

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Tuesday, December 3, 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. Jerome Goode  
Mr. Mike Zara

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

**MEMBERS ABSENT:**

Mr. John Abney  
Mr. Matthew Margotta

Ms. Margie Jenkins  
Mr. Thomas Mike, Sr.

**EX-OFFICIO MEMBERS PRESENT:** None

**STAFF PRESENT:**

Ms. Meenakshi Singh, Planner  
Ms. Barbara Ann C. Childs, Administrative Assistant to the Planning Director  
Mr. H.C. "Buz" Boehm, Director of Public Management

**CALL TO ORDER:** Chairman Hicks called the meeting to order at approximately 6:03 p.m.

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

**REVIEW OF MINUTES:** The minutes of the November 6, 2002, Commission meeting were reviewed. Chairman Hicks noted the future land use was to be reviewed on December 11, 2003, instead of December 3, 2002 (paragraph 3, Chairman's Report). **MOTION: Mr. Zara made a motion, and Ms. Guyer seconded, to accept the minutes of the November 5, 2002, meeting, as amended to change the date in paragraph 3 of the Chairman's Report from December 3, 2002, to December 11, 2002. The motion was carried unanimously (FOR: Guyer, Hicks, Johnson & Zara; ABSTAINED: Goode).**

**CHAIRMAN'S REPORT:**

1. **Next Commission Meeting:** The next meeting is December 11, 2002, where action will be taken on the Future Land Use element review and a presentation will be given on the Economic Development element review.
2. **Absence:** Ms. Jenkins was absent due to surgery being performed.

**PUBLIC COMMENT:** None was received.

**TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING & DEVELOPMENT STANDARDS ORDINANCE (ZDSO), Article V, Table 106-1098, Institutional Uses -- Government office (to allow school district offices in areas zoned rural); Applicant: Beaufort County School District**

Ms. Singh briefed the Commissioners. The Planning staff is recommending a different use than the applicant has requested. She noted the various uses allowed in the “Limited/L” criteria.

**Applicant’s Comment:** Mr. Don Altman, the School District representative, noted that various dialogue had occurred with the Planning staff on this matter. He concurs with staff’s recommendation, which would accomplish their desired result. He gave a brief overview of the proposed 35,000 square-foot Administration Building that consolidates functions currently located in eight separate buildings. The single-story building will also act as a community facility for public use after operating hours. The School District will maintain a vegetated buffer along Highway 170 and proposes a one mile walking trail that will link the elementary school to the Administration Building. The building design does have a slight possibility for future expansion. The School District would like to begin a bidding process in the spring of 2003 for this building.

**Discussion** included the 75 employees that will work in the building, the hours of operation for the building, a community impact statement is required because the property is zoned rural and is along the fragile Okatie watershed, the project is small in size and a low traffic threshold is anticipated, the School Board understand the constraints for acquiring a development permit, the building has a potential growth for 25 to 30 more personnel if the building is physically expanded, kudos to the School District on consolidating the various administration functions under one roof, the alternate property sites considered, the residential character and the centralized site of the Highway 170 property, the importance of community and traffic impact statements for future planning in the Highway 170 corridor, and a reiteration that the text amendment allows government offices in all rural districts and allows the Development Review Team/DRT final determination on siting such projects.

**Public Comment:** Mr. Reed Armstrong of the S.C. Coastal Conservation League agrees with the location; but, has a problem that there are no additional requirements in the ZDSO Section 1243. In the review of the Comprehensive Plan, the staff has endorsed development in priority areas—areas developed or developing—to protect the rural areas. This text amendment would be a break from that concept. In the Future Land Use element review of the Comprehensive Plan, the staff has stressed a principle component of cooperation among the government bodies, including the School District. This is an example of the School District presenting a concept without consideration of the County’s Land Use plan. He suggested tabling this text amendment until the Commission passes the additional standards for Section 1243 before passing this amendment on to County Council.

**Further discussion** included sewer and water availability to the site, the current limited uses that are not incompatible with the desired School District use, how this use would impact the surrounding rural area, the Zoning Board of Appeal/ZBOA not having the authority to grant use variances, and the proposed use fitting limited versus special uses.

**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; Article V, Table 106-1098, Institutional Uses -- Government office (to allow school district offices in areas zoned rural). Additional discussion included the desirability of this type of development in the priority investment area, the acceptable conception for the proposed site, and a desire that the School District's show a long-term commitment to keep the open space by donating it to the Beaufort County Open Land Trust. The **motion was carried unanimously** (FOR: Goode, Guyer, Hicks, Johnson and Zara).

**BEAUFORT COUNTY ZONING MAP CORRECTION of R700-35-5 and 5A from Planning Unit Development/PUD (Brays Island Plantation) to Rural/R in Northern Beaufort County along Paige Point Bluff Road, Sheldon, SC**

Ms. Singh briefed the Commissioners. Staff recommends the map correction.

**Public Comment:** None were received.

**Discussion** included informing County Council of the mapping error and correcting the zoning map accordingly.

**Beaufort County Zoning Map Correction of R600-33-51 from Existing Park (Victoria Bluff National Refuge) to Planned Unit Development/PUD (Colleton River Plantation) in Southern Beaufort County along Colleton River Drive, Bluffton, SC**

Chairman Hicks noted that staff had withdrawn this item for further research.

**Public Comment:** Mr. Jim Tiller said this item should not have been before the Planning Commission. This is a matter of record and merely a coloring error. He submitted a letter for the record.

**OTHER BUSINESS:**

1. **Next Commission Meeting:** The Commissioners were reminded of their next County Comprehensive Plan review meeting on Wednesday, December 11, 2002.
2. **2003 Commission Meetings:** The Commission meetings for 2003 will return to once a month, since the Comprehensive Plan element reviews are nearly completed.
3. **Mileage Reimbursements:** Staff will process the Commissioners mileage reimbursements in time for the holidays.
4. **Election of 2003 Commission Officers:** Chairman Hicks stated that elections for the Commission Chair and Vice Chair would occur during the January 2003 Commission meeting. Mr. Abney and Ms. Jenkins have resigned their appointment, and Ms. Guyer and Mr. Mike appointment expired in February 2003.

**ADJOURNMENT:** Mr. Zara made a **motion**, and Ms. Guyer seconded, **to adjourn** the meeting. The **motion was carried unanimously** (FOR: Goode, Guyer, Hicks, Johnson and Zara). Chairman Hicks adjourned the meeting at approximately 6:52 p.m.

**SUBMITTED BY:**

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

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Jim Hicks, Chairman, Beaufort County Planning Commission

**APPROVED:**           **January 7, 2003**