

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Tuesday, December 6, 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
Mr. Cecil Martin, Jr.

Mr. Alan Herd, Vice Chair
Mr. Vernon Pottenger

Ms. Joy Guyer

Members Absent:

Ms. Diane Chmelik
Mr. Ronald Petit

Mr. Ben Johnson, III

Mr. Frank Mullen

Staff Present:

Mr. Anthony Criscitiello, Planning Division Head
Mr. Russell Byrd, Current Planner
Ms. Barbara Childs, Administrative Assistant to the Planning Division Head

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

REVIEW OF THE MINUTES: The October 4, 2005, Commission meeting minutes were reviewed. **Motion:** Ms. Guyer made a motion, and Mr. Herd seconded, **to accept the minutes of the October 4, 2005, meeting, as written.** The motion **was carried unanimously** (FOR: Herd, Hicks, Guyer and Martin).

CHAIRMAN'S REPORT:

1. **~~Northern~~ Southern Region Plan:** Chairman Hicks briefed on the ~~Northern~~ Southern Regional Plan. He noted that it was wrapping up.
2. **Comprehensive Plan Rewrite:** Chairman Hicks noted that the rewrite was due in 2007. County Council has directed the Commission to come up with a concept on how the rewrite should occur by February 1, 2006. Mr. Criscitiello has directed his Planning staff to present a plan to the Commission at its January 2006 meeting.

PUBLIC COMMENT: None were received.

NOTE: *Mr. Pottenger entered the meeting at approximately 6:08 p.m.*

SOUTHERN BEAUFORT COUNTY MAP AMENDMENT/REZONING REQUEST FOR R600-21-11 AND 11B (7.14 ACRES), FROM LIGHT INDUSTRIAL (LI) TO PLANNED UNIT DEVELOPMENT (PUD) AND TO BE KNOWN AS BARREL LANDING CHEVROLET; Owner: Bemis P. Howell, Applicant: Gordon Faulkner, Agent: J. K. Tiller

Mr. Criscitiello briefed the Commission. The Planning staff stated that the PUD is not consistent with the Comprehensive Plan. The staff further recommended that access should be right turn only and traffic signals should not to be installed.

Applicant's Comments

1. Mr. Lewis Hammet, representing the applicant, said that the PUD is unusually small and they think it is a unique and good use for a PUD. If the property were acceptable for a car dealership, the zoning would be regional commercial. Mr. Hammet acknowledged that the Light Industrial parcels were disappearing in Southern Beaufort County due to annexations by the Town of Bluffton. He went on to note the various uses near this property. He acknowledged there were other acreages for car dealerships. His applicant was willing to drop the traffic burden mentioned by Mr. Criscitiello where the Planning staff had to determine if other uses were to occupy the property instead of a car dealership; instead, the applicant would insure that the other uses have the traffic equivalent to a car dealership.
2. Mr. Jim Tiller, representing the applicant, noted that the parcel fronted on Barrel Landing Road. The neighboring uses included an Enmark filling station, a tire store under review by the County, a hotel, a fabric store, and a marine sales store. The County's property that was bought through the Rural and Critical Lands program is nearby. He briefed the proposed layout for the car dealership. Mr., Tiller noted that the applicant would treat the water and meet Best Management Practices regarding water runoff. He noted the Corridor Overlay District regulations would impact the property. The issue is what the applicant proposed for the land use as opposed to what is allowed. He showed a list of allowable uses that included selling automobile parts, servicing automobiles, truck and RV sales, drive-thru restaurants, and sexually oriented businesses. He believed a car dealership was an improvement, even a down-zoning, to the allowable uses because it provided what was desirable, rather than an undesirable use.

Public Comment: Mr. Joe ~~Crowley~~ Croley, a resident of ~~Beaufort~~ Bluffton, noted that County Council is trying to raise \$40 to \$50 million to fund the Rural and Critical Lands Program. In the last few years \$40 million was spent to preserve land throughout the county. One example is the Barrel Landing Preserve that is near this property where developers want to place an automobile dealership. There are plans to build a passive park for our citizens on the Preserve. These folks want to change the zoning to better fit their plans. They knew the zoning laws when they purchased the property, but they probably felt they could have a change whenever they wanted. Your staff experts and the Southern Beaufort County Subcommittee have said no to this project—you (the Planning Commission) should say no tonight. Most of us in this room are Beaufort County residents and this is our home. Is this how you want your home to look? If not, then start to tell all the developers that the people of Beaufort County don't want any more of

this ravishing of our land. Enough is enough. I'm sure the people will tell this to the elected officials next November.

Discussion by Commissioners included a clarification on the traffic recommendations of right-in and right-out only; the expected failure of the intersection due to continued development unless the roads are widened; the adoption of the Highway 170 Access Management Plan by Beaufort and Jasper counties; the varied allowed uses for the current Light Industrial zoning; the intent of the PUD ordinance to provide flexibility, improved design and preserve open space; a suggestion to amend the allowed uses or rezone to Regional Commercial instead of rezoning to a PUD; the belief that this application was a misuse of the PUD ordinance; the allowed use of car, but not truck, sales in general commercial zoning and vice versa in light industrial zoning.

Motion: Ms. Guyer made a motion, and Mr. Herd seconded, **to recommend denial of the Southern Beaufort County Map Amendment/Rezoning Request for R600-21-11 and 11B (7.14 ACRES), from Light Industrial (LI) to Planned Unit Development (PUD) to be known as Barrel Landing Chevrolet PUD.** No further discussion occurred. The motion **was carried unanimously** (FOR: Guyer, Herd, Hicks, Martin and Pottenger).

OTHER BUSINESS: No further business was discussed.

ADJOURNMENT: Mr. Martin made a **motion**, and Mr. Pottenger seconded, **to adjourn** the meeting. The motion **was carried unanimously** (FOR: Guyer, Herd, Hicks, Martin and Pottenger). The meeting was adjourned at approximately 6:50 p.m.

SUBMITTED BY: _____

Barbara Childs, Admin. Assistant to the Planning Division Head

Jim Hicks, Beaufort County Planning Commission Chairman

APPROVED:

January 5, 2006, as amended (deletions are ~~struck through~~ and additions are underscored)