

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on May 13, 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. Cecil Martin, Jr.
Mr. Mike Zara		

MEMBERS ABSENT: Mr. Ben Johnson, III, and Mr. Vernon Pottenger

EX-OFFICIO MEMBERS PRESENT: None

STAFF PRESENT:

Mr. H.C. "Buz" Boehm, Public Services Director
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 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, Pottenger and Zara; ABSTAINED: Chmelik).

CHAIRMAN'S REPORT:

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

FISCAL YEAR 2004 PROPOSED CAPITAL PROJECTS OF THE FIVE-YEAR CAPITAL IMPROVEMENTS PROGRAM (CIP)

Chairman Hicks noted the pre-briefing of the CIP. Mr. Buz Boehm briefed the Commission. Two park and one library projects were deleted due to lack of personnel to staff the Burton Wells Park and lack of available land for the St. Helena park and the Lady's Island library.

Public Comment: None received.

Discussion by Commissioners included the details of the City of Beaufort library project, the need for pool climate control, the discrepancies noted regarding the Heery items, the EMS and MIS add-ins, a recommendation for shared recreational facilities with school district properties and leasing versus buying facilities and equipment to provide flexibility, clarification on the borrowing concept, opposition to funding aircraft hangar projects that should be privatized, clarification on the status of two northern Beaufort County, the equitability of parks improvements, and kudos to the staff on the CIP presentation.

MOTION: Mr. Herd made motion, and Ms. Guyer seconded, **to recommend approval of the Fiscal Year 2004 Proposed Capital Projects of the Five-Year Capital Improvements Program (CIP).** Further discussion included airport projects for privatization. The motion **was carried unanimously** (FOR: Chmelik, Goode, Guyer, Herd, Martin, and Zara).

Mr. Boehm complimented Ms. Petrucci on her coordination and preparation of the CIP list.

TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING & DEVELOPMENT STANDARDS ORDINANCE (ZDSO), ARTICLE I, SECTION 106-7, EXEMPTIONS OF DEVELOPMENT TYPES

Mr. Criscitiello briefed the Commission with the history of the amendments. Chairman asked for a simplistic version of the amendments that affect the previously approved PUDs. Before 2010, those PUDs may lose their status unless they return to the County to give more details to their PUDs.

Discussion included clarification on the sunset clause and the process the County will use to contact the developers regarding this ordinance, the PUDs having a zoning compatibility with the surrounding community if the PUDs are not re-evaluated by 2010, the differentiation between PUDs and subdivisions, and the current lack of development standards on some PUDs.

Public Comment: None received.

MOTION: Mr. Zara made a motion, and Mr. Herd seconded, **to recommend approval the Text Amendments to the Beaufort County Zoning & Development Standards Ordinance (ZDSO), Article I, Section 106-7, Exemptions Of Development Types.** The motion was **passed unanimously** (FOR: Chmelik, Goode, Guyer, Herd, Martin, and Zara).

OTHER BUSINESS: Rural Business District will be presented at next meeting.

ADJOURNMENT: Mr. Martin made a **motion**, and Ms. Guyer seconded, **to adjourn** the meeting. The motion **was carried unanimously** (FOR: Chmelik, Goode, Guyer, Herd, Johnson, Martin, Pottenger and Zara). Chairman Hicks adjourned the meeting at approximately 7:32 p.m.

SUBMITTED BY:

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

Jim Hicks, Chairman, Beaufort County Planning Commission

APPROVED: **June 1, 2004, as amended** (deletions are ~~struck through~~)