

The joint meeting of the Beaufort County Planning Commission (hereinafter “County Commission”) and the Joint Municipal Planning Commission (hereinafter “Municipal Commission”) was held on Tuesday, May 4, 2004, in County Council Chambers of the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

County Commission:

- Members Present: Mr. Jim Hicks, Chair; Mr. Alan Herd, Vice Chair; Ms. Diane Chmelik; Mr. Jerome Goode; Mr. Ben Johnson, III; Mr. Cecil Martin, Jr.; Mr. Vernon Pottenger; and Mr. Mike Zara
- Member Absent: Ms. Joy Guyer
- Ex-Officio Present: None
- Staff Present: Mr. Anthony Criscitiello, Planning Division Head; Ms. Delores Frazier, Assistant Planning Division Head; Mr. Colin Kinton, Transportation Engineer/Planner; and Ms. Barbara Ann C. Childs, Administrative Assistant to the Planning Director

Municipal Commission:

- Members Present: Mr. Joe DeVito, Chairman; Ms. Patty Richards, Vice-Chairman; and Mr. Dave Radford
- Members Absent: Mr. Tim Rentz and Ms. Catherine Vaughn
- Staff Present: Ms. Libby Anderson, City of Beaufort Planning Director; and Ms. Linda Bridges, Town of Port Royal Planning & Operations Administrator

NOTE: Prior to calling the meeting to order, Mr. Gary Kubic, the Beaufort County Administrator, addressed the assembled Commissioners regarding the traffic impact fees that will be discussed tonight. He noted that Beaufort County Council and both Mayors of the City of Beaufort and the Town of Port Royal support the traffic impact fees process.

COUNTY COMMISSION CALL TO ORDER: Chairman Hicks called their meeting to order at approximately 6:12 p.m.

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

JOINT LAND USE STUDY (JLUS) PRESENTATION

Ms. Ginnie Kozak, the Lowcountry Council of Governments Planning Director, briefed the Commissions. A first round of community meetings were held in March and a second round was scheduled to begin soon. She noted the schedule for the remaining JLUS process. The JLUS is to prevent encroachment on the U.S. Marine Corps Air Station (USMCAS) Beaufort. The JLUS will affect existing and future developments.

Discussion by Commissioners included growth statistics within the fly zone, holding community meetings to inform the public, keeping a positive relationship between the community and the Air Station, encroachment issues, Base Realignment Committee (BRAC) issues, and the USMCAS Beaufort strategy to acquire buffer land in the AICUZ footprint through purchasing development rights.

Note: *Municipal Commissioner Ms. Patty Richards entered the meeting at approximately 6:44 p.m.*

MUNICIPAL COMMISSION CALL TO ORDER: Chairman Joe DeVito called their meeting to order at approximately 6:46 p.m.

NORTHERN BEAUFORT TRANSPORTATION CAPITAL IMPROVEMENTS PLAN (CIP), ROAD IMPACT FEE SCHEDULE AND PROJECT LIST

County Commission Chairman Hicks indicated that the County would draft an ordinance with the advice of an attorney.

Mr. Kinton briefed the Commissions on the project list.

- Boundary Street improvements/beautification
- Boundary Street connectivity study/implementation
- Ribaut Road at Vaigneur Road/Edinburgh intersection reconfiguration
- Richmond Avenue resurfacing
- Ribaut Road resurfacing
- SC 802 at Midtown Avenue intersection signalization
- US 21/SC802 By-pass on Lady's Island
- Northern Beaufort County origin/destination study (part of Northern By-Pass, phase II)
- Future traffic intersection needs at 5 sites (Broad River Boulevard at SC 280, Sam's Point Road at Brickyard and Holly Hall Roads, Grober Hill at SC 280, Shanklin Road at Laurel Bay Road, and Mink Point Boulevard at SC 280)
- Robert Smalls Parkway (SC 170) access management implementation
- US17 widening from Gardens Corner to Colleton County line

Mr. Kinton briefed the Commissions on the fees schedule that was based on future needs and clarified the road levels of service.

Public Comment: Mr. Merritt Patterson, a City of Beaufort resident, noted that advance information was not available to the public on this agenda item. He is not against traffic impact fees. There are flaws in the proposals—in the road selection, the nature of improvements, and the impact fees. He is asking for a corrected list. He is concerned with equitable funds collection and distribution. The following should not be exempt from paying impact fees: schools, multi-government centers, libraries, colleges, development agreements (including Del Webb, etc.), all Planned Unit

Developments (PUDs), and commercial and residential development on military bases. Development of commercial entities on military base should be handled as any other development instead of being exempt from development constraints. There is a major fault in the methodology on calculating impact fees since it is based on the square footage of a project instead of the actual traffic impact. Impact fees should not be used for beautification, resurfacing and signalization of private properties (in particular the SC802 and Midtown Avenue signalization). He recommends a by-pass from the intersection of Parris Island Gateway and SC21 to Lady's Island. Action should not be taken until the fee schedule is revised. In regards to the JLUS presentation, he suggested the inclusion of the AICUZ overlay in the on-line Geographic Information System (GIS).

