

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Wednesday, November 5, 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. Mike Zara

Mr. Ben Johnson, III, Vice Chair
Ms. Joy Guyer
Mr. Cecil Martin, Jr.

MEMBERS ABSENT: Mr. Matthew Margotta and Mr. Vernon Pottenger

EX-OFFICIO MEMBERS PRESENT: None

STAFF PRESENT:

Mr. Anthony J. Criscitiello, Planning Division Head
Mr. John D. Holloway, Jr., Natural Resources Planner
Ms. Barbara Ann C. Childs, Administrative Assistant to the Planning Director

CALL TO ORDER: Chairman Hicks called the meeting to order at approximately 6:00 p.m.

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

REVIEW OF MINUTES: The September 2, 2003, meeting minutes were reviewed. **Motion:** Ms. Guyer made a motion, and Mr. Martin seconded, **to accept as written** the September 2, 2003, **minutes**. The motion **was passed** (FOR: Guyer, Johnson, Herd, Martin, & Zara; ABSTAINED: Goode).

PUBLIC COMMENT on Non-Agenda Items: None were received.

ECONOMIC DEVELOPMENT ELEMENT REVIEW OF THE BEAUFORT COUNTY COMPREHENSIVE PLAN

Chairman Hicks noted the cooperative effort by the Planning staff and Mr. Rick Thrasher of the Greater Beaufort-Hilton Head Economic Partnership (hereafter known as Partnership) that resulted in this review.

Mr. Wes Jones, the Partnership Chairman, briefed the Commission regarding the goals of the

Partnership. Mr. Jones noted that Mr. Thrasher and some of the Executive Board members of the Partnership were in the audience to show that the Partnership supported this review.

Mr. Criscitiello briefed the Commission on the element review.

Public Comment:

1. County Councilman Dick Stewart noted his past work with the Partnership. He recommended deleting the word “Southern” from Section 9.2. Referring to the South Carolina Enabling Act, he noted the Planning Commission was the gatekeeper for the County planning activities and future economic opportunities. The cycle of poverty for the County’s functionally illiterate can only be changed by long-standing and well-organized programs that lead to economic opportunities for those individuals and their families.
2. Mr. Reed Armstrong of the South Carolina Coastal Conservation League noted an emphasis on rezoning incentives in the element, but recommended an equal emphasis on infill or reusing existing structures.
3. Ms. Libby Barnes, the Greater Beaufort Chamber of Commerce President and CEO and an ex-officio member of the Partnership Board of Directors, supports the element review. Beaufort County has housing, but not enough economic opportunities. She highlighted several sections of the element review. She agreed with Mr. Stewart regarding deleting “Southern” from Section 9.2.

Discussion included the absence of benchmarks or measurability of goals, an annual review from the Partnership regarding the goals, applauding the incorporation of communication with the School District to meet some goals, the public-private Partnership that will become self-supporting, County Council as the determining body on the Partnership meeting the goals, concern that fast tracking speculative building would circumvent existing standards, agreement that “Southern” should be removed from Policy 9.2, affordable housing being a quality of life issue rather than affecting the hospitality workforce, clarification on the term “in-fill”, clarification on the state grant program mentioned in Policy 13, clarification that community development divisions are more community level groups oriented to social service function rather than economic development function, and the funding sources to achieve the goals.

Motion: Mr. Zara made a motion, and Ms. Guyer seconded, **to recommend approval of the Economic Development Element Review, with the following amendments to remove the word “southern” from Policy 9.2.** The motion was carried unanimously (FOR: Goode, Guyer, Johnson, Herd, Martin, & Zara).

Chairman Hicks thanked Ms. Delores Frazier of the Planning staff, and Mr. Thrasher for their work on this document.

Mr. Thrasher also commended the Planning staff for its cooperative work.

NOTE: *Chairman Hicks recessed the meeting at 7:12 p.m. and reconvened it at 7:19 p.m.*

LADY’S ISLAND/NEWPOINT SUBDIVISION ROAD RENAMING REQUEST for a portion of Newpoint Road to become Tidewater Way; Applicant: Janet Trochet
Mr. Criscitiello briefed the Commission. Staff and subcommittee recommended approval.

Applicant and Public Comments: None were received.

No discussion occurred

Motion: Johnson made a motion, and Goode seconded, to recommend approval of the Lady’s Island Newpoint subdivision road renaming request for a portion of Newpoint Road to become Tidewater Way. The motion was carried unanimously (FOR: Goode, Guyer, Johnson, Herd, Martin, & Zara).

TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING & DEVELOPMENT STANDARDS ORDINANCE (ZDSO), Appendix I–Lady’s Island Community Preservation (CP) Area, Division 5–Village Center, Section 5.7–Additional Development Standards (amends the definition of building height within the Lady’s Island Village Center zoning district)

Mr. Criscitiello briefed the Commission. Staff and the Lady’s Island/St. Helena Island Subcommittee recommended approval of this text amendment.

Discussion included clarification of the text amendment and the build-to-zone term.

Public Comment: None were received.

