

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Thursday, January 5, 2006, 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. Frank Mullen

Ms. Diane Chmelik  
Mr. Ronald Petit

**Members Absent:**

Ms. Joy Guyer

Mr. Ben Johnson, III

Mr. Vernon Pottenger

**Staff Present:**

Mr. Anthony Criscitiello, Planning Director  
Ms. Delores Frazier, Assistant Planning Director  
Mr. Robert Merchant, Long-term Planner  
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.

**PLEDGE OF ALLEGIANCE:** Chairman Hicks led those assembled in the pledge of allegiance.

**REVIEW OF THE MINUTES:** The December 6, 2005, Commission meeting minutes were reviewed. The following corrections were noted:

1. Page 1, Chairman's Report, item 1 should read: Southern Region Plan: Chairman Hicks briefed on the Southern Regional Plan. He noted that it was wrapping up."
2. Page 2, last paragraph, Public Comment, first line should read: "Public Comment: Mr. Joe Croley, a resident of Bluffton ...."

**Motion:** Mr. Martin made a motion, and Mr. Petit seconded, **to accept the minutes of the December 6, 2005, meeting, as amended.** The motion was **carried unanimously** (FOR: Herd, Hicks, Guyer and Martin; ABSTAINED: Chmelik).

**CHAIRMAN'S REPORT:**

1. **Agenda Revision:** Chairman Hicks noted that the communication tower lighting text amendments was withdrawn by the Planning staff for further research.
2. **Election of Commission Officers for 2006:** Chairman Hicks noted that the election of Commission officers will occur during the Other Business portion of tonight's meeting.

3. **Northern Regional Plan:** Chairman Hicks noted that the final selection of a consultant for the Northern Regional Plan was still in process.

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

**NORTHERN BEAUFORT COUNTY MAP AMENDMENT/REZONING REQUEST FOR R700-37-39E (59.97 ACRES), CURRENTLY ZONED AS RURAL (R) AND DALE COMMUNITY PRESERVATION (DCP), TO BE ENTIRELY ZONED AS DCP; OWNER: WALTER O. EVANS**

Mr. Criscitiello briefed the Commission that 54 acres were in the Rural District and 5 were in the Dale Community Preservation (DCP) District. The DCP Committee in 2001 declined to include the 54 acres in the DCP District. Staff concerns are septic tank limitations, lack of public water and sewer, and limited access to the 54-acre island.

Public Comments: Mr. William Ladson of Yemassee, SC, concurs with the staff comments. Once a Community Preservation District boundary is outlined, he thought the boundary was set permanently. He now he knows that there are procedures to change the boundaries.

Applicant's Comments: Mr. Walter Evans, the applicant and owner of the property, commented that the most of property owners of the DCP District were notified; but, he was not. All of the property owners that participated in the DCP process received the zoning they requested. His property is the only property that was not included in the CP district. Brown's Island also has a single road access like Mr. Evans' island. Mr. Evans supposes that the soil on Brown's Island is the same as his island. Had he been notified, he believes his island would have been included. He believes it should be changed according to his request.

Discussion included the date of the subdivision on Brown's Island, the rationale behind the staff's recommendation of denial, the lack of public water and sewer and the density increase of the requested rezoning, the applicable soil types, the number of units on Brown's Island, the CP process, the non-merited change to DCP since the area has not changed dramatically, the rights of the owner, the Commission's role to protect the CP plans, the non-concern of the DCP committee members regarding this rezoning, the problematic increased density involved, the environmental concerns, the importance of a planning consideration rather than a popular vote, and the awareness of managing growth in the County.

*Note: Mr. Mullen entered the meeting at approximately 6:30 p.m. during the discussion period.*

**Motion:** Mr. Mullen made a motion to recommend approval of the Northern Beaufort County Map Amendment/Rezoning Request for R700-37-39E (59.97 acres), from Rural (R) and Dale Community Preservation (DCP) to Dale Community Preservation (DCP) entirely. The motion was not seconded and was defeated.

**Motion:** Ms. Chmelik made a motion, and Mr. Martin seconded, to recommend denial of the Northern Beaufort County Map Amendment/Rezoning Request for R700-37-39E (59.97 acres), from Rural (R) and Dale Community Preservation (DCP) to Dale Community

**Preservation (DCP) entirely.** No further discussion occurred. The motion was carried (FOR: Chmelik, Herd, Hicks, Martin and Petit; AGAINST: Mullen).

**PROPOSED WORK SCHEDULE FOR THE 2007 UPDATE OF THE BEAUFORT COUNTY COMPREHENSIVE PLAN**

Mr. Criscitiello briefed on the handout that charted the proposed work schedule for the 2007 Update of the Beaufort County Comprehensive Plan through 2