves on the Corridor Development Board of the City of Beaufort. Centralized parking, a highway structure for pedestrian traffic, planning additional arterial roads by reserving curb cuts, and open communications with the SCDOT must be developed. He urged the hiring of a transportation planner.
12. Mr. Chuck Hollie, the Deputy Town Manager of Hilton Head, commended the review process of the transportation element, the various groups and municipalities that have worked together on this review, and the County staff for its work on this review. He reiterated Ms. Zara's comment regarding the accomplishments that have occurred.
13. Mr. Reed Armstrong of the SC Coastal Conservation League commended the functional classification concept and access management tool that Day-Wilburn recommended. He recommended that origin destination studies should be made prior to planning any roads.

**Discussion** included clarification on the timeline of Day-Wilburn's recommendations, clarification on the basis for the element review, the cost of alternative transportation improvements versus new roads, the gas taxes that fund road improvements in SC, forestalling development until the infrastructure can support the development, educating the public, commending the public for their involvement in the Comprehensive Plan review, the community input on the Beaufort Bypass, the official map process, adjusting the 20 original goals to 6 general goals, rewording the recommendation to indicate that BATS is an embellishment of BTAG, passing on estimated costs on those recommendations that need such funding, working with Jasper County on improvements to Highway 170, and SCDOT's attitudes on road improvements that disregard citizen input.

**OTHER BUSINESS:** None were discussed.

**ADJOURNMENT:** Ms. Guyer made a motion, and Mr. Margotta seconded, to adjourn the meeting. The motion was passed unanimously (FOR: Abney, Goode, Guyer, Jenkins, Johnson, Margotta, Mike & Zara). Chairman Hicks adjourned the meeting at approximately 8:11 p.m.

**SUBMITTED BY:** \_\_\_\_\_  
Barbara Ann C. Childs, Admin. Assistant to Planning Director

\_\_\_\_\_  
Jim Hicks, Chairman, Beaufort County Planning Commission

**APPROVED:**       **September 11, 2002**

***Meanings of the abbreviations used in the body of these minutes:***

***AICUZ***        *Air Installation Compatibility Use Zone*  
***BATS***         *Beaufort Area Transportation Study*  
***BTAG***         *Beaufort County Transportation Advisory Group*  
***SCDOT***        *South Carolina Department of Transportation*