Discussion by the Commissions included:

- Highway 17 widening: the traffic count delineation between Beaufort-based and passing-through traffic on Highway 17, the project funding entity as the State instead of the County, and removal of the item from project list.
- Boundary Streets projects: SCDOT has scheduled repaving within next year, this project includes access management to reduce access points and beautification, connectivity study includes a parallel road concept, and a desire for project revalidation.
- Ribaut Road and Vaigneur Road/Edinburg intersection reconfiguration and the SC802 and Midtown Avenue intersection signalization: clarification of the projects.
- US21/SC802 by-pass on Lady's Island: the right of way implications.
- Northern Beaufort by-pass feasibility study: the questionable cost of the study.
- Traffic signals: the non-inclusion in the Wilbur-Smith analysis because they were not identified prior to the study.
- Fee Schedule and Ordinance: a developer's traffic impact analysis would determine whether the development would bear the full cost or a proportional share born by all development in the area for traffic improvements, clarification on the adoption process, the review of the proposed ordinance by both Commissions prior to their respective Councils for adoption, clarification on the fee schedule as a guide and the ordinance directing the use of the trip generation manual regarding fee calculations, concern with the extensive list of exemptees from the impact fee, concern regarding proper public notification, hesitance regarding adopting a fee schedule without view the accompanying ordinance that is still to be crafted.
- Project List: clarification on adoption process and funding sources.

Municipal Commission Motion: Mr. Radford made motion, and Ms. Richards seconded, **to recommend approval of projects 1 thru 10 in preparing the ordinance.** The motion was carried unanimously (FOR: DeVito, Radford and Richards).

County Commission Motion: Mr. Zara made motion, and Mr. Johnson seconded, **to recommend approval of projects 1 thru 10 in preparing the ordinance.** The motion was carried (FOR: Chmelik, Goode, Herd, Johnson, Martin and Zara; AGAINST: Pottenger).

Municipal Commission Motion: Ms. Richards made a motion, and Mr. Radford seconded, **to recommend approval of the fee schedule for preparation of the ordinance, minus Highway 17 widening item.**

County Commission Motion: Mr. Johnson made a motion, and Mr. Zara seconded, **to recommend approval of the fee schedule for preparation of the ordinance, minus the Highway 17 widening item.**

Further discussion included the rationale for a budget if the ordinance did not exist and clarification on the state legislation requirement.

Note: The meeting was recessed at 8:33 p.m. and reconvened at 8:40 p.m.

Mr. Criscitiello determined that the Commissions do not have to vote on the fee schedule.

Because of Mr. Criscitiello's determination, **both Commissions withdrew their earlier motions to recommend approval of the fee schedule for preparation of the ordinance, minus the Highway 17 widening item.**

ADJOURNMENT of Municipal Commission meeting: Chairman DeVito adjourned the Municipal Commission meeting at 8:42 p.m.

Note: Beaufort County Planning Commission continued its meeting:

AMENDMENT TO THE BEAUFORT COUNTY ZONING & DEVELOPMENT STANDARDS ORDINANCE (ZDSO), APPENDIX A, AIRPORT OVERLAY DISTRICT, to adopt an updated map showing airport noise and accident potential zones applicable to the Marine Corps Air Station (MCAS) Beaufort.

Mr. Criscitiello briefed the County Commissioners. He noted that the land use under the overlay district would be revisited at a later date, after the Joint Land Use Study (JLUS) is completed.

Discussion included the ZDSO text amendments relating to the map adoption, clarification on whether the map meets the current needs of the air station, an overview of the map changes, and the public notification process.

MOTION: Mr. Zara made a motion, and Mr. Pottenger seconded, **to recommend approval to adopt the updated map showing airport noise and accident potential zones applicable to the Marine Corps Air Station (MCAS) Beaufort.** No further discussion occurred. The motion was **carried unanimously** (FOR: Chmelik, Goode, Herd, Johnson, Martin, Pottenger, and Zara).

REVIEW OF MINUTES: The April 6, 2004, Commission meeting minutes were reviewed. **Motion:** Mr. Martin made a motion, and Ms. Chmelik seconded, **to accept the minutes of the April 6, 2004, meeting, as written.** The motion **was carried** (FOR: Chmelik, Goode, Herd, Johnson, Martin and Pottenger; ABSTAINED: Zara).

OTHER BUSINESS:

1. **Next County Planning Commission Meeting:** The next meeting will be on May 13, 2004, at 6:00 p.m. Chairman Hicks clarified the CIP list. Mr. Zara believes the 1-cent sales tax should fund the Highway 17 widening project.
2. **Rural Business District:** Chairman Hicks noted the Planning staff would brief the Commission on the proposed Rural Business District at their May 13, 2004, workshop that will be held prior to the Commission meeting.

ADJOURNMENT of County Commission meeting: Mr. Martin made a motion, and Mr. Johnson seconded, to recommend adjournment of the County Commission meeting. The motion was carried unanimously (FOR: Chmelik, Goode, Herd, Johnson, Martin, Pottenger and Zara). Chairman Hicks adjourned the meeting at approximately 9:00 p.m.

SUBMITTED BY:

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

Jim Hicks, Chairman, Beaufort County Planning Commission

Joe DeVito, Chairman, Joint Municipal Planning Commission

APPROVED: June 1, 2004