

A special meeting of the Planned Development/PD Ordinance Working Group of the Beaufort County Planning Commission (hereinafter "Group") was held on Wednesday, July 2, 2003, in Conference Room #280 of the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

MEMBERS PRESENT:

Mr. Jim Hicks, Chairman
Mr. Alan Herd
Mr. Vernon Pottenger

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. Stan Williams, Community Planner
Ms. Barbara Childs, Administrative Assistant to the Planning Division Head

Mr. Criscitiello called the meeting to order at approximately 1:10 p.m. He noted the changes on the document and the additional suggested changes by staff.

The following are ordinance amendments recommended by the Working Group at its June 11, 2003, meeting (note that additions are underscored, deletions are ~~struck through~~) and further staff action (***bold and italicized, with additions underscored and deletions struck through***) recommended by the Working Group during today's (7/2/2003) meeting:

1. Sec. 106-2439, subparagraph (e): Basic intent of Comprehensive Plan is addressed. (Exact wording to be determined by staff) – ***Staff action: Delete this subparagraph (e) and change the first sentence of subparagraph (d) to read as recommended by staff "...PD District is to encourage implement the Comprehensive Plan by providing additional flexibility...."***
2. Sec. 106-2440:
 - a. Develop rationale for recommending 50 acres in subparagraph (a).
 - b. Add to second line of subparagraph (e) "...Planning Commission may recommend...."
Staff action:
 - a. ***Change subparagraph (a) to read as recommended by staff "All property that is at least four (4) contiguous acres in the Priority Investment Area, or at least 25 contiguous acres in any other development area shall be eligible for approval as a PD."***

- b. *Change subparagraph (e), first sentence to read "...requirements and its is the intent...Commission may recommend staff and County Council...."*
 - c. *Create a new subparagraph (f) Utilization of the PD option within existing Community Preservation/CP Districts is allowed where permitted within a specific Community Preservation Plan/District.*
3. Sec. 106-2441, add to the beginning of the first paragraph, "All PDs shall be consistent with the Comprehensive Plan and any other applicable sub-area plan."
Staff action: None; correction agreed upon.
4. Sec. 106-2442, change subparagraph (4) to read as recommended by staff "Segregation of vehicular; and pedestrian/bicycle circulations networks; interconnectivity and connections to adjoining properties; and other traffic mitigation measures ~~to provide interconnectivity.~~" -- *Staff action: correction agreed upon; additionally, delete subparagraph (9).*
5. Sec. 106-2443, change subparagraph (c) to read "...regarding density, provided that the development plan shall not exceed the maximum number of residential and commercial units approved by the master plan."
Staff action:
 - a. *Correction agreed upon with the following changes to subparagraph (c) to read "...residential units and commercial ~~units~~ square footage approved...."*
 - b. *Additionally, change subparagraph (a), first and second lines to read, "Any use permitted listed in Table 106-1098 of ~~this Ordinance~~ the ZDSO may be permitted. ~~Conditional Limited and Special uses may be permitted as the County...~~"; third line to read "...performed as a ~~condition precedent or a condition subsequent to approval....~~"; and fifth line to read "...maintain a ~~condition precedent or condition subsequent to approval....~~"*
 - c. *Add subparagraph (d) "use it or lose it clause" on development or master plan (staff to consider wording/concept; may be included in Permitted Uses; Mr. Criscitiello to discuss with Deputy Administrator H.C. Boehm and Councilman Skeet Von Harten)*
6. Sec. 106-2444: No recommendations. -- *Staff action: Delete new subparagraph "~~(e) Density should support the general intent of the Comprehensive Plan.~~"; and change the newly numbered subparagraph (d) to read "Required ~~r~~ Rear yard...."*
7. Sec. 106-2446:
 - a. Add to the second line of subparagraph (a)(3), "...square footage and acreage...";
 - b. Delete subparagraph (a)(9);
 - c. Renumber subparagraphs (a)(10) through (a)(15) to become (a)(9) through (a)(14);
 - d. Add a new subparagraph (a)(15), "A Protected Resources Survey", and,
 - e. Add to the newly renumbered subparagraph (a)(13), fifth line, "designated historic structures and archeological/cultural resources...".*Staff action:*
 - a. *The above corrections were agreed upon.*
 - b. *Add to the last line of subparagraph (a)(3), "...for ~~commercial uses and institutional~~ each type of non-residential uses;"*
8. Sec. 106-2447:
 - a. Retain the original wording "multiple" in subparagraph (a)(1);

- b. Change the end of subparagraph (a) to read "...Master Plan shall include everything required for the Concept Plan and the following:";
- c. Investigate the South Carolina seal requirement in subparagraph (a)(3);
- d. Change subparagraph (a)(12), second line, "approval" to "reviewed by"; subparagraph (a)(13), first line, "approval" to "reviewed"; and subparagraph (a)(14), second line, "approval of" to "reviewed by".
- e. Delete "special" in subparagraph (a)(15);
- f. Subparagraph (a)(16)--change "property" to "properly" on the third line, and delete the last sentence beginning with "Minimum...";
- g. Subparagraph (a)(21), change to read "supply, ~~or~~ sewage and solid waste disposal, and other utility services...";
- h. Subparagraph (c) change "ZDA" to "Development Review Team/DRT";
- i. Subparagraph (d), delete "following" at the end of the first line and reword the paragraph to address the use of the current ZDSO for each approved PD; and,
- j. Subparagraphs (c) through (e), staff will reword the paragraphs for clarity.

Staff action:

- a. *The above corrections were agreed upon; however the staff is still doing research on the South Carolina registered land surveyor requirement.*
 - b. *Change the last line of subparagraph (a) to "...Master Plan shall include everything required for the Concept Plan requirements and the following:"*
 - c. *Renumber subparagraph (c) to (d) and (d) to (c).*
 - d. *Change subparagraph (e) to include the following changes in the respective sub-subparagraphs, including deleting (2) and renumbering the remaining in numeric order:*
 - (2) *Major changes in the location of roads or access points or widths of streets or rights-of-way within the Master Plan;*
 - (3) *Major changes in the allocation of housing density within the Master Plan, especially when the overall approved density of the Master Plan is increased; ~~and/or~~*
 - (4) *~~Lot sizes and dimensions are reduced.~~ An overall decrease in open space;*
 - (5) *An overall increase in the acreage or square footage of non-residential uses;*
 - (6) *Any other change that the DRT determines would significantly change the character of the PD or would reasonably be expected to have an adverse impact on any public facility, the environment, and/or the surrounding area; and/or*
 - (7) *A change to a condition of approval imposed by County Council.*
9. Sec. 106-2448 and 106-2449: Delete both sections, with 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). – **Staff action: *Instead of the recommended change from the last meeting, staff will delete Sections 106-2448 and 106-2449 with the following phrase: "Development plan approval must follow the process outlined in Article III, Division 2 Sec. 106-xxx." (Staff will reword the sentence for clarity.)***

The Working Group will continue its review of the ordinance on Wednesday, July 9, 2003, at 1:00 p.m. in Conference Room #280.

The meeting was adjourned at approximately 3:45 p.m.

SUBMITTED BY:

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

Jim Hicks, Chairman, PD Working Group of
Beaufort County Planning Commission