

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Tuesday, May 6, 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. Alan Herd  
Mr. Cecil Martin, Jr.  
Mr. Mike Zara

Ms. Joy Guyer  
Mr. Matthew Margotta  
Mr. Vernon Pottenger

**MEMBERS ABSENT:**

Mr. Ben Johnson, III, Vice Chair

Mr. Jerome Goode

**EX-OFFICIO MEMBERS PRESENT:** None

**STAFF PRESENT:**

Mr. Anthony J. Criscitiello, Planning Division Head  
Mr. Stan Williams, Community Planner  
Ms. Barbara Ann C. Childs, Administrative Assistant to the Planning Director

**CALL TO ORDER:** Chairman Hicks called the meeting to order at approximately 6:17 p.m.

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

**REVIEW OF MINUTES:** The April 1, 2003, Commission meeting minutes were reviewed.

**MOTION:** Mr. Zara made a motion, and Ms. Guyer seconded, **to accept as written the minutes of the April 1, 2003, meeting.** The motion was **carried** (FOR: Guyer, Herd, Hicks, Martin, Pottenger and Zara; ABSTAINED: Margotta).

**CHAIRMAN'S REPORT:**

1. **Certification of Appreciation:** Chairman Hicks presented a plaque to Mr. Thomas Mike, Sr., for his past work as a Commissioner.
2. **Introduction of New Planning Commissioners:** Mr. Cecil Martin and Mr. Vernon Pottenger were introduced as the newest Commissioners.

**PUBLIC COMMENT:**

1. Ms. Wendy Zara commented on the PD ordinance, which came out of Council itself instead of the one the Commission recommended earlier. It does not follow the underlying

zoning. The ZDSO contains planned community option for mixed uses. Everything is negotiable by developer with PD ordinance. Why do we need this? Do not destroy the Comprehensive Plan. This ordinance lets anyone do anything

2. Mr. O'Brien noted the ZDSO had changes, the noted the PUD application with more paperwork than the ZDSO. The Oaks at Broad River is an example of 240 units on 20 acres, added more acreage for more units. The PUD is in violation of the ZDSO. The 5 drainage ponds are mosquito breeding grounds. Sun City is another bad example. Within the existing ZDSO are standards to build communities; the PD ordinance is not needed. Bluffton is having a problem. Know you don't want such a dense development next to you, please don't let it happen to others.

**PRESENTATION OF GREATER BEAUFORT-HILTON HEAD ECONOMIC PARTNERSHIP, INC., BUSINESS PLAN**

Mr. Rick Thrasher, President and CEO of the Partnership briefed the Commissioners. Discussion included correlation between population growth and economic development, military purchasing, competitive profiles, regulatory process problematic,

**AMENDMENTS TO THE BEAUFORT COUNTY FUTURE LAND USE MAP FOR LADY'S ISLAND: 19 lots from Transitional Area to Community Preservation, and 102 lots from Transitional Area to Rural**

--AND--

**AMENDMENTS TO THE BEAUFORT COUNTY ZONING MAP FOR LADY'S ISLAND: 15 lots from Rural with Transitional Overlay District (R-TO) to Lady's Island Community Preservation, and 102 lots from Rural and Rural-Residential with Transitional Overlay District (R-TO and RR-TO) to Rural (R) and Rural-Residential (RR)**

Mr. Criscitiello briefed the Commissioners. The Lady's Island/St. Helena Island Subcommittee recommended approval for both amendments.

Mr. Stan Williams briefed the Commissioners on priority, rural and transitional areas. He explained that the Lady's Island Community Preservation Committee recommended the map amendments. Staff received several telephone comments supporting the map amendments and one that did not.

**Public Comment:** None were received.

**Discussion** included the limitation of the 656-acre conservation easement, the process of including the future land use and the zoning map amendments together,

**MOTION:** Ms. Guyer made a motion, and Mr. Zara seconded, **to recommend approval of the amendments to the Future Land Use Map for Lady's Island—19 lots from Transitional Area to Community Preservation, and 102 lots from Transitional Area to Rural.** Further discussion occurred that the back lots remain rural. The motion was carried unanimously (FOR: Guyer, Herd, Margotta, Martin, Pottenger and Zara).

**MOTION:** Ms. Guyer made a motion, and Mr. Zara seconded, **to recommend approval of the amendments to the Future Land Use Map for Lady’s Island—15 lots from Rural with Transitional Overlay District (R-TO) to Lady’s Island Community Preservation, and 102 lots from Rural and Rural-Residential with Transitional Overlay District (R-TO and RR-TO) to Rural (R) and Rural-Residential (RR).** No further discussion occurred. The motion was carried unanimously (FOR: Guyer, Herd, Margotta, Martin, Pottenger and Zara).

