

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Tuesday, March 2, 2004, in County Council Chambers of the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

MEMBERS PRESENT:

Mr. Jim Hicks, Chair	Mr. Ben Johnson, III, Vice Chair	Mr. Jerome Goode
Ms. Joy Guyer	Mr. Alan Herd, <u>Vice Chair</u>	Mr. Cecil Martin, Jr.
Mr. Vernon Pottenger	Mr. Mike Zara	

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 6:10 p.m.

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

REVIEW OF MINUTES: The February 3, 2004 Commission meeting minutes were reviewed. Chairman Hicks noted his remarks were about Mr. Jessie Altman, not Mr. Joe Altman. **Motion:** Mr. Zara made a motion, and Mr. Herd seconded, **to accept the minutes of the February 3, 2004, meeting, as amended.** The motion **was carried** (FOR: Guyer, Herd, Johnson, Martin, Pottenger and Zara; ABSTAINED: Goode).

CHAIRMAN'S REPORT: Chairman Hicks noted that Mr. Stanley Williams, the County Community Planner, had accepted a supervisory position in Norfolk, VA. Mr. Williams was commended for his community preservation work in the County since 1998. Mr. Williams noted that he had enjoyed working with the communities, the Commission and the Planning staff; and, it had been a rewarding five years for him.

PUBLIC COMMENT on Non-Agenda Items:

1. Mr. & Mrs. Louis Zeller is are opposed to the zoning changes on Lady's Island. Mr. Zeller noted that Mr. Wayne Freeman, his neighbor, was also in opposition, but was unable to attend tonight's meeting. Mr. Zeller has no problem with the Community

Preservation designation of most properties. However, the open space along Dow Road should be preserved. The proposed increased density in the area would add to the existing traffic congestion. A pristine canal is adjacent to the Zeller and the Freeman properties. Additional development along that canal will disturb the integrity of the canal. Mrs. Zeller spoke in support of preserving the canal. She showed photos of the canal to the Commission. Mr. Zeller asked for the rationale of the zoning change and would like to place his protest in writing.

2. Ms. Wendy Zara noted the piecemeal changes to the area rather than waiting for the completion of the Southern and the Northern Regional Plans. She asked how the Highway 170 Okatie Plan fit with the Southern Regional Plan. She believes there should be one regional plan, not one for the north and another for the south. She believes the decision on the northern community preservation districts and the proposed rural business district are piecemeal changes that are contrary to overall County planning. She asked the Commission to resist making piecemeal decisions and to wait for the completion of the Northern and the Southern Regional Plans. Additionally, she supports the Old Sheldon Church Road plan.

MAP AMENDMENTS FOR 67 LADY'S ISLAND PROPERTIES WITHIN THE HAZEL FARM AND DOW ROAD AREA--TWELVE (12) PROPERTIES TO THE SOUTH OF HAZEL FARM ROAD; SIX (6) PROPERTIES OFF CLUB ROAD; AND 49 PROPERTIES IN THE VICINITY OF FREEMANS DRIVE AND DOW, MEADOWBROOK FARM, AND LITTLE CREEK ROADS.

- A. Beaufort County Future Land Use Map Amendment from Rural Service Area to Community Preservation Area
- B. Beaufort County Zoning Map Amendment from Rural (R) and Rural-Residential (RR) to Lady's Island Community Preservation (LICP) zoning

-- AND --

TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE/ZDSO, APPENDIX I – LADY'S ISLAND COMMUNITY PRESERVATION (CP) AREA, DIVISION 6, REDEVELOPMENT DISTRICT (ADDS THE DEVELOPMENT STANDARDS OF A NEW OVERLAY DISTRICT WITHIN THE LADY'S ISLAND COMMUNITY PRESERVATION (CP) AREA)

Mr. Criscitiello briefed the Commissioners.

Chairman Hicks further briefed the Commission regarding the rationale of the Lady's Island CP Committee on recommending the Redevelopment Overlay District. The overlay district simplifies the development permitting process in the overlay district.

Public Comment: None were received.

Discussion by the Commission included the original concept for low density along the water, the rationale to rezone from rural to the CP district, the existing character of the area, an analysis by Mr. Billy O'Neil of the CP Committee regarding the potential development of 6 units per acre

with a 30% open space requirement at affordable prices similar to Mr. Keyserling's development in the Town of Port Royal or a miniature Newpoint subdivision, the size of a home on the proposed minimum lot size with buffers, the current setbacks from the water, the school locations, a method to save quality open space, deeper setbacks from the marsh, the floating zone concept, open space incentives and an increased open space requirement, and the lack of public neighborhood representation at the Commission meeting.