Motion: Mr. Johnson made a motion, and Mr. Martin seconded, to recommend approval of the Text Amendments to the Beaufort County Zoning & Development Standards Ordinance (ZDSO), Appendix I–Lady’s Island Community Preservation (CP) Area, Division 5–Village Center, Section 5.7–Additional Development Standards that amends the definition of building height within the Lady’s Island Village Center zoning district. The motion was carried unanimously (FOR: Goode, Guyer, Johnson, Herd, Martin, & Zara).

MAP AMENDMENTS FOR LADY’S ISLAND R200-10-358:

- A. Beaufort County Future Land Use Map Amendment from Transitional Area to Rural Service Area**
- B. Beaufort County Zoning Map Amendment from Rural with Transitional Overlay District (R-TO) to Rural (R)**

Mr. Criscitiello briefed the Commission. Staff and the Lady’s Island/St. Helena Island Subcommittee recommended approval of these map amendments.

Public Comment: None were received.

Discussion included clarification of the map amendments.

Motion: Mr. Johnson made a motion, and Mr. Martin seconded, **to recommend approval of the Beaufort County Future Land Use Map Amendment for Lady's Island R200-10-358 from Transitional Area to Rural Service Area.** The motion was **carried unanimously** (FOR: Goode, Guyer, Johnson, Herd, Martin, & Zara).

Motion: Mr. Johnson made a motion, and Mr. Goode seconded, **to recommend approval of the Beaufort County Zoning Map Amendment for Lady's Island R200-10-358 from Rural with Transitional Overlay District (R-TO) to Rural (R).** The motion was **carried unanimously** (FOR: Goode, Guyer, Johnson, Herd, Martin, & Zara).

BEAUFORT COUNTY TRAILS AND BLUEWAYS PLAN

Mr. Holloway briefed the Commission. He noted the Plan was the results of 2 years work in conjunction with Pathways Connect and Greater Bluffton Pathways. The Plan was funded by an Oceans and Coastal Resource Management (OCRM) grant. The Parks and Leisure Service (PALS) Board approved this Plan at their October 2003 meeting.

Public Comment:

1. Ms. Karen Heitman, President of Greater Bluffton Pathways, noted that the improvements in bikepaths can and have increased economic development. She gave statistics regarding bicycle tourists and their accessory needs such as parking, lodging, repair facilities, directional signage/maps, concessions and educational awareness. She supports the Plan.
2. Mr. Bob Stoothoff noted the Hilton Head community aided in the formation of this plan since they had a plan in place and had developed a funding program for the plan. The Beaufort County citizens indicated during the one-cent sales tax referendum survey that paths and greenways were desired amenities.
3. Mr. Warren Williamson, a Pathways Connect volunteer, noted the railroad right-of-way between Yemassee and Port Royal would connect several diverse communities, serve as a linear park, provide a purposeful non-motorized transportation route and holds great promise to boost the County's economic potential. He supports the Plan.
4. Mr. Steve Greenberger noted that proposed rail trail between Yemassee and Port Royal would also provide as an important hurricane evacuation route, serve as a utilities right-of-way and provide a means to reintroduce the railway into the County.

Discussion included clarification of pathways boundaries along Highway 170 and waterline easement trails, concern for the use of taxpayers funds to improve private property, the impact to abutting property owners, cooperation with other entities such as BJWSA, a safety concern for Highway 170 traffic, kudos to the Pathways Connect and Greater Bluffton Pathways organizations for their its work, adding a connection to Daufuskie Island, giving taxpayers incentives regarding funding, the public concern on unmanaged growth, the process to obtain funding sources for the Plan, and the Comprehensive Plan goals this Plan affects.

Motion: Mr. Zara made a motion, and Ms. Guyer seconded, **to recommend approval of the Beaufort County Trails and Blueways Plan.** The motion **was carried unanimously** (FOR: Goode, Guyer, Johnson, Herd, Martin, & Zara).

OTHER BUSINESS:

The Land Management Committee of County Council asked that the Planning Commission untable the Rural Business District text amendments to the ZDSO. **Motion:** Mr. Zara made a motion, and Mr. Johnson seconded, **to untable the Rural Business District text amendments.** The motion **was carried unanimously** (FOR: Goode, Guyer, Johnson, Herd, Martin, & Zara).

Chairman Hicks gave the history on these amendments. Chairman Hicks appointed Mr. Zara, Mr. Martin and Mr. Goode to review the amendments prior to returning to the Planning Commission, after the staff has adjusted the document to existing conditions. Mr. Zara asked for the inclusion of non-conformity and in-fill. Would like staff to inventory the existing businesses in all rural areas that are non-conforming uses and the nature of the non-conformity. The approach of existing ZDSO prior to rural districts being formed.

ADJOURNMENT: Mr. Martin made a **motion**, and Mr. Johnson seconded, **to adjourn** the meeting. The motion **was carried unanimously** (FOR: Goode, Guyer, Johnson, Herd, Martin, & Zara.). Chairman Hicks adjourned the meeting at approximately 8:16 p.m.

SUBMITTED BY:

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

Jim Hicks, Chairman, Beaufort County Planning Commission

APPROVED:

December 2, 2003, as amended
(additions are double underlined; deletions are ~~struck through~~)