

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Tuesday, February 4, 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. Jerome Goode

Mr. Matthew Margotta

Mr. Ben Johnson, III, Vice Chair

Ms. Joy Guyer

Mr. Mike Zara

MEMBERS ABSENT:

Mr. John Abney

Mr. Thomas Mike, Sr.

EX-OFFICIO MEMBERS PRESENT: None

STAFF PRESENT:

Mr. Anthony J. Criscitiello, Planning Division Head

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.

REMARKS: Mr. Skeet Von Harten, Vice-Chair of Beaufort County Council, introduced himself as the Chairman of the Land Management Committee (formerly the Planning Committee). He thanked the Commissioners for their work and explained the appointment/reappointment process the Land Management Committee will use to fill the vacancies in the Commission.

REVIEW OF MINUTES: The minutes of the following Commission meeting were reviewed:

1. **December 11, 2002:** The following correction was noted: Delete the extra quotation mark in the second line of the first motion on page 4. **MOTION:** Mr. Zara made a motion, and Ms. Guyer seconded, **to accept as amended the minutes of the December 11, 2002, meeting.** The motion **was carried** (FOR: Goode, Guyer, Margotta and Zara; ABSTAINED: Johnson).
2. **January 7, 2003:** No corrections were noted. **MOTION:** Mr. Zara made a motion, and Mr. Goode seconded, **to accept as written the minutes of the January 7, 2003, meeting.** The motion **was carried unanimously** (FOR: Goode, Guyer, Johnson, Margotta and Zara).

CHAIRMAN'S REPORT:

1. **Waste Transfer Stations Presentation:** Chairman Hicks noted that the continuation of the presentation would occur at next month's Commission workshop prior to its scheduled meeting.
2. **Land Management Committee:** Some members of the Committee asked for a Planning Commission representative at the Committee meeting. Chairman Hicks asked the Commissioners their opinion; however, he felt that Mr. Criscitiello had represented the Commission's view at the Committee meetings.
3. **The Seabrook-Stuart Point Community Preservation/CP Plans** were removed from the agenda for further study by the Planning staff. The consensus was that if major revisions occur, the Seabrook-Stuart Point CP committee and community should be involved before the plans return to the Commission. Mr. Zara noted that the staff recommendations are not in keeping with the community's desires.

PUBLIC COMMENT: Ms. Wendy Zara commended Mr. Criscitiello for his accurate representation of the Commission's recommendations to the Land Management Committee. On the subject of waste transfer stations, she recommends setting candlepower levels for waste transfer stations because enforcement would be difficult without such levels (since Mr. Zara has spent a lengthy time on lighting infractions) and removing the statement regarding the inability to find property lines. She commended Ms. Singh on her work on the waste transfer stations.

PUBLIC WORKS REPRESENTATION

Chairman Hicks thanked Mr. Jim Minor, the Solid Waste and Recycling Superintendent of Public Works Division, for staying to address questions by the Commission regarding the waste transfer stations presentation that occurred during the Commission's workshop held prior to tonight's meeting. However, Chairman Hicks believed the Commissioners would not be ready to address the topic until a later date.

Mr. Zara noted that he had been working with the County to have some of the outstanding lighting issues addressed. The lighting at the Dale and the Sheldon Drop Off Centers was not meeting the current lighting standards. Mr. Zara asked that the lighting be changed to cut-off lighting, the candlepower reduced and the visibility from the road.

Mr. Minor indicated that the Sheldon Drop Off Center lighting had not been changed since its opening and was not made aware of the discrepancies. He would research the situation.

TEXT AMENDMENT TO THE BEAUFORT COUNTY ZONING & DEVELOPMENT STANDARDS ORDINANCE (ZDSO), Article V, Table 106-1098 – General Use Table, Institutional Use – Colleges and Professional Schools (change this use to limited, instead of special, in the Research and Development Districts)

Mr. Criscitiello briefed the Commissioners. This text amendment corrects an inconsistency and would affect the new University of South Carolina—Beaufort (USCB) campus.

