

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Tuesday, June 3, 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. Alan Herd
Mr. Cecil Martin, Jr.
Mr. Mike Zara

Mr. Ben Johnson, III, Vice Chair
Ms. Joy Guyer
Mr. Matthew Margotta
Mr. Vernon Pottenger

MEMBERS ABSENT: None

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 6:03 p.m.

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

REVIEW OF MINUTES: The May 6, 2003, Commission meeting minutes were reviewed.

MOTION: Mr. Zara made a motion, and Ms. Guyer seconded, **to accept as written the minutes of the May 6, 2003, meeting.** The motion **was carried** (FOR: Guyer, Hicks and Zara; ABSTAINED: Johnson and Goode).

CHAIRMAN'S REPORT: Chairman Hicks noted that the Planned Development/PD Ordinance Working Group would meet on June 11, 2003, at 1:00 p.m. to further discuss the ordinance.

PUBLIC COMMENT: Ms. Wendy Zara asked when the Commissioners would review the Capital Improvements Program/CIP projects. Chairman Hicks indicated that staff would research and give her an answer.

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

Chairman Hicks gave the history of this request that had been before the Commission at the last meeting, and the E-911 coordinator continues to have reservation on naming a road after an individual. Mr. Criscitiello further clarified that such a name is technically allowed. Mr. Stan Williams clarified that Ms. Doerr is under the impression that roads cannot be named after individuals.

Public Comment: None were received.

Discussion included support for naming roads after individuals, the duplication of names in the County, the procedure the staff followed when it was directed by the Commission at the last meeting, the number of County roads with "Grant" in the name, the use of "drive" in the name, and the petitioners wanting to keep the "Ethel Grant" portion of the name but not objecting to changing the "Drive" to something else.

MOTION: Mr. Goode made a motion, and Mr. Johnson seconded, **to recommend approval of the street renaming request from Coosaw Island Drive to Ethel Grant Lane.** The motion **was carried** (FOR: Goode, Johnson, Martin, Pottenger and Zara; AGAINST: Margotta, Guyer and Herd).

TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE/ZDSO, APPENDIX J, DALE COMMUNITY PRESERVATION/CP DISTRICT (adds schools to the Table Of Permitted Uses within the Dale CP District):

- A. **Section 1.4, Permitted Uses; Table 1, Land Use**
- B. **Section 1.5, Limited And Special Use Standards**

Mr. Criscitiello briefed the Commission that these amendments correct an oversight that will include Davis Elementary School in the Dale CP District as an allowed use. At its May 20, 2003, meeting, the Northern Beaufort County Subcommittee recommended deleting all other references in Section 1.4 except the elementary school portion.

Public Comment:

1. Mr. Jacob Martin, a Bluffton resident, stated he worked on several of the subgroups of the County's Comprehensive Plan. He noted the opposition to the Comprehensive Plan, but the plan never intended to prevent the building of a school in an area that was most feasible and desired. If what is planned is not in accordance to the Comprehensive Plan, and if the area representative on the Commission agrees with the majority of the residents in support of the amendment, then the remaining Commissioners should support the decision of the area representative on the Commission.
2. Ms. Margie Jenkins that she participated on the Dale CP Committee and during the inception of the Comprehensive Plan. The Comprehensive Plan raised several issues that have not been settled even until today. She remembered that small identified

communities were not protected in the Comprehensive Plan. Presently there are schools that are in other CP areas. To say that Dale does not need a high school in its area is unbelievable. Non-residents should not be allowed to tell residents what to do. The Community Preservation Districts were developed to allow the area residents to decide what they wanted in their communities. She urged the correction to allow all schools in the Dale CP District. She remembered that her father and others purchased the ballfield for a school. She was taught that education was important. She asked for the provision of equity in all CP areas.

3. Mr. John Sanford said the core of the issue is whether a high school should be allowed in the Dale area. He supports the conformity of Davis Elementary School. He noted that the Comprehensive Plan hurt him personally, but the governing body passed what they thought was the best for the County. Sewer is the heart of the school issue, and allowing schools in the rural areas goes against the spirit of the Comprehensive Plan. He is a big believer of education. Northern Beaufort County would not be able to support a high school, according to the census data provided by the School District. If 20% of the student population is from the area, then 80% would have to drive further to attend this school. What is good for the entirety, instead of a small group, is what should be addressed. Look at what is good for the County as a whole.
4. Rev. Jim Moore, pastor of Mount Carmel Baptist Church in Dale, states this ordinance is a political issue. The Dale CP Plan was widely supported. The Subcommittee has recommended the circumvention of the process by which the CP was formed. The Dale community wants what everybody else has. No other CP Plans have amendments to include just one school. The community wants all schools to be allowed in the Dale CP. Is it reasonable to believe that the non-conformity of Davis Elementary was an administrative oversight? As an oversight, the Commission is obligated to correct it. The Dale citizens are not trying to circumvent the system to get a high school in Dale. The Dale citizens have not asked for the placement of a high school in their area. The School Board's responsibility is to decide where to put a school. He urged the Commissioners to make the right decision and change the text amendment to include all schools.
5. Mr. Joseph Kline says the paramount issue is the Dale CP Plan. He served on the County Council from 1979 to 1996. The text amendment is to correct an administrative oversight. Other issues such as building schools do not impact the Dale CP Plan. The Chisolm Plantation residents were invited to participate in the Dale CP, but chose not to. The Plantation is not included in the Dale CP Plan. Do not allow yourself to be drawn into the political arena. The Dale residents support the Dale CP Plan; non-residents do not. He asked that schools be allowed and challenged the Commissioners to do what they were appointed to do as representatives of their community. Vote what's right, you are charged to do that.
6. Ms. Jackie Martin, a representative of South Carolina Coastal Conservation League, supports good land use practices, rational extension of infrastructure in support of development, and the protection of the resource base and the taxpayers' dollars involved in these decisions. She does not know why the issue is being raised now, if the community did indeed overlook the school option, and if the high school issue caused this amendment. Without knowing the answers and without commenting on the validity of a high school at Keans Neck Road, she urged the upholding the Subcommittee's

