

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Tuesday, September 2, 2003, in County Council Chambers of the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

MEMBERS PRESENT:

Mr. Jim Hicks, Chair

Ms. Joy Guyer

Mr. Matthew Margotta

Mr. Vernon Pottenger

Mr. Ben Johnson, III, Vice Chair

Mr. Alan Herd

Mr. Cecil Martin, Jr.

Mr. Mike Zara

MEMBERS ABSENT: Mr. Jerome Goode

EX-OFFICIO MEMBERS PRESENT: None

STAFF PRESENT:

Mr. Anthony J. Criscitiello, Planning Division Head

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 following Commission meeting minutes were reviewed.

1. **August 5, 2003:** Discussion included verification of the date of the meeting minutes being reviewed in the "Review of Minutes" paragraph. **MOTION:** Mr. Margotta made a motion, and Mr. Herd seconded, **to accept as written the minutes of the August 5, 2003, meeting.** The motion **was carried unanimously** (FOR: Guyer, Herd, Johnson, Margotta, Martin, and Pottenger).
2. **August 7, 2003:** The following changes were noted: remove the first paragraph on page 2 because it was a duplication of the last paragraph on page 1, and remove Mr. Pottenger's name from adjournment paragraph on page 4 since he was not present at the meeting. Discussion included clarifying the first motion on page 4 where Mr. Zara made and voted against the motion. **MOTION:** Ms. Guyer made a motion, and Mr. Herd seconded, **to accept the amended minutes of the August 7, 2003, meeting.** The motion **was carried** (FOR: Guyer, Herd, Hicks, Johnson, Martin; ABSTAINED: Margotta and Pottenger).

CHAIRMAN'S REPORT: Chairman Hicks assigned Mr. Margotta, Ms. Guyer and Mr. Herd as the County Planning Commission representative of the Southern Regional Plan Steering Committee. The Committee will have representatives from the County, the Towns of Hilton Head and Bluffton, Jasper County, and other government and business entities.

PUBLIC COMMENT: None were received.

ECONOMIC DEVELOPMENT ELEMENT REVIEW OF THE BEAUFORT COUNTY COMPREHENSIVE PLAN

Mr. Rick Thrasher, the CEO of the Greater Beaufort-Hilton Head Economic Partnership, Inc., briefed the Commissioners. The 1997 goals have either been achieved or were no longer valid. The new goals are broad policy goals.

Mr. Criscitiello noted that this element review completes the five-year review of the County's Comprehensive Plan. The staff will combine all of the County adopted element reviews into the Comprehensive Plan for recommendation by the Commission to County Council at a later date.

Discussion included clarification on the text, the inclusion of the background information that led to the goals and conclusions of the review as were stated in all the other element reviews, the lack of accountability or measure on how to meet the goals, comparing the thoroughness of the Comprehensive Plan to the generalness of the Economic Development review, the Partnership's strategy plan that the Commission had not viewed, a recommendation that a caveat be included in the Economic Development element review that provides general support of the Partnership's strategic plan, and delaying action on the element review until the Commission viewed the Partnership's strategy plan.

Mr. Thrasher countered that the Board for the Partnership has decided to exclude the background information that led to the goals due to the changing nature of statistics and to provide flexibility in the goals. He reiterated that the Partnership was not a part of the County; rather, the County was a member of the Partnership. As such, the tax-exempt status of the Partnership would be jeopardized if the County approved, by ordinance, the Partnership's strategy plan.

Public Comment: Ms. Wendy Zara shared similar concerns voiced by the Commission to include the data that was used to determine the goals, and to add measurable steps toward achieving the goals. She suggested the County setting separate goals from the Partnership goals.

MOTION: Mr. Zara made a motion, and Ms. Guyer seconded, **to table action on the Economic Development element review until background information is received from the Greater Beaufort-Hilton Head Economic Partnership for the Commission to review and take action at its next scheduled meeting.** Discussion included Mr. Criscitiello's recommendation not to table the review and the Commission's responsibility to the County residents to make informed decisions. The motion **was carried unanimously** (FOR: Guyer, Herd, Johnson, Margotta, Martin, Pottenger and Zara).

TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING & DEVELOPMENT STANDARDS ORDINANCE/ZDSO, Sec. 106-1218. Cottage Industry (to allow certain service and repair uses as cottage industries in rural districts)

Mr. Criscitiello briefed the Commission.

Public Comment: Mr. Ben Pearce asked the clarification of a cottage industry. He disagrees with the 10-acre requirement. He noted the Economic Partnership's goal number 6 that supports entrepreneurship, but the ordinance does not. He noted his previous appearance before the Commission elicited a comment regarding not having abandoned boats on the property; however, he noted abandoned mobile homes and shade-tree mechanics that currently exist. The text amendment does not support his desire to sell his 5 acres to someone who wanted to repair boats.

Discussion included clarification on requirements, the special use process for 5-acre lots, prohibition of salvage operations, clarification of subparagraphs 10 and 11 of the proposed amendments, the protections provided for rural residents, and the philosophy on cottage industries serving the rural areas and not attracting business to the rural areas.

MOTION: Mr. Zara made a motion, and Mr. Herd seconded, **to recommend approval of the text amendment to the Zoning and Development Standards Ordinance, Sec. 106-1218. Cottage Industry that will allow certain service and repair uses as cottage industries in rural districts.** Discussion included clarification of the motion. The motion **was carried unanimously** (FOR: Guyer, Herd, Johnson, Margotta, Martin, Pottenger, and Zara).

OTHER BUSINESS: Chairman Hicks updated the Commission on the status of the Planned Development (PD) and the communications tower text amendments that were forwarded to the Land Management Committee last month.

ADJOURNMENT: Mr. Martin made a **motion**, and Mr. Margotta seconded, **to adjourn** the meeting. The motion **was carried unanimously** (FOR: Guyer, Herd, Johnson, Margotta, Martin, Pottenger, and Zara). Chairman Hicks adjourned the meeting at approximately 7:55 p.m.

SUBMITTED BY:

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

Jim Hicks, Chairman, Beaufort County Planning Commission

APPROVED: **November 5, 2003**