

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Tuesday, October 1, 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
Mr. Matthew Margotta
Mr. Mike Zara

Mr. Ben Johnson, III, Vice Chair
Mr. Jerome Goode
Mr. Thomas Mike, Sr.

MEMBERS ABSENT:

Ms. Joy Guyer

Ms. Margie Jenkins

EX-OFFICIO MEMBERS PRESENT: None

STAFF PRESENT:

Mr. Anthony J. Criscitiello, Planning Director
Mr. Robert Merchant, Development Review Planner
Ms. Barbara Ann C. Childs, Administrative Assistant to the Planning Director

CALL TO ORDER: Chairman Hicks called the meeting to order at approximately 6:08 p.m.

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

CHAIRMAN'S REPORT: Mr. Criscitiello and Chairman Hicks met with the officials from the Towns of Hilton Head and Bluffton on two occasions regarding the land use element review of the Beaufort County Comprehensive Plan.

PUBLIC COMMENT: None was received.

MAP AND TEXT AMENDMENTS TO THE BEAUFORT COUNTY COMPREHENSIVE PLAN TO ADD THE SHELL POINT COMMUNITY PRESERVATION/CP PLAN – AND -- MAP AMENDMENT TO THE BEAUFORT COUNTY ZONING MAP AND TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING & DEVELOPMENT STANDARDS ORDINANCE (ZDSO), APPENDIX L, SHELL POINT COMMUNITY PRESERVATION/CP AREA

Mr. Gordon Sproul, a resident of the greater Shell Point area, gave a preamble to the presentation. He spoke of the area's history and the desires of the community for the area. He

also spoke on the extensive work by the community in forming the standards for the area.

Mr. Criscitiello recognized the good work done by Mr. Merchant and the rest of the Planning staff on this CP plan and standards.

Mr. Merchant briefed the Commission. The issues that started this process were the community residents desiring a greater control of the future development of their area and to develop a consensus vision for the area involving the County and the Town of Port Royal. Ms. Caroline Davis, the president of the Shell Point Neighborhood Association, noted that the area was bound by water and marsh on three sides and still contained heavily wooded undeveloped parcels. The community concerns relating to future high-density and commercial development included increased traffic, visual effect of larger buildings in close proximity to single-family residential homes, safety issues and aesthetics that would not be consistent with the current community development. The plan will recommend limiting commercial development to 30% of the area, requiring buffers between adverse uses, requiring a master plan for the development site, improving the Shell Point Park between the residential area and the Bi-Lo shopping area, integrating the stormwater ponds for the medical and Bi-Lo shopping centers as visual amenities for the Park, improving the Parris Island boat landing and the Marina Boulevard area, integrating greenways and walking paths with the Northern Beaufort County Greenway Plan, preserving freshwater wetlands, monitoring areas that may require traffic signaling, encouraging redevelopment with a proposed combined park and library site with shared private and public parking in the Shell Point Plaza shopping area, encouraging separated sidewalks and landscaped medians on Highway 802 between the Broad River Bridge and Shell Point Plaza when road widening is proposed, promoting better circulation of the Shell Point Elementary School traffic, rendering as many existing businesses as conforming uses without creating strip commercial areas, and requiring small residential lots to be combined or enlarged prior to rezoning to commercial uses. A concern was raised at the Port Royal Island Subcommittee meeting on September 16, 2002, that a barrier was being formed against affordable housing since density bonuses were not being allowed in this Plan. However, the Plan allows for higher density development than currently allowed in interim CP, suburban or urban districts. Density should not be a barrier for affordable housing. The CP Committee, acknowledging that the Shell Point area was a high traffic thoroughfare area, considered but discarded the solution to reroute Highway 802 traffic from Highway 170 through Grober Hill Road to Highway 280. Mr. Merchant noted that the Plan would be amended to reflect that Public Works, not Parks and Leisure Services, was the County department responsible for maintaining boat landings. Beaufort-Jasper Water-Sewer Authority is looking at sewer/water issues in the area. Regarding the concern that the allowed commercial and multi-family housing developments may erode the other commercial nodes that were being encouraged, the Plan hopes to contain the existing commercial areas.

