

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on July 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. Jerome Goode
Mr. Mike Zara

Mr. Alan Herd, Vice Chair
Ms. Joy Guyer

Ms. Diane Chmelik
Mr. Vernon Pottenger

MEMBERS ABSENT: Mr. Ben Johnson, III, and Mr. Cecil Martin, Jr.

EX-OFFICIO MEMBERS PRESENT: None

STAFF PRESENT:

Mr. Anthony J. Criscitiello, Planning Division Head
Ms. Delores Frazier, Assistant Planning Division Head
Mr. Russell Byrd, Current Project Planner
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 6:00 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.

Motion: Ms. Guyer made a motion, and Mr. Herd seconded, **to accept the minutes of the June 1, 2004, meeting, as written.** The motion was carried unanimously (FOR: Chmelik, Goode, Guyer, Herd, Pottenger and Zara).

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

AMENDMENT TO THE DEL WEBB PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN TO ADD SCHOOL CAMPUS AS AN ADDITIONAL ALLOWED USE IN A LIMITED AREA OF THE PUD; APPLICANT: KEN HULL, VICE PRESIDENT, DEL WEBB COMMUNITIES, INC.; AGENT: LEWIS HAMMET

Mr. Criscitiello briefed the Commission. Staff is recommending approval of this amendment with the following conditions:

1. Applicable development standards for the school campus use shall be those pertaining to the Research and Development zoning district of the Zoning and Development Standards Ordinance (ZDSO).
2. School campus uses shall meet the requirements of the Corridor Overlay District Guidelines of the ZDSO (Appendix B), and shall be reviewed and approved by the Southern Beaufort County Corridor Review Board prior to receiving final development approval.
3. School campus uses shall meet current standards in the ZDSO with regard to tree protection, landscaping, fire safety, site engineering, stormwater management, environmental quality and parking.
4. As part of any submittal to the Development Review Team (DRT) for conceptual plan approval, an application for a school campus use shall include a traffic impact analysis (TIA) using the methodology outlined in Sec. 106-2450 of the ZDSO. Based on this study, the County will determine and approve access locations, driveway requirements, signalization needs, internal circulation, and interconnectivity requirements for this site.

Southern Beaufort County Subcommittee had no recommendation due to a lack of quorum.

Applicant's Comments:

1. Mr. Lewis Hammet, a representative of the applicant (Del Webb Communities), stated that technically the Technical College of the Lowcountry (TCL) campus was allowed by the 1990 ZDSO. However, all parties involved (the applicant, TCL and the County zoning department) agreed to bring the project through the public process under the current ZDSO.
2. Mr. Angus Cotton, chairman of the TCL Board, introduced Ms. Nancy Webber.
3. Ms. Nancy Webber, representing the TCL President (Dr. Anne McNutt), stated that TCL was moving into Southern Beaufort to meet future TCL demands to grow with the community. Expansion of the current campus on Ribaut Road is questionable due to the lack of land availability. TCL intends to expand its science and technology programs at the new campus. The campus will include 14 acres in Jasper County.

Public Comments:

1. Ms. Pat Gindhart, a Sun City resident and a retired university professor, supported the change to allow the TCL campus. The location near Sun City would be convenient for Sun City residents as student and faculty sources. At Dr. McNutt's Sun City presentation, she assured those present that the traffic would be of minimal impact to Sun City and the surrounding area.
2. Ms. Phyllis Galinto, the chair of the Sun City government and business affairs committee, applauded Dr. McNutt's coordination with the Sun City residents and supported the change to allow the TCL campus.
3. Mr. Ron Jeter Brown noted Dr. McNutt's presentation at Sun City. He helped poll the Sun City residents and heard concerns regarding the USCB housing. He noted only one dissenting vote against the TCL. The majority polled supported the TCL addition.
4. Mr. Roland Farracy, a TCL foundation trustee and a Sun City resident, endorsed the amendment to allow the TCL campus.

Mr. Kinton was asked to address the transportation concerns, including a future connector road through Sun City and to John Smith Road. Mr. Kinton would like to see a traffic signal that interconnects the University of South Carolina-Beaufort (USCB) and the TCL campuses to accommodate the movement of students between both campuses. Most students would commute to and from school between their jobs.

Discussion by the Commissioners included the contingencies recommended by staff, stormwater management concerns, a prohibition of TCL student housing, the closure of the TCL Hilton Head campus and a reduction of that traffic on Highway 278 traffic, an explanation of tonight's required Commission action, and the Day-Wilburn traffic study inclusion of TCL traffic counts.

