

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Tuesday, June 7, 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. Ben Johnson, III.	Mr. Cecil Martin, Jr.	Mr. Frank Mullen
Mr. Ronald Petit		

Members Absent:

Mr. Alan Herd, Vice Chair	Mr. Vernon Pottenger
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Staff Present:

Mr. Anthony Criscitiello, Planning Division Head
Ms. Delores Frazier, Assistant Planning Division Head
Mr. Colin Kinton, Transportation Engineer
Mr. Nathan Clark, Planning Assistant

CALL TO ORDER: Chairman Hicks called the meeting to order at approximately 6:05 p.m.

REVIEW OF THE MINUTES: The May 3, 2005, Commission meeting minutes were reviewed. Mr. Johnson was listed as both present and absent. He was absent. **Motion:** Ms. Guyer made a motion, Mr. Martin seconded, to accept the minutes of the May 3, 2005 meeting as corrected. The motion was carried (FOR: Hicks, Chmelik, Guyer, Martin, Mullen and Petit; ABSTAINED: Johnson).

CHAIRMAN'S REPORT: The Rural Business District was taken untabled by Mr. Mullen's motion during the Planning Commission Workshop on May 3, 2005. It was also pointed out that the South Carolina Property Owners Association is lobbying County Council to move ahead on this issue.

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

PORT ROYAL ISLAND MAP AMENDMENT/REZONING REQUEST FOR R100-28-77; FROM RURAL WITH TRANSITIONAL OVERLAY/R-TO TO PLANNED UNIT DEVELOPMENT/PUD (46.88 ACRES TO BE ADDED TO HABERSHAM PUD); APPLICANT: T&D LAND HOLDINGS, LLC / AGENT: HABERSHAM LAND COMPANY, INC.

Mr. Criscitiello briefed the Commission. His comments were derived from the Planning Staff Report given to the Commission in their packet. He highlighted the seven analysis criteria the department reviewed and six conditions that must be met before staff would recommend approval.

Applicant's Comment: Mr. Bob Turner, representing Habersham Land Company, Inc, noted that his comments would be brief citing their lengthy presentation at the Port Royal Island Subcommittee meeting and Mr. Criscitiello's accurate presentation at the current meeting. He did want to elaborate on a few reasons why the new amendment to Habersham should be recommended for approval. The existing Habersham had been a good neighbor to adjacent property owners and would continue to be a good neighbor. Water and sewer would not be a problem because of Beaufort Jasper Water and Sewer Authority's presence at the existing Habersham. Habersham would continue to grow because of its logical access to US 21, US17, and SC170. The expansion of Habersham would provide a second entrance, which would relieve the stress of the original entrance; also, it will be linked to the grids of Cherokee Farms and in the future Burlington. They do not want to be a gated neighborhood. He noted that the cemetery has been cleaned up and gated with a combination lock, which is a short-term solution because of public safety issues.

Public Comment:

1. Mr. Jake Brown: The road is deficient and cannot hold military and Habersham traffic. The morning and afternoon traffic is very congested. He was not approached about the cemetery. He would like to know whom Mr. Turner spoke with about the cemeteries. He was very unhappy about the gate because the community has a right to the cemetery.
2. Mrs. Carrie Singleton: The cemetery has been there as long as she remembers; she always had free access to it. It is a small plot of land but it is our people on it, why does Habersham have to disturb it?
3. Mr. Lawrence Bryan: His mother lives in the area. Agrees with Mr. Brown, the roads are deficient in the area. If Habersham has sewer why can't the surrounding neighbors? Perk tests for a septic tank are become a problem. He asked what effects more heavy construction will have on the water table. Could disturbing this land release dormant contaminants? His main concerns are for health and safety.
4. Mrs. Carolyn Parker: She is a Cherokee Farms Road resident. No one spoke to her about the cemetery; she does not like the fence around the cemetery. She appreciates Habersham cleaning the cemetery but doesn't think they should have taken it over

Questions and Comments from the Planning Commission:

Mr. Mullen addressed the concerns of the citizens and asked Mr. Turner and Mr. George Johnson (Habersham representatives) what they could do to satisfy their complaints. Mr. Johnson responded that the combination is available at several churches in the community; anyone who wants the combination to the gate lock is free to have it. He reemphasized that the fence is a temporary solution to this problem and public safety concerns needed to be addressed first. He acknowledged it is tough to make contact with every community resident and will try harder to make the community comfortable with the changes. Mr. Johnson said that St Helena faced a similar challenge with a cemetery on Dataw Island. He feels Mr. Turner and Mr.

Johnson are trying to be good neighbors; they are just looking for someone to meet them half way.

Mr. Johnson wanted to know more about traffic which seemed to be a big concern of the community. Mr. Criscitiello acknowledged the traffic delays in the community but the traffic model showed no adverse impact with the expansion of Habersham. Mr. Kinton added the roads did show sufficient capacity and the intersection of Broad River and Joe Frazier was a critical point. He estimated a light should be up at the intersection before school starts in August. This should help the situation greatly.

Motion: Mr. Martin made a motion, and Ms. Guyer seconded, **to recommend approval of the Port Royal Island Map Amendment/Rezoning Request for R100-28-77; from Rural with Transitional Overlay/R-TO to Planned Unit Development/PUD (46.88 acres to be added to Habersham PUD) with the six conditions suggested by the planning department.** The motion was carried unanimously (FOR: Chmelik, Guyer, Johnson, Martin, Mullen, Petit.)

OTHER BUSINESS: Mr. Hicks noted that he would like to have monthly planning workshop sessions regardless if Mr. Criscitiello had anything to discuss or not. The workshops will occur at 5:00 p.m. in the Executive Conference Room, prior to the Planning Commission meetings.

ADJOURNMENT: Ms. Chmelik made a motion, and Ms. Guyer seconded, to adjourn the meeting. The motion was passed unanimously (FOR: Chmelik, Guyer, Johnson, Martin, Mullen, Petit). The meeting was adjourned at approximately 7:48 p.m.

SUBMITTED BY: _____
Nathan Clark, Planning Assistant

Jim Hicks, Beaufort County Planning Commission Chairman

APPROVED: August 2, 2005