

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Wednesday, November 6, 2002, in County Council Chambers of the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

MEMBERS PRESENT:

Mr. Jim Hicks, Chair

Ms. Joy Guyer

Mr. Matthew Margotta

Mr. Mike Zara

Mr. Ben Johnson, III, Vice Chair

Ms. Margie Jenkins

Mr. Thomas Mike, Sr.

MEMBERS ABSENT:

Mr. John Abney

Mr. Jerome Goode

EX-OFFICIO MEMBERS PRESENT: None

STAFF PRESENT:

Mr. Anthony J. Criscitiello, Planning Director

Ms. Meenakshi Singh, Planner

Ms. Carla Clark McCuller, Planning Assistant

CALL TO ORDER: Chairman Hicks called the meeting to order at approximately 6:00 p.m.

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

REVIEW OF MINUTES: The minutes of the October 1, 2002, Commission meeting were reviewed. No corrections were noted. **MOTION: Mr. Zara made a motion, and Mr. Mike seconded, to accept as written the minutes of the October 1, 2002, meeting. The motion was carried unanimously (FOR: Margotta, Mike and Zara; ABSTAINED: Guyer and Jenkins).**

CHAIRMAN'S REPORT:

1. **Congratulations** to Ms. Jenkins for being elected to the Board of Education.
2. **Future Land Use Element Review:** Chairman Hicks noted that this review would be presented to the Commission on November 13, 2002, with action to occur on December 31, 2002.
3. **Economic Development Element Review:** The Planning staff has not heard from the Economic Development department regarding this review.

PUBLIC COMMENT: None was received.

SOUTHERN BEAUFORT COUNTY MAP CORRECTIONS TO THE BEAUFORT COUNTY ZONING MAP FROM RURAL/R TO RURAL RESIDENTIAL/RR FOR ELEVEN (11) PARCELS ALONG OLD BAILEY ROAD, OKATIE, SC (R600-9-15D, 15E, 37, 80, 81, 82, 83, 88, 85, 92 AND 97).

Mr. Criscitiello briefed the Commissioners. The resident of R600-9-88 approached the staff about subdividing the lot. Under the current Rural zoning, such subdivision was not allowed because of insufficient acreage. Under the proposed Rural Residential zoning, the subdivision could occur if the remaining Zoning and Development Standards Ordinance/ZDSO constraints are met. Staff recommends approval of these map corrections.

Public Comment: Mr. Mike Richards owns property in the area. He asked for clarification on this project and on the family compound criteria. He noted concerns for septic tank percolation on the parcels involved in this map correction. He does not support this map correction.

Discussion included the permitted uses of Rural Residential zoning, correcting the administrative zoning mistake, verification that the parcels were lots of record at the passage of the ZDSO, clarification on the inclusion of R600-9-82, the makeup of the abutting Jasper County properties, delaying action on this map correction until the future land use element review occurs, and recommending an analysis of the Rural Residential zoning.

MOTION: Mr. Margotta made a motion, and Ms. Jenkins seconded, **to recommend approval** of the Southern Beaufort County Map Corrections to the Beaufort County Zoning Map from Rural/R to Rural Residential/RR for eleven (11) parcels along Old Bailey Road, Okatie, SC (R600-9-15D, 15E, 37, 80, 81, 82, 83, 88, 85, 92 and 97). No further discussion occurred. The motion **was carried unanimously** (FOR: Guyer, Jenkins, Johnson, Margotta, Mike and Zara).

TEXT AMENDMENT TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO), APPENDIX D, TABLE 4 – COMMUNITY PRESERVATION USE TABLE, COMMERCIAL USES – OFFICE, CONTRACTOR’S OFFICE USE (to allow exterior storage with contractor’s office use); Applicant: Mr. Ben Banks.

Mr. Criscitiello briefed the Commissioners. Staff recommends denial of this text amendment.

Public Comment: Mr. Ben Banks, the applicant, noted that he discussed the problem with Mr. Criscitiello about a year ago. He noted that contractors are facing difficulty with storage of construction material for their projects. He noted that various business adjoining his property that had various equipment and materials on their own properties. He noted the parcel he was planning to use was located behind the previously mentioned businesses. Having met with Ms. Singh regarding his project, he was not advised by Ms. Singh that the plans did not meet the ZDSO requirements. His property is located in the Brighton Beach Community Preservation/CP District, and was never a part of the Town of Bluffton. He was asking for reasonable consideration. He provided a costly color rendering, upon Mr. Criscitiello’s advise, and was disturbed that the Commission received a black and white copy instead of a color copy. He asked when the Brighton Beach Community Preservation District review would occur and was

told a year ago that it would occur in five years time. He does not think it is right to have to wait five years to see what he can do with the property.

Discussion included clarification on which CP District Mr. Banks' property lies, an explanation of the interim standards of the CP Districts, the rationale that included the business lots in the CP District, clarification that the contractor's office with exterior storage use is not allowed under any zoning, the possibility of allowing this use only in the Bluffton CP District, the timeframe for the inception of the Bluffton CP District process, and the alternative actions the Commission can recommend regarding this request.

MOTION: Mr. Margotta made a motion, and Ms. Guyer seconded, **to recommend denial** of the Text Amendment to the Beaufort County Zoning and Development Standards Ordinance (ZDSO), Appendix D, Table 4 – Community Preservation Use Table, Commercial Uses – Office, Contractor's Office use (to allow exterior storage with Contractor's Office use). Further discussion included recommending that Mr. Banks involved himself in the Bluffton CP District process when it begins in the future, and not supporting the suggestion to allow this use only in one interim CP District because it would not meet the intention of the Comprehensive Plan. The motion **was carried unanimously** (FOR: Guyer, Jenkins, Johnson, Margotta, Mike and Zara).

OTHER BUSINESS: Future Land Use Element Review: Chairman Hicks noted that the Rural Residential Zoning could be raised at the November 13, 2002, Commission meeting. He also asked for statistical analyses of the effect of the County Comprehensive Plan on annexation, of the permits issued by year since 1995, of the Planned Unit Developments/PUDs, and of the Bluffton area growth. Mr. Margotta would like to see a correlation between the Comprehensive Plan and economic growth. Mr. Zara asked for an analysis on the permitting of subdivisions and PUDs that met the substantial completion dates established in the County Comprehensive Plan.

ADJOURNMENT: Mr. Zara made a **motion**, and Mr. Margotta seconded, **to adjourn the meeting**. The motion **was carried unanimously** (FOR: Guyer, Jenkins, Johnson, Margotta, Mike and Zara). Chairman Hicks adjourned the meeting at approximately 7:15 p.m.

SUBMITTED BY:

Carla Clark-McCuller, Planning Assistant

Jim Hicks, Chairman, Beaufort County Planning Commission

APPROVED:

December 3, 2002 (as amended with deletions ~~struck through~~ and additions underscored)