MOTION: Ms. Guyer made a motion, and Mr. Herd seconded, **to recommend approval of the Amendment to the Del Webb Planned Unit Development (PUD) Master Plan to Add School Campus as an Additional Allowed Use in a Limited Area of the PUD (32.25 acre portion located north of Highway 278) and to include the staff recommendations as follows:**

- 1. Applicable development standards for the school campus use shall be those pertaining to the Research and Development zoning district of the Zoning and Development Standards Ordinance (ZDSO).**
- 2. School campus uses shall meet the requirements of the Corridor Overlay District Guidelines of the ZDSO (Appendix B), and shall be reviewed and approved by the Southern Beaufort County Corridor Review Board prior to receiving final development approval.**
- 3. School campus uses shall meet current standards in the ZDSO with regard to tree protection, landscaping, fire safety, site engineering, stormwater management, environmental quality and parking.**
- 4. As part of any submittal to the Development Review Team (DRT) for conceptual plan approval, an application for a school campus use shall include a traffic impact analysis (TIA) using the methodology outlined in Sec. 106-2450 of the ZDSO. Based on this study, the County will determine and approve access locations, driveway requirements, signalization needs, internal circulation, and interconnectivity requirements for this site.**

The motion was carried unanimously (FOR: Chmelik, Goode, Guyer, Herd, Pottenger and Zara).

ZONING MAP AMENDMENT/REZONING REQUEST FOR R600-40-680 (6.48 ACRES ALONG FOREMAN HILL / MALPHRUS ROADS) FROM RURAL-TRANSITIONAL OVERLAY (R-TO) DISTRICT TO SUBURBAN (S) DISTRICT; APPLICANT/AGENT: DANIEL A. TWEEL (UNITARIAN FELLOWSHIP)

Mr. Criscitiello noted that the newest Planning staff member, Mr. Byrd, was the author of the staff report for this item, assisted by Ms. Frazier. Mr. Criscitiello briefed the Commission. Staff recommended approval of the text amendment. Southern Beaufort County Subcommittee had no recommendation due to a lack of quorum.

Applicant's Comment: Mr. Dan Tweel, a representative of the owner, noted the Unitarian Fellowship had been in existence for 25 years. The request for rezoning would allow the church to divide the property for resale in the future. His preliminary meeting with the County Planning

staff led to this request. The church will build a 5,000 to 6,000-square foot church, and it may be further expanded to 10,000 square feet if desired by the church.

Public Comment: None were received.

Discussion by the Commissioners included the rezoning ramifications of adjacent properties desiring to match this rezoning, the proposed zoning having numerous allowed uses available to the property owner, the spot zoning concern, the consistency of the proposed zoning to the Comprehensive Plan, concern that the development pattern of the area does not warrant the proposed zoning, redirecting the applicant to other suburban properties in the area, the non-variance issue regarding the frontage requirement, statistics to determine the development percentage of the area, a mixture of support and non-support of the rezoning request, the church's ability to build in the Rural-Transitional Overlay District to meet its current objectives, the potential paving and connection of Foreman Hill Road to Ulmer Road, and the allowable density of five residential units per acre in the Suburban zoning.

Ms. Joely Law, a representative of the Unitarian Church, noted their analysis of property availability on Hilton Head and Bluffton showed that this property was the only viable lot for the church, financially and development standards-wise.

MOTION: Mr. Zara made a motion, and Ms. Chmelik seconded, **to recommend disapproval of the rezoning request for R600-40-680 from Rural-Transitional Overlay (R-TO) District to Suburban (S) District** because the requested zoning would set a precedence for the area. Further discussion included clarification of the surrounding area. The motion **was passed** (FOR: Chmelik, Goode, Hicks and Zara; AGAINST: Guyer, Herd and Pottenger). Because of a tie, Chairman Hicks voted ~~for the motion~~.

OTHER BUSINESS: The Commissioners asked for advice on the legality of when commission members should recuse themselves, the ability to participate in the discussion of items where they would recuse themselves from the vote, etc.

ADJOURNMENT: Ms. Guyer made motion, and Mr. Zara seconded, to adjourn the meeting. The motion was passed unanimously (FOR: Chmelik, Goode, Guyer, Herd, Pottenger and Zara). The meeting was adjourned at approximately 7:18 p.m.

SUBMITTED BY: _____
Barbara Ann C. Childs, Admin. Assistant to Planning Director

Jim Hicks, Chairman, Beaufort County Planning Commission

APPROVED: **August 3, 2004, as amended** (deletion is ~~struck through~~)