**STREET RENAMING REQUEST FOR COOSAW ISLAND / LADY’S ISLAND AREA FROM COOSAW ISLAND DRIVE TO ETHEL GRANT DRIVE**

Mr. Criscitiello introduced Mr. Williams to brief the Commissioners. This request is citizen-based due to complaints on confusion of similarly named roads. The affected property owners asked that the road renaming honor their mother, Ethel Grant.

**Public Comment:**

1. Ms. Carol Stonebreaker, the resident of 8 Coosaw River Drive, noted that emergency vehicles came to her home mistakenly. She asked for the name change because of safety and welfare purposes for the residents.
2. Mr. Stan Lawson, a resident of Coosaw Island, noted that Emergency Management Service/EMS knew about the problem and had not been able to resolve the problem.

**Discussion** included the road renaming process; the criteria for naming roads after individuals; the precedence of naming a road after living individuals; the corrective action by EMS to be part of the recommending body; the E911 ordinance interpretation of not using a person’s name in road renamings; a past Commission recommendation to correct all problematic road names; the staff recommendation of using way, place, point or path rather than drive; the number of recommended names submitted by the applicant; Commission support to rename the street due to safety and welfare factors but not after a living individual; and asking the property owners to give other road name options.

**MOTION:** Mr. Margotta made a motion, and Ms. Guyer seconded, to **approve the street renaming request due to the safety and welfare factors from Coosaw Island Drive to another acceptable name instead of the requested Ethel Grant Drive. Staff is to contact the applicant to coordinate the alternate name.** The motion **was carried unanimously** (FOR: Guyer, Herd, Margotta, Martin and Pottenger).

*Note: The meeting was recessed at 7:40 p.m. and reconvened at 7:47 p.m. Mr. Zara exited the meeting.*

**TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE/ZDSO REGARDING “PROJECTS OF REGIONAL SIGNIFICANCE”:**

- A. Sec. 106-18, County Terms: adds definition of new term.
- B. Sec. 106-111, County Council Powers and Duties; and Section 106-141, Planning Commission Powers And Duties: adds additional powers and duties for County Council

and Planning Commission, respectively.

- C. Sec. 106-144, Review And Comment On Projects Of Regional Significance: adds new section.

Mr. Criscitiello briefed the Commissioners that this ordinance would allow public comment on projects of significance such as schools. He noted that the Zoning Administrator has conducted a pre-application review for the Northern Beaufort County High School project. The Land Management Committee was made aware that this text amendment was headed to the Planning Commission.

**Public Comment:**

1. Ms. Wendy Zara asked for clarification on the struck out items of the second draft. She noted that the State law placed a burden on the developer to notify public and urged the Commission to put back the struck out language into the ordinance.
2. Ms. Jackie Martin of the South Carolina Coastal Conservation League agreed with the second draft and felt that the State law was somewhat vague. She recommended that public notification should include the language “that this development project has been deemed to be not in conformance with the Comprehensive Plan,” when appropriate for the project.

**Discussion** included the thresholds appearing arbitrary, an explanation of the threshold limit, a recommendation to offer this ordinance to County Council for their direction, staff’s reasoning for leaving out the verbatim State law language in the second draft, and the ordinance serving as an added step in the regulatory process.

**MOTION:** Mr. Margotta made a motion to recommend the conceptual ordinance to include the language from the state enabling legislation that was struck out from the first draft. Further discussion included clarification of the motion and the desire that applicants should publicly state whether they meet the Comprehensive Plan or not. The motion failed because a second to the motion was not received.

Additional discussion included disagreeing with the thresholds set for hotels, schools and hospitals as being too high; support for the ordinance concept; and the expansion of the role of the Planning Commission.

**MOTION:** Ms. Guyer made motion, and Mr. Pottenger seconded, to recommend forwarding the conceptual ordinance that was written by the staff as their second draft for consideration by the Land Management Committee. Further discussion included support of the first draft and clarification of this motion. The motion was passed (FOR: Guyer, Herd, Martin and Pottenger; AGAINST Margotta).

**TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE/ZDSO, Article XI, Community Use and Nonresidential Design; Division 5. Planned Development (PD) District**

Mr. Criscitiello briefed the Commissioners that this ordinance enabled a new zoning district.

Chairman Hicks formed a working group to discuss recommendations on this ordinance that will be brought before the entire Commission. The group will meet on Tuesday, May 20, 2003, at 1:00 p.m. The group members are Messrs. Hicks, Margotta and Pottenger; and Ms. Guyer. Staff will secure a meeting place and notify the Commissioners. The other Commissioners were invited to participate, at their convenience.

**OTHER BUSINESS:** None were discussed.

**ADJOURNMENT:** Mr. Martin made a motion, and Mr. Pottenger seconded, to adjourn the meeting. The motion was carried unanimously (FOR: Guyer, Herd, Margotta, Martin and Pottenger). Chairman Hicks adjourned the meeting at approximately 8:32 p.m.

**SUBMITTED BY:** \_\_\_\_\_

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

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Jim Hicks, Chairman, Beaufort County Planning Commission

**APPROVED:**           **June 3, 2003**