

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Tuesday, April 6, 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. Alan Herd, Vice Chair	Ms. Diane Chmelik
Mr. Jerome Goode	Ms. Joy Guyer	Mr. Ben Johnson, III
Mr. Cecil Martin, Jr.	Mr. Vernon Pottenger	

**MEMBERS ABSENT:** Mr. Mike Zara

**EX-OFFICIO MEMBERS PRESENT:** None

**STAFF PRESENT:**

Mr. Anthony J. Criscitiello, Planning Division Head  
Ms. Delores Frazier, Assistant Planning Division Head  
Mr. Colin Kinton, Transportation Engineer/Planner  
Ms. Barbara Ann C. Childs, Administrative Assistant to the Planning Director

**CALL TO ORDER:** Chairman Hicks called the meeting to order at approximately 6:03 p.m.

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

**REVIEW OF MINUTES:** The March 2, 2004 Commission meeting minutes were reviewed. The following corrections were noted:

- a. Page 1, Public Comment section, paragraph 1 should read, "Mr. & Mrs. Louis Zeller are...." instead of "is".
- b. Page 3, Motions section, all three motions, first line to read, "...to recommend...." instead of "to recommended".
- c. Page 1, Members Present section, should show that Mr. Herd is the Vice Chair, not Mr. Johnson.

**Motion:** Ms. Guyer made a motion, and Mr. Herd seconded, **to accept the minutes of the March 2, 2004, meeting, as amended.** The motion **was carried** (FOR: Goode, Guyer, Herd, Johnson, Martin, and Pottenger; ABSTAINED: Chmelik).

**CHAIRMAN'S REPORT:** Chairman Hicks introduced the newest Planning Commissioner, Ms. Diane Chmelik who is a Callawassie resident. Ms. Chmelik's briefly spoke of her experience in planning and zoning.

**PUBLIC COMMENT** on Non-Agenda Items: Mr. Louis Zeller, speaking on the rezoning of the Lady's Island properties from Rural and Rural-Residential to Lady's Island Community Preservation (CP), said that he is under the perception that the proposed CP district is an intermediate step between rural-residential and residential. An additional perception is that the proposed CP zoning would make it easier for development to occur since variances would be asked for and granted in a more expeditious manner. He further perceived that under the rural-residential zoning, the development process would take longer. He stated that rapid development would be detrimental to the status quo of the community. Mr. Zeller believes that such intense development will have a negative environmental impact on the canal that is part of the Meadowbrook Farm subdivision. He is concerned that the canal would not receive the current type of care should the development occur. Further development will also add to traffic congestion and he is concerned it might impinge on the management of the canal.

**TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING & DEVELOPMENT STANDARDS ORDINANCE (ZDSO), ARTICLE I, SECTION 106-7, EXEMPTIONS OF DEVELOPMENT TYPES (AMENDS EXEMPTION 2); AND ARTICLE III, DIVISION 4, ADMINISTRATIVE INTERPRETATIONS**

Mr. Criscitiello briefed the Commission on the history and the changes made by the Land Management Committee.

Discussion by the Commissioners included the Land Management Committee rationale to return amendments to the Commission, the responsibility of future infrastructure in relation to future PUDs, clarification on the purpose of the amendments and vesting, protection for future property owners within PUDs, the numerous changes to the amendments after it was forwarded from the Commission, and the details related to the sunset provision on existing PUDs.

**TEXT AMENDMENTS TO THE BEAUFORT COUNTY COMPREHENSIVE PLAN, TRANSPORTATION ELEMENT: POLICY 1 - ACTION 1.1 AND FIGURE 39 (TO ADOPT A REVISED FUNCTIONAL CLASSIFICATION MAP)**

--AND--

**TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE/ZDSO REGARDING ROAD FUNCTIONAL CLASSIFICATION:**

- A. SECTION 106-18, DEFINITIONS (ADDS NEW DEFINITIONS FOR ROAD CLASSIFICATIONS)**
- B. APPENDIX N, ROAD FUNCTIONAL CLASSIFICATION MAP (ADDS NEW APPENDIX)**

Mr. Criscitiello gave a brief introduction to Commissioners. Mr. Kinton briefed the details of the road classifications.

Discussion by Commissioners included clarification on road classifications and the status of roads on Hilton Head and St. Helena Islands.

**Motion:** Mr. Herd made a motion, and Mr. Johnson seconded, **to recommend approval** of the text amendments to the Beaufort County Comprehensive Plan, Transportation Element: Policy 1 - Action 1.1 and Figure 39 that adopt a revised functional classification map. No further discussion occurred. The motion **was passed unanimously** (FOR: Chmelik, Goode, Guyer, Herd, Johnson, Martin, and Pottenger).

**Motion:** Mr. Herd made a motion, and Ms. Guyer seconded, **to recommend approval** of the text amendments to the Beaufort County Zoning and Development Standards Ordinance/ZDSO regarding road functional classification -- Section 106-18, Definitions that adds new definitions for road classifications, and Appendix N, Road Functional Classification Map that adds a new appendix. The motion **was passed unanimously** (FOR: Chmelik, Goode, Guyer, Herd, Johnson, Martin, and Pottenger).

**OTHER BUSINESS:**

1. **Rural Business District:** Chairman Hicks gave the history of the text amendment. Discussion by Commissioners included solutions by other communities, non-conforming uses and restrictions, special use provisions, establishing criteria for commercial nodes around existing businesses, and whether boundaries should be allowed to expand. Staff was asked to show on a map the locations of the existing businesses.
2. **Planning Department Vacancies:** Mr. Criscitiello noted that 3 positions were filled and one was potentially filled, and 2 vacancies are remaining.

**ADJOURNMENT:** Mr. Martin made a **motion**, and Mr. Pottenger seconded, **to adjourn** the meeting. The motion **was carried unanimously** (FOR: Chmelik, Goode, Guyer, Herd, Johnson, Martin and Pottenger). Chairman Hicks adjourned the meeting at approximately 7:30 p.m.

**SUBMITTED BY:**

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

\_\_\_\_\_  
Jim Hicks, Chairman, Beaufort County Planning Commission

**APPROVED:**           **May 4, 2004**