- recommendation to allow Davis Elementary to become conforming. Adding high schools to the Dale CP Plan complicates the issue. She recommended adding high schools to the Dale CP Plan after the high school location is determined.
7. Ms. Wendy Zara asked the Commission to uphold the Subcommittee's unanimous recommendation. It makes sense to make Davis Elementary a conforming use. This discussion is to rectify an error. The CP process is to customize each district according to the desires of the respective communities. The education and residency issues are fallacies. As taxpayers, we all pay for the infrastructures that affect all taxpayers and we can appropriately express our opinions on all County issues.
 8. Mr. John Phillips has a draft of the minutes held at Davis Elementary School. He spoke at the meeting but was not included in the minutes. He asked if the 40-acre requirement for a high school was state mandated. He noted that the Dale residents did not bring up the high school issue. This text amendment is about correcting an oversight. He noted another oversight in the ZDSO regarding trees on private residences that had to be corrected. He asked the Commission to correct the omission as the Planning staff suggested.
 9. Mr. Don Altman, a School District representative, stated that the Comprehensive Plan requires 50 acres. The state requires 30 acres with incremental increases according to enrollment.

Discussion included the confusion of the high school issue and the text amendment, clarification on the text amendment and the Subcommittee's recommendation, the impact of schools on the community should involve the input from the residents, the dissimilarities of the CPs under the interim standards, the volatility of adding a use that is not supported by the County Council or the Comprehensive Plan, the Comprehensive Plan's discouragement of public infrastructure in rural districts, the coordination of this text amendment with the School District, the inability to view minutes from the Dale CP committee meetings that state the desires of the community, the reiteration that schools are a special use, the debate to legalize or equalize schools in the CP districts, and a clarification that new schools would be brought before the Planning Commission should the County Council adopt the text amendment regarding projects of regional significance.

MOTION: Mr. Goode made a motion, and Mr. Zara seconded, **to recommend approval, as recommended by the Subcommittee to only allow legalizing the existing Davis Elementary School, of the Text Amendments to the Beaufort County Zoning and Development Standards Ordinance/ZDSO, Appendix J, Dale Community Preservation/CP District, Section 1.4 - Permitted Uses, Table 1 - Land Use; and Section 1.5 - Limited and Special Use Standards.** Discussion included an overriding concern of fairness and the consideration of adding all schools. The motion **was carried** (FOR: Goode, Guyer, Herd, Margotta, Martin, Pottenger, and Zara; AGAINST: Johnson)

OTHER BUSINESS:

1. **The Planning Development/PD District Working Group** will meet on Wednesday, June 11, 2003, at 1:00 p.m. in Conference Room #280 of the County Administration Building, 100 Ribaut Road, Beaufort, SC.

2. **The St. Helena Island Cultural Protection Overlay Committee:** Mr. Johnson introduced a letter from Ms. Marquetta Goodwine, the Chairperson of the Committee, to indicate the purpose and composition of the committee.
3. **River Protection Overlay District:** The Commission asked the status of the recommendation on the River Overlay Protection District. Chairman Hicks asked that this item be added to the July 2003 Commission meeting agenda.
4. **Community Preservation/CP Process:** The Commission asked for written procedures regarding the CP process, including interim standards that may or may not apply, documentation of meetings and how each committee is chosen. They would like to see the process streamlined. Staff has been working to reduce or combine the CP Districts and will bring forth their recommendations to the Commission.
5. **Voting Process:** Chairman Hicks stated that the Commissioners are to vote for what is the best for the entire County, and not just portions of the County.

ADJOURNMENT: Mr. Martin made a motion, and Mr. Pottenger seconded, to adjourn the meeting. The motion was carried unanimously (FOR: Goode, Guyer, Hicks, Herd, Johnson, Margotta, Pottenger and Zara). Chairman Hicks adjourned the meeting at approximately 7:45 p.m.

SUBMITTED BY:

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

Jim Hicks, Chairman, Beaufort County Planning Commission

APPROVED:

July 1, 2003, as amended (additions are underlined)