

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Tuesday, January 4, 2005, at 6:00 p.m. in County Council Chambers, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

MEMBERS PRESENT:

Mr. Jim Hicks, Chair
Ms. Diane Chmelik
Ms. Joy Guyer
Mr. Cecil Martin, Jr.

Mr. Alan Herd, Vice Chair
Mr. Jerome Goode
Mr. Ben Johnson, III
Mr. Vernon Pottenger

MEMBERS ABSENT: Mr. Mike Zara

EX-OFFICIO MEMBERS PRESENT: None

STAFF PRESENT:

Mr. Anthony Criscitiello, Planning Division Head
Ms. Delores Frazier, Deputy Planning Head
Mr. John Holloway, Jr., Natural Resource Planner
Ms. Carol Tank, Community Planner
Ms. Barbara Ann C. Childs, Administrative Assistant to the Planning Director

CALL TO ORDER: Chairman Hicks called the ~~workshop~~ meeting to order at approximately 6:00 p.m.

REVIEW OF MINUTES: The October 5, 2004, Commission meeting minutes were reviewed. No corrections were noted. **Motion:** Mr. Pottenger made a motion, and Mr. Martin seconded, **to accept the minutes of the October 5, 2004, meeting, as written.** The motion **was carried** (FOR: Chmelik, Goode, Hicks, and Pottenger; ABSTAINED: Guyer and Herd).

NOTE: *Mr. Johnson entered the meeting at approximately 6:03 p.m.*

CHAIRMAN'S REPORT:

1. **Highway 170 Okatie Plan:** The Plan will be forwarded to Beaufort County Transportation Advisory Group (BCTAG) for its review. The plan will then be forwarded to the Planning Commission for its review and recommendation to County Council.
2. **2005 Election of Planning Commission Chair and Vice-Chair:** Chairman Hicks noted that the Zoning and Development Standards Ordinance (ZDSO) stated the annual election of Commission Chair and Vice-Chair should occur in January. He asked the

Commissioners to consider holding the election during the Other Business portion of tonight's meeting. Discussion included the members who will not be returning.

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

TEXT AMENDMENT TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE/ZDSO: ARTICLE VII, SECTION 106-1844(E)(2), BEACH DEVELOPMENT SETBACKS (CORRECTS OCRM JURISDICTIONAL REFERENCE LINE)

Mr. Criscitiello briefed the Commission. Mr. Holloway clarified the amendment.

Public Comment: None were received.

Discussion by the Commissioners included the Daufuskie Island residents' negative reaction to an earlier amendment regarding setbacks; assessing their anticipated reaction to this amendment; the probability of the County standards being more stringent than Ocean Coastal Resource Management (OCRM) standards, the reasoning for matching the OCRM standards; clarification on terminologies such as tile field, beach boardwalks, critical lines and baselines; OCRM measurements and determination of baselines; and the potential for legal challenges to this amendment.

Motion: Mr. Herd made a motion, and Ms. Guyer seconded, to recommend approval of the amendment as written by the staff, with rewording regarding boardwalk standards. Further discussion included the specific OCRM data used. The motion was carried unanimously (FOR: Chmelik, Goode, Guyer, Johnson, Herd, Martin and Pottenger).

TEXT AMENDMENT TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE/ZDSO, APPENDIX I (LADY'S ISLAND COMMUNITY PRESERVATION/CP DISTRICT), DIVISION 4 (PROFESSIONAL OFFICE DISTRICT): TABLE 1 - LAND USE (ADDS TEMPORARY SALES/ROADSIDE STANDS AS A LIMITED USE)

Mr. Criscitiello briefed the commission.

Public Comment: None were received.

Discussion by the Commissioners included clarification on the text amendment, a recommendation by the Lady's Island Community Preservation/LICP Committee supporting the amendment, commentary that roadside stands are a livelihood and traditional for this County, support for accommodations for all businesses—large or small, the anticipated increase of roadside stands in the LIPOD, and a suggestion for standards to remove signs when the businesses are not open.

Motion: Ms. Chmelik made a motion, and Mr. Martin seconded, to recommend approval of the text amendment as written. The motion was passed unanimously (FOR: Chmelik, Goode, Guyer, Johnson, Herd, Martin and Pottenger).

OTHER BUSINESS

1. Election:

The Commissioners agreed to hold elections for the 2005 Commission Chair and Vice-Chair with the existing officials rather than waiting for the newly appointed ones to take office. Chairman Hicks noted that the Commission would have significant action items to consider during 2005.

Without opposition, Chairman Hicks opened the floor for nominations for Commission Vice-Chair. Ms. Guyer nominated Mr. Herd for Vice-Chair. Ms. Chmelik seconded the nomination. Chairman Hicks closed the floor for Vice-Chair nominations when no other nominations were received. Mr. Herd was elected unanimously as Vice Chair.

Chairman Hicks noted that his own reappointment would require a unanimous vote by County Council. If his reappointment did not occur, Mr. Herd would become Chair and the Vice-Chair would have to be elected by the existing Commissioners. Mr. Herd noted he had spoken to some Council members of Mr. Hicks' being instrumental in past Commission work. Chairman Hicks opened the floor for nominations for Commission Chair. Mr. Pottenger nominated Mr. Hicks as Chair, and Ms. Chmelik seconded the nomination. Ms. Guyer commended Mr. Hicks for his past work. Ms. Chmelik and Mr. Martin added their comments of support. Chairman Hicks closed the floor for ~~Vice-Chair~~ nominations when no other nominations were received. Mr. Hicks was elected unanimously.

2. **School District Needs Study:** Chairman Hicks noted the DeJong study stated the future needs of the School District in this County included two elementary schools in Northern Beaufort County and ten in Southern Beaufort County. The study included growth data from the municipalities and the County. He was encouraged by the joint process and hoped the periodic updates would be equally done. ~~Mr. Herd believes the update should occur with structure.~~

ADJOURNMENT: Mr. Martin made motion, and Ms. Chmelik seconded, to adjourn the meeting. The motion was passed unanimously (FOR: Chmelik, Goode, Guyer, Herd, Johnson, Martin, and Pottenger). Meeting adjourned at 6:55 p.m.

SUBMITTED BY:

Barbara Childs, Administrative Assistant to the Planning Division Head

Jim Hicks, Beaufort County Planning Commission Chairman

APPROVED:

February 4, 2005, as amended (Additions are underscoring, deletions are ~~struck through~~)