

A special meeting of the Planned Development/PD Ordinance Working Group of the Beaufort County Planning Commission (hereinafter "Group") was held on Tuesday, May 20, 2003, in Conference Room #280 of the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

**MEMBERS PRESENT:**

Mr. Jim Hicks, Chair  
Mr. Alan Herd

Ms. Joy Guyer  
Mr. Matthew Margotta

**STAFF PRESENT:**

Mr. Anthony J. Criscitiello, Planning Division Head  
Ms. Delores Frazier, Development Review Manager  
Mr. Robert Merchant, Development Review Planner  
Mr. John Holloway, Natural Resource Planner  
Ms. Barbara Ann C. Childs, Administrative Assistant to the Planning Director

---

Chairman Hicks called the meeting to order at approximately 1:10 p.m. After remarks by Chairman Hicks and Mr. Criscitiello, Chairman Hicks opened the floor for public comment.

1. Mr. Reed Armstrong remarked that what was needed for setting aside Planned Unit Developments/PUDs is no longer needed to counter annexations. The Planned Community option in the existing Zoning and Development Standards Ordinance/ZDSO can be used. Additional staff would be needed to track the new PDs created by this ordinance. He asked for clarification on the Cultural Protection Overlay District. He stated that the PD ordinance must conform to the Comprehensive Plan.
2. Ms. Jackie Martin urged the Commissioners to use the existing ZDSO. She complimented the work by the staff on Mr. Dennis Green's Celadon development that used the planned community option of the existing ZDSO.

After a lengthy discussion, the Working Group recommended the following changes (additions are **bolded & underscored**, deletions are ~~struck through~~):

1. Sec. 106-2439, add subparagraph (e): Basic intent of Comprehensive Plan is addressed. (exact wording to be determined by staff)
2. Sec. 106-2440, change subparagraph (a): All property that is at least ~~four (4)~~ **fifty (50)** contiguous acres shall be eligible for approval as a PD.
3. Sec. 106-2440, change subparagraph (c): Properties of two hundred (200) acres or less or those that are unusually complex or involve environmentally sensitive areas may elect to submit a Concept Plan ~~to avoid undue delays in the review process.~~

4. Sec. 106-2441, change subparagraph (6): Infrastructure capacity and the effect upon public services **to include full consideration of previously approved developments;**
5. Sec. 106-2441, change subparagraphs 9 and 10 to reflect the addition of a new subparagraph:
  - (9) Effects upon public health, safety, and general welfare; ~~and~~
  - (10) Residential densities and square footage of commercial usage as they compare to current County requirements and optimal usage of the land; ~~and~~
  - (11) **Impacts on local and regional transportation facilities.**
6. Sec. 106-2442, add subparagraph (9): **Such actions which would further enhance the objectives and goals of the Comprehensive Plan.**
7. Sec. 106-2443, add subparagraph (c): **The development plan will be the ultimate authority regarding density.**
8. Sec. 106-2444:
  - a. Delete subparagraphs (c) and (e), and renumber (d) and (f) to be (c) and (d).
  - b. Change the new subparagraph (c): The County staff reserves the right, if it finds substantial needs for screening of the proposed PD activity, **to require such screening** ~~to include within the buffer a six (6) foot high fence made of either brick, finished concrete, mortar, wood, stone, masonry units, or a combination of the above. The fence shall be fronted by the required vegetative screen.~~
  - c. Add a new subparagraph (e): **Density should support the general intent of the Comprehensive Plan.**
9. Sec. 106-2446:
  - a. Change subparagraph (b): Parking spaces shall be ~~shown~~ **accounted for** on the Concept Plan ~~and shall be calculated with reference to the standards set forth in Division 5: Parking and Loading Standards.~~
  - b. Change subparagraph (f)(5): This procedures will not be permitted for the sale or transfer ~~if~~ **of** any individual single-family lot or group of lots intended for construction of one (1) single-family dwelling.
10. Sec. 106-2447, change subparagraph (a)(1): ~~Multiple~~ **(give specific number)** copies of the Master Plan to sufficiently distribute to all designated reviewing bodies at the time of submittal;
11. Sec. 106-2448, change subparagraph (1): ~~A sufficient amount~~ **(give specific number)** of black or blue line prints of the Development Plan to be distributed to the Development Review Team (DRT);

The Working Group felt that further work would be required on the ordinance and agreed to continue the review on Wednesday, June 11, 2003, at 1:00 p.m. in the same conference room.

The meeting was adjourned at approximately 4:00 p.m.

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

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

\_\_\_\_\_  
Jim Hicks, Chairman, Beaufort County Planning Commission