

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Tuesday, July 1, 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: 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 6:11 p.m.

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

REVIEW OF MINUTES: The June 3, 2003, Commission meeting minutes were reviewed and the following corrections were noted:

1. Page 3, subparagraph 5, change the fourth sentence to read, "Other issues such as building..."
2. Page 5, subparagraph 3, add the following sentence to the end of the paragraph, "Chairman Hicks asked that this item be added to the July 2003 Commission meeting agenda."

MOTION: Mr. Herd made a motion, and Mr. Martin seconded the motion, **to accept the minutes of the June 3, 2003, meeting, as corrected by the Commission.** The motion was carried unanimously (FOR: Johnson, ~~Goode~~, Guyer, Herd, Hicks, Margotta, Martin and Zara).

CHAIRMAN'S REPORT:

1. **Planned Development (PD) District Ordinance Working Group** will meet tomorrow (July 2, 2003) at 1:00 p.m. in Conference Room #280, County Administration Building,

100 Ribaut Road, Beaufort, SC. Chairman Hicks noted that the group would complete its review and bring forth its recommendations at the August 2003 Commission meeting.

2. **Community Preservation (CP) rezonings:** Chairman Hicks asks that the Commission discuss the direction needed regarding the CP Districts during the "Other Business" portion of tonight's meeting.

PUBLIC COMMENT:

1. Ms. Martha Crapse of Bluffton asked for clarification on the inclusion of Pine and Myrtle Islands in the Brighton Beach CP District since both islands are not part of the Brighton Beach subdivision.
2. Mr. Hillard Spahn, a Georgia resident who owns property on Pine Island, asked for clarification on the zoning districts. (Mr. Criscitiello asked Mr. Spahn to call the Planning office for details.)
3. Ms. Linda Collins, a Pine Island resident, was at the June 12, 2003, Southern Beaufort County Subcommittee meeting and asked the reasoning for not being including on tonight's agenda.
4. Ms. Marty Smith's parents live on Pine Island and she asked that microphones be provided at the Southern Beaufort County Subcommittee meeting because the audience was unable to hear most of the discussion, that a comparison chart of the zoning districts be provided to the audience, and clarification on the letter sent to affected property owners.

TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING & DEVELOPMENT STANDARDS ORDINANCE/ZDSO, APPENDIX I, LADY'S ISLAND COMMUNITY PRESERVATION (LICP) AREA; that adds schools to the table of permitted uses within the LICP Area:

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

Mr. Criscitiello briefed the Commissioners. The Lady's Island/St. Helena Island Subcommittee recommended approval of the text amendments, with a recommended change to delete the specific site standards. The staff endorsed the Subcommittee's recommendation.

Discussion included concern that the LICP Area was receiving more consideration than the Dale CP Area regarding schools, clarification on the type and number of existing schools in the LICP Area, and the individuality of each CP.

Public Comment: None were received.

MOTION: Mr. Johnson made a motion, and Mr. Herd seconded, **to recommend approval of the text amendments to the ZDSO, Appendix I, Table 1 of Section 1.4 and Section 1.5 that adds schools to the table of permitted uses within the Lady's Island Community Preservation Area; as was recommended by the Lady's Island/St. Helena Island Subcommittee where the specific site standards are deleted.** The motion **was carried unanimously** (FOR: ~~Goode~~, Guyer, Herd, Johnson, Margotta, Martin, Pottenger and Zara).

TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING & DEVELOPMENT STANDARDS ORDINANCE/ZDSO, APPENDIX I, LADY'S ISLAND COMMUNITY PRESERVATION/CP AREA; that amends sign standards within the CP Districts:

- A. **Division 5, Village Center/VC; Section 5.7, Additional Development Standards; Signs**
- B. **Division 2, Expanded Home Business District; Section 2.7, Additional Development Standards; Signs**

Mr. Criscitiello briefed the Commission. The Lady's Island/St. Helena Island Subcommittee recommended approval of the text amendments

Discussion included a comparison between highway corridor and LICP Area sign requirements, clarification on height requirements and multi-tenant signs, a recommendation to review the existing highway corridor sign standards, and the replacement of non-conformity signs.

Public Comment: None were received.

MOTION: Mr. Johnson made a motion, and Mr. Zara seconded, **to recommend approval of the text amendments to the ZDSO, Appendix I, Division 5, Section 5.7; and Division 2, Section 2.7, to amend the sign standards within the Lady's Island Community Preservation/LICP Area.** The motion **was carried unanimously** (FOR: ~~Goode~~, Guyer, Herd, Johnson, Margotta, Martin, Pottenger, and Zara).

OTHER BUSINESS:

- 1. **Community Preservation (CP) Districts:** Chairman Hicks explained the rationale of the establishment and the reduction of CP districts. Discussion included not combining many communities on one agenda, the rationale to acknowledging the development pods in rural areas, simplifying the presentation to the public, considering infrastructure availability for those areas being rezoned, the staff providing use tables for the recommended rezoning districts and their rationale for a rezoning, a recommendation not to have public hearings at subcommittee meetings, a recommendation on how to run a disciplined meeting, understand the dynamics of the staff and the area residents, and the subcommittee process.
- 2. **St. Helena Island Cultural Protection Overlay Committee:** Mr. Johnson asked for a Planning Commission endorsement of the document presented at the Commission's last meeting by the Committee. Discussion included the process of nominations to the Committee and the inappropriateness of the Commission to support a committee that was not County Council appointed. No further action was taken.

ADJOURNMENT: Mr. Martin made a **motion**, and Mr. Margotta seconded, **to adjourn** the meeting. The motion **was carried unanimously** (FOR: ~~Goode~~, Guyer, Herd, Johnson, Margotta, Martin, Pottenger, and Zara). Chairman Hicks adjourned the meeting at approximately 7:27 p.m.

SUBMITTED BY:

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

Jim Hicks, Chairman, Beaufort County Planning Commission

APPROVED:

August 5, 2003, as amended (additions are *italicized and underlined*, deletions are ~~*italicized and struck through*~~)