

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Tuesday, February 1, 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. Vernon Pottenger

Mr. Alan Herd, Vice Chair
Mr. Jerome Goode
Mr. Ben Johnson, III
Mr. Mike Zara

MEMBERS ABSENT: Mr. Cecil Martin, Jr.

STAFF PRESENT:

Mr. Anthony 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 6:05 p.m.

PLEDGE OF ALLEGIANCE: Chairman Hicks led those assembled in the Pledge of Allegiance.

MINUTES: The January 4, 2005, Commission meeting minutes were reviewed. The following corrections were noted.

- Page 1, Call to Order: The sentence should read, "Chairman Hicks called the meeting to order at approximately 6:00 p.m."
- Page 3, item 1, third paragraph, second to last sentence should read, "Chairman Hicks closed the floor for Chair nominations when no other nominations were received."
- Page 3, item 2, first sentence: Add "County" after each "Beaufort".
- Page 3, item 2, delete the last sentence.

MOTION: Mr. Herd made a motion, and Ms. Guyer seconded, to accept the minutes as written. The motion was carried (FOR: Chmelik, Goode, Guyer, Herd, Johnson, and Pottenger; ABSTAINED: Zara).

CHAIRMAN'S REPORT: Chairman Hicks presented appreciation plaques to departing Commissioners Jerome Goode, Ben Johnson and Mike Zara. Each of them commented on service to their community as Commissioners. Each received a round of applause from the remaining Commissioners.

PUBLIC COMMENT: None were received.

Mr. Zara asked the status of the elimination and/or reduction of Community Preservation districts and an administrative guide for the committees of the remaining CPs to provide consistency among the CP committees. Chairman Hicks asked that the topic be brought up during the "Other Business" portion of tonight's meeting.

TEXT AMENDMENTS TO THE BEAUFORT COUNTY COMPREHENSIVE PLAN, APPENDIX F – COMMUNITY PRESERVATION PLANS, SECTION 6, ALLJOY ROAD COMMUNITY PRESERVATION (CP) DISTRICT (ADDS NEW CP PLAN)

--AND--

TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING & DEVELOPMENT STANDARDS ORDINANCE/ZDSO, APPENDIX O, ALLJOY ROAD COMMUNITY PRESERVATION (CP) DISTRICT (ADDS NEW CP DISTRICT DEVELOPMENT STANDARDS)

Chairman Hicks noted that Mr. Criscitiello would brief the Commission on the changes this CP District would have compared to the interim CP standards. Mr. Criscitiello gave the history of the CP process for this District.

Mr. Criscitiello noted Sec. 4(b) typo should be section 106-1098.

Public Comment: Mr. Wayne Wehand, the owner of the City Sun newspaper, noted he was closing on a lot in the proposed Alljoy CP mixed use district. He asked that small newspaper companies be included as an allowed use in the district, because the use was currently not an allowed use.

Discussion by the Commissioners included the impact of the Mr. Wehand's use, allowing Mr. Wehand's use if his building structure matches the surrounding area, investigating NAICS codes to determine if Mr. Wehand's use is included in the proposed allowable uses, recommending that the Alljoy CP committee discuss whether to include Mr. Wehand's use prior to sending the Plan to the Land Management Committee, concern for community consensus on the Plan due to the lack of CP residents at the Commission meeting, and explaining the CP representation process.

Motion: Ms. Guyer made a motion, and Mr. Herd seconded, to recommend approval of the Text Amendments to the Beaufort County Comprehensive Plan, Appendix F – Community Preservation Plans, Section 6, Alljoy Road Community Preservation (CP) District, that adds the new CP Plan. The motion was carried unanimously (FOR: Chmelik, Goode, Guyer, Johnson, Herd, Pottenger and Zara).

Motion: Ms. Guyer made a motion, and Mr. Herd seconded, to recommend approval of the text amendments to the Beaufort County Zoning & Development Standards Ordinance/ZDSO, Appendix O, Alljoy Road Community Preservation (CP) District, that adds new CP District development standards. The motion was carried unanimously (FOR: Chmelik, Goode, Guyer, Johnson, Herd, Pottenger and Zara).

OTHER BUSINESS:

1. **Continuation of Commission Workshops:** Chairman Hicks asked the Commissioners to consider continuing the 5:30 p.m. workshops continuation or not. Discussion included a detailed teaching of Robert's Rules of Order and the ZDSO standards for the new Commissioners, advance notification on the workshop topics, and non-objection to continuing the workshops.
2. **Community Preservation/CP Committees:** Discussion included having an outline on how committees should operate, the consistency of taking meeting minutes, the use of Robert's Rules of Order at CP meetings, a decision on the viability of the remaining CP districts, and a proposed timeline for the completion of each of the remaining CP districts. Mr. Criscitiello noted that budgetary constraints caused fewer completions of the CP districts.

Committee formulations are varied with each District. Discussion included being overly prescriptive versus general guidelines, having formal sanctions/recommendations by the Planning Commission on each CP committee to prevent the impression of biased selection of committee members, recommending the area Commissioner provide CP Committee nominations for Commission sanctioning, giving the community the opportunity to select their CP Committee representatives, recommending a caveat for proper funding, and having a defined procedural outline for CP committees (i.e. what constitutes a vote, how to run a meeting, and the terms of the committee).

Mr. Criscitiello noted that the Daufuskie and the Land's End CPs were currently going through their respective CP process.

3. **Farewell to Departing Commissioners:** Chairman Hicks noted that Mr. Goode, Mr. Johnson and Mr. Zara would be missed by the remaining Commissioners.

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

SUBMITTED BY:

Barbara Childs, Administrative Assistant to the Planning Division Head

Jim Hicks, Beaufort County Planning Commission Chairman

APPROVED: **March 1, 2005**