Note: Mr. Pottenger recused himself from voting on this item, since he owns property in the area.

MOTIONS:

1. Mr. Johnson made a motion, and Mr. Herd seconded, **to recommend approval of the Beaufort County Future Land Use Map Amendment from Rural Service Area to Community Preservation Area Land Use for the 67 Lady's Island properties within the Hazel Farm and Dow Road Area.** The motion was carried (FOR: Goode, Guyer, Herd, Hicks, Johnson, Martin; ABSTAINED: Zara).
2. Mr. Johnson made a motion, and Mr. Herd seconded, **to recommend approval of the Beaufort County Zoning Map Amendment from Rural (R) and Rural-Residential (RR) to Lady's Island Community Preservation (LICP) zoning for the 67 Lady's Island properties within the Hazel Farm and Dow Road Area:** The motion was carried (FOR: Goode, Guyer, Herd, Hicks, Johnson, Martin; ABSTAINED: Zara).
3. Mr. Johnson made a motion, and Mr. Herd seconded, **to recommend approval of the Text Amendments to the Beaufort County Zoning And Development Standards Ordinance/ZDSO, Appendix I – Lady's Island Community Preservation (CP) Area, Division 6, Redevelopment District that adds the development standards of a new Overlay District within the Lady's Island Community Preservation District:** The motion was carried (FOR: Goode, Guyer, Herd, Hicks, Johnson, Martin; ABSTAINED: Zara).

TEXT AMENDMENTS TO:

- A. **THE BEAUFORT COUNTY COMPREHENSIVE PLAN, APPENDIX H, OLD SHELDON CHURCH ROAD SCENIC HIGHWAY CORRIDOR MANAGEMENT PLAN (adds new appendix)**
- B. **TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE/ZDSO, ARTICLE II, SEC. 106-231(2) (adds Old Sheldon Church Road to the Corridor Overlay District)**

Mr. Criscitiello read the written comments of Mr. and Mrs. M. Lane Morrison, residents of 449 Old Sheldon Church Road whose property has a conservation easement with Ducks Unlimited. The Morrises are in favor of making Old Sheldon Church Road a scenic highway. They had left their written comments with Mr. Criscitiello.

Chairman Hicks briefed the Commission. Mr. Criscitiello further briefed the Commission. About 50% (or 3,892 acres) of the properties on both sides of Old Sheldon Church Road is protected through a conservation easement or owned by a conservation agency.

Public Comment: None were received.

Discussion by the Commission included commending Ms. Biz Campbell for starting the initiative, preserving the existing tree canopy, the illegal trash dumping along this road, and supporting the maintenance and preservation of this road.

MOTIONS:

1. Mr. Zara made a motion, and Ms. Guyer seconded, **to recommend approval of the Text Amendments to the Beaufort County Comprehensive Plan, Appendix H, Old Sheldon Church Road Scenic Highway Corridor Management Plan that add a new appendix.** Further discussion included a recommended strategy for the planning staff to connect this road with the Trails and Blueways Plan and a right-of way to walk or bicycle alongside this road. The motion **was carried unanimously** (FOR: Goode, Guyer, Herd, Johnson, Martin, Pottenger and Zara).
2. Mr. Zara made a motion, and Ms. Guyer seconded, **to recommend approval of the Text Amendments to the Beaufort County Zoning and Development Standards Ordinance/ZDSO, Article II, Sec. 106-231(2) that add Old Sheldon Church Road to the Corridor Overlay District.** The motion **was carried unanimously** (FOR: Goode, Guyer, Herd, Johnson, Martin, Pottenger and Zara).

OTHER BUSINESS: Chairman Hicks reminded the Commissioners to call the Planning office, and/or their respective chairs, if they were unable to attend a Commission and/or subcommittee meetings.

ADJOURNMENT: Mr. Martin made a **motion**, and Mr. Pottenger seconded, **to adjourn** the meeting. The motion **was carried unanimously** (FOR: Goode, Guyer, Herd, Johnson, Martin, Pottenger, and Zara). Chairman Hicks adjourned the meeting at approximately 7:42 p.m.

SUBMITTED BY:

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

Jim Hicks, Chairman, Beaufort County Planning Commission

APPROVED:

April 6, 2004, as amended (Note: Deletions ~~are struck through~~ and additions are highlighted and underscored.)