Discussion included the rationale to change the special use which required a public process to

the limited use where a public process is not included, the ramifications if the text amendment was not approved, the possibility of colleges popping up in other districts, concern for the intense traffic and the environmental impacts associated with the college use, the possibility of additional research and development districts in the County, concern that public input is being circumnavigated with the text amendment, a general caution to the Commission and staff to be diligent in its research and decisions regarding special cases to prevent arbitrary and capricious changes, concern that staff had not researched the existing/proposed colleges and professional schools which may be adversely affected by changing other districts from limited to special use, the Commission's prerogative to make such changes without public notification, and clarification on the various zoning districts.

Public Comment: None were received.

MOTION: Mr. Zara made a motion, and Mr. Johnson seconded, **to recommend approval of the staff recommended Text Amendment to the Beaufort County Zoning & Development Standards Ordinance (ZDSO), Article V, Table 106-1098 – General Use Table, Institutional Use – Colleges and Professional Schools to change this use to Limited from Special in the Research and Development Districts; in addition, change the use to Special from Limited for the Urban, Suburban and Commercial Suburban Districts.** Further discussion included clarification of the motion, non-conformity issues, separating the additional changes from the staff recommended text change, and clarification on what are professional schools. The motion was carried (**FOR: Goode, Johnson and Zara; AGAINST: Margotta and Guyer**).

Mr. Margotta stated that his opposition to the motion was because the staff had not reviewed the ramifications of the additional changes. Chairman Hicks noted that staff would review the changes and, Mr. Criscitiello would return this item to the Commission for additional action if the changes were inappropriate.

TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING & DEVELOPMENT STANDARDS ORDINANCE (ZDSO), Article V, Section 106-1290 – Services (adding additional standards for the location and impact of services uses to include transit and ground passenger transportation)

Mr. Criscitiello briefed the Commissioners that this amendment explicitly includes transit and ground passenger transportation facilities. This amendment was triggered by an application that the zoning office received.

Public Comment: None were received.

Discussion included clarification of the “Limited Conditional/LC” use, concern that the allowable building size would negatively impact a rural district, adding a parenthetic exclusion of transit and ground passenger transportation uses in the rural district, opposition to excluding the use in the rural district since the use would benefit the rural communities, and correcting Section 106-1290.C.2. of the text amendment to read “Applications for this use greater than 4,500 square feet require a Community Impact Statement.”

MOTION: Mr. Zara made a motion, and Mr. Margotta seconded, **to recommend approval of the staff recommended Text Amendment to the Beaufort County Zoning & Development Standards Ordinance (ZDSO), Article V, Section 106-1290 – Services, to add additional standards for the location and impact of services uses, and to include a parenthetic exclusion of transit and ground passenger transportation uses in rural districts.** No further discussion occurred. The motion was carried (**FOR: Guyer, Johnson, Margotta, Mike and Zara; AGAINST: Goode**).

OTHER BUSINESS:

1. **The Next Commission Meeting** will be on March 4, 2003, at 6:00 p.m. and, a 5:30 p.m. workshop will be held prior to the meeting.
2. **River Overlay Protection District:** The Commission requested an update on the River Overlay Protection District.
3. **Greenways and Blueways Plan:** The Commission requested the status of the Greenways and Blueways Plan.
4. **Beaufort County School District Presentation:** The Commission requested the status of the School District presentation that was given to the School Board earlier this year.

ADJOURNMENT: Ms. Guyer made a motion, and Mr. Zara seconded, **to adjourn the meeting. The motion was carried unanimously** (FOR: Goode, Guyer, Johnson, Margotta, and Zara). Chairman Hicks adjourned the meeting at approximately 7:03 p.m.

SUBMITTED BY: _____

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

Jim Hicks, Chairman, Beaufort County Planning Commission

APPROVED: April 1, 2003