The Town of Port Royal Mayor Sam Murray and Ms. Linda Bridges, Town of Port Royal Planning Administrator, were in attendance at this meeting.

Public Comment: None were received.

Discussion included objectives for commercial development, having in-fill development before increasing commercial development areas, the planned community option, the 30% maximum of allowable commercial use in the planned community option, recommending a frontage road to alleviate local traffic from Highway 802, requiring stub streets and interconnectivity with other developments to minimize local traffic from using the highways, the community park, proposed research on the feasibility to use undeveloped waterfront land for community use, the land use compatibility between the County and the Town of Port Royal, kudos to Mr. Merchant and the Shell Point CP committees for their intensive work, the formation and diversity of the Shell Point Neighborhood Association and the Shell Point CP committees, the Town of Port Royal's Architectural Review Board/ARB to include Shell Point representation, the Highway 802 widening, the Shell Point CP gateway reconfiguration at the corner of Highways 802 and 170, clarification on the zoning map that showed annexed Town of Port Royal parcels, the input received by large landowners in the area, the S.C. Department of Transportation/SCDOT justification for signalization and its assessment for signalization along Highway 802 and Baynard Street, concern that the lack of attendees to this meeting correlates to the community's support of this plan, compromises that have been made over the long period of this planning process, implications and impacts of higher intense uses which need to be quantified, and the acknowledgement of the cooperative work with the Town of Port Royal on this Plan.

Chairman Hicks noted that this CP plan and development standards will be presented to the Joint Planning Commission of the Town of Port Royal and the City of Beaufort on October 7, 2002, for their consideration for adoption.

MOTION: Mr. Margotta made a motion, and Mr. Zara seconded, **to recommend approval** of the Map and Text Amendments to the Beaufort County Comprehensive Plan, Appendix F, Section 3, to add the Shell Point Community Preservation Plan; and to authorize the staff to make administrative changes to the document without returning it to the Planning Commission, should the Joint Planning Commission recommend minor changes. The motion **was carried unanimously** (FOR: Goode, Johnson, Margotta, Mike & Zara).

MOTION: Mr. Zara made a motion, and Mr. Margotta seconded, **to recommend approval** of the Map Amendment to the Beaufort County Zoning Map and Text Amendments to the Beaufort County Zoning & Development Standards Ordinance (ZDSO), Appendix L, Shell Point Community Preservation Area, and to authorize the staff to make administrative changes to the document without returning it to the Planning Commission, should the Joint Planning Commission recommend minor changes. The motion **was carried unanimously** (FOR: Goode, Johnson, Margotta, Mike & Zara).

Mr. Sproul gave kudos to Ms. Linda Bridges, the Town of Port Royal planner, and Mr. Merchant for their work on this CP plan and development standards.

OTHER BUSINESS: Future Planning Commission Meetings: The Commission will take action on the community facilities element review of the Comprehensive Plan at its October 9, 2002, meeting. The Commission will hear a presentation on the future land use element review at its November 13, 2002, meeting. The Planning staff contacted the newly selected economic development administrator who will be preparing the economic development element review. Chairman Hicks believes that the County's biggest challenge will be its infrastructure in 5 years time, and that a multi-jurisdictional body such as the Beaufort County Transportation Advisory Group will be the deciding body for establishing infrastructure precedences.

ADJOURNMENT: Mr. Zara made a **motion**, and Mr. Johnson seconded, **to adjourn the meeting**. The motion **was carried unanimously** (FOR Goode, Johnson, Margotta, Mike & Zara). Chairman Hicks adjourned the meeting at approximately 7:53 p.m.

SUBMITTED BY: _____

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

Jim Hicks, Chairman, Beaufort County Planning Commission

APPROVED: **November 5, 2002**