

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Tuesday, January 7, 2003, 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. Joy Guyer
Mr. Thomas Mike, Sr.

Mr. Ben Johnson, III, Vice Chair
Mr. Jerome Goode
Mr. Matthew Margotta
Mr. Mike Zara

MEMBERS ABSENT: None

EX-OFFICIO MEMBERS PRESENT: None

STAFF PRESENT:

Mr. Anthony J. Criscitiello, Planning Division Head
Ms. Meenakshi Singh, 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.

REVIEW OF MINUTES: The minutes of the December 3, 2002, Commission meeting were reviewed. No corrections were noted. **MOTION:** Mr. Zara made a motion, and Ms. Guyer seconded, **to accept as written the minutes of the December 3, 2002, meeting.** The motion **was carried unanimously** (FOR: Goode, Guyer, Johnson, and Zara; ABSTAINED: Abney, Margotta and Mike).

CHAIRMAN'S REPORT:

1. Departing Planning Commissioner: Chairman Hicks noted Ms. Margie Jenkins absence because she was elected to the Beaufort County School Board and is being sworn in tonight as a School Board member. Chairman Hicks will present her a Certificate of Appreciation from the Planning Commission at a later date.
2. Departing Planning Staff Member: Chairman Hicks commended Ms. Linda "Teri" Norris for her mapping and statistical work for the Planning Division. Ms. Norris will be leaving for another position elsewhere. Chairman Hicks presented her with a floral bouquet.

PUBLIC COMMENT: Ms. Wendy Zara asked of the status on the additional text amendments for waste transfer stations that the Commission had requested. (Ms. Singh noted that additional information was requested by the Commission at the last worksession and an additional worksession will occur to discuss the additional information.)

SOUTHERN BEAUFORT COUNTY REZONING REQUEST/MAP AMENDMENT TO THE BEAUFORT COUNTY ZONING MAP FOR R600-21-20, FROM RURAL/R TO COMMERCIAL REGIONAL/CR; APPLICANT: CRESCENT RESOURCES

Mr. Criscitiello briefed the Commissioners that the 21.2-acre property is surrounded by the Okatie Center Planned Unit Development/PUD. Staff recommends approval of the rezoning, with the following conditions:

1. That the issues pertaining to traffic management and access to the property should be determined on the development application.
2. That the Development Review Team/DRT look at access management and placement of signals to confirm with the Day Wilburn Access Management Standards, which has been developed for the SC 170 corridor. The DRT shall reconcile the Day Wilburn recommendations with the studies of Wilbur Smith Associates and the SC- DOT.
3. That the Planning Commission recommend that County Council adopt the Traffic Impact Analysis standards as part of the Zoning and Development Standards Ordinance and the standards be implemented to the affected projects.

Applicant's Comment: Mr. Truitt Rabun of LandPlan Partnership is the applicant's representative. Mr. Rabun briefed the Commissioners on the history of the parcel and the surrounding Okatie Center. He stated that the zoning map does not conform to the future land use map where the parcel is included in the commercial node. Mr. Colin Kinton, another representative for the applicant, noted that there are no significant differences between the 1994 traffic impact analysis and the 2002 analysis. Mr. Rabun noted that Crescent Resources has sold this parcel and the surrounding northern tract of Okatie Center to another entity, Horn Properties. The new owner will be coming forward later this year with a development plan. By rezoning the parcel to Commercial Regional, this parcel and the northern tract of the Okatie Center PUD can part of an integrated development. The optimum would have been to include it into the PUD, but that is not an option with the existing ZDSO.

Mr. Criscitiello noted that the County's goal is for a distance separation of 3,000 linear feet between Commerce Place and Road C that borders Jasper County in order to obtain a fully-signalized intersection. Cooperation with Jasper County is needed to meet this goal.

Public Comment: Ms. Jackie Martin of the S.C. Coastal Conservation League stated that this parcel would not contribute toward the preservation of rural land because it is surrounded by commercial development. She asked for a clarification on a master plan for the Highway 170 corridor. The League strongly encourages a master plan process for the Highway 170 corridor with Jasper County.

Discussion included the amazement that a 1994 traffic study rings true for 2002, an assurance of interconnectivity between the parcels to reduce the Highway 170 ingress and egress flow, insuring that the eastern tract has minimal environmental impact to the waterways, Jasper County's response to the master plan is positive but staff must present definitive recommendations to Jasper County before detailed agreements can occur, the original reasoning by the Commission for the rural zoning of this parcel, urging the establishment of commercial node boundaries to prevent sprawl, a caution that the Commission will be setting a precedence to start a domino effect for commercial sprawl along Highway 170, clarification on further commercial development within the Sun City PUD which surrounding the Okatie Center, agreement with the rezoning because of the Future Land Use Map designation and the surrounding development, a concern that improvements occur on Highway 170 before it reaches level D status, and the low amount of trips from the proposed property.

MOTION: Mr. Margotta made a motion, and Mr. Abney seconded, **to recommend approval of the Southern Beaufort County Rezoning Request/Map Amendment to the Beaufort County Zoning Map for R600-21-20, from Rural/R to Commercial Regional/CR; with the following conditions that were recommended by staff and concurred by the Southern Beaufort County Subcommittee:**

1. **That the issues pertaining to traffic management and access to the property should be determined on the development application.**
2. **That the Development Review Team/DRT look at access management and placement of signals to confirm with the Day Wilburn Access Management Standards, which has been developed for the SC 170 corridor. The DRT shall reconcile the Day Wilburn recommendations with the studies of Wilbur Smith Associates and the SC- DOT.**
3. **That the Planning Commission recommend that County Council adopt the Traffic Impact Analysis standards as part of the Zoning and Development Standards Ordinance and the standards be implemented to the affected projects.**

No further discussion occurred. The **motion was carried** (FOR: Abney, Guyer, Johnson, Margotta, Mike and Zara; AGAINST: Goode).

TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING & DEVELOPMENT STANDARDS ORDINANCE (ZDSO), Appendix I – Lady's Island Community Preservation/CP Area, Division 4 – Professional Office District, Section 4.4 – Permitted Activities (to allow drive-through facilities within the Professional Office District of the Lady's Island CP Area)

Chairman Hicks noted that the Lady's Island CP Committee continues to make amendments to meet the growing needs of the area. Mr. Criscitiello briefed the Commissioners that this item surfaced during a Development Review Team/DRT review of a bank requesting a drive-through use but not being allowed by the current standards. Staff recommended approval of the text

amendment, acknowledging that the banks of today commonly have drive-throughs and the Professional Office District is where banks would be allowed.

Discussion included a clarification between the Village Center and the Professional Office District.

Public Comment: None were noted.

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 I – Lady’s Island Community Preservation/CP Area, Division 4 – Professional Office District, Section 4.4 – Permitted Activities, to allow drive-through facilities within the Professional Office District of the Lady’s Island CP Area. The **motion was carried unanimously** (FOR: Abney, Goode, Guyer, Johnson, Margotta, Mike and Zara).

TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING & DEVELOPMENT STANDARDS ORDINANCE (ZDSO), Appendix I – Lady’s Island Community Preservation/CP Area, Division 5 – Village Center/VC, Section 5.7 – Additional Development Standards – Parking (permits off-site parking and reduces minimum lot size for commercial lots within a planned development where open space, drainage and parking are addressed as part of the larger development)

Mr. Criscitiello briefed the Commissioners that this amendment was designed to better develop site plans. Staff recommends approval of these amendments.

Discussion included the provisions for on-site handicapped parking and loading requirements, areas where possible shared parking exists or may occur, centralized parking to accommodate small lots, state regulated handicapped parking requirements, and the allowance of parking garages in certain areas.

Public Comment: None were received.

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 I – Lady’s Island Community Preservation/CP Area, Division 5 – Village Center/VC, Section 5.7 – Additional Development Standards – Parking, that permits off-site parking and reduces minimum lot size for commercial lots within a planned development where open space, drainage and parking are addressed as part of the larger development. The motion **was carried unanimously** (FOR: Abney, Goode, Guyer, Johnson, Margotta, Mike and Zara).

TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING & DEVELOPMENT STANDARDS ORDINANCE (ZDSO), Division 3, Accessory and Miscellaneous Use Standards; Table 106-1426 – Accessory and Miscellaneous Use Standards (establishes setback requirements and limits the location and size of sheds and storage buildings on residential lots)

Mr. Criscitiello briefed the Commissioners that this came from a resident building an accessory structure that was three times larger than the primary structure on the property. Staff recommends approval of the text amendments to prevent accessory units that dwarf the primary unit.

Discussion included the possibility of precluding the home occupation or home business uses with this amendment, amendments that went against the nature of the district like prohibiting barbed wire fences in the rural areas, and a clarification of home occupation and home business uses and accessory units.

Public Comment: None were received.

MOTION: Mr. Johnson made a motion, and Ms. Guyer seconded, **to recommend approval** of the Text Amendments to the Beaufort County Zoning & Development Standards Ordinance/ZDSO), Division 3, Accessory and Miscellaneous Use Standards; Table 106-1426 – Accessory and Miscellaneous Use Standards, that establishes setback requirements and limits the location and size of sheds and storage buildings on residential lots. The motion **was carried unanimously** (FOR: Abney, Goode, Guyer, Johnson, Margotta, Mike and Zara).

OTHER BUSINESS:

1. **Election of Commission Officers:**

- a. Nomination for Chair: Mr. Zara nominated Mr. Hicks as Chair for 2003. Ms. Guyer seconded the nomination. No other nominations were received. Nominations for Chair were closed. Mr. Hicks was elected unanimously as Chair for 2003.
- b. Nomination for ViceChair: Mr. Margotta nominated Mr. Johnson for Vice Chair for 2003. Ms. Zara seconded the nomination. Ms. Guyer made a motion, and Mr. Abney seconded, to close the nominations. Nominations for Vice Chair were closed. Mr. Johnson was elected unanimously as Vice Chair for 2003
- c. Chairman Hicks recommended for the next election that the Commission consider electing officers that represented both sides of the Broad River, to maintain a sense of equity on the Commission.

2. **Planning Commission Membership:** Ms. Guyer and Mr. Mike appointments are up for consideration by County Council. Mr. Abney and Ms. Jenkins have tendered their resignation, so their seats will be open for appointment by County Council. Mr. Abney was advised that he should serve until County Council has appointed his replacement. Discussion included the voting requirements for Commission appointments because of the newly adopted template ordinance and concern regarding qualified candidates for the Commission vacancies.

3. **Planning Commission Agendas for 2003:** Chairman Hicks reminded the Commissioners that text amendments to the ZDSO would be appearing before them because of the 2002 Comprehensive Plan review elements that were passed last year.

ADJOURNMENT: Ms. Guyer made a **motion**, and Mr. Goode seconded, **to adjourn** the meeting. The motion **was carried unanimously** (FOR: Abney, Guyer, Johnson & Mike). Chairman Hicks adjourned the meeting at approximately 7:36 p.m.

SUBMITTED BY:

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

Jim Hicks, Chairman, Beaufort County Planning Commission

APPROVED: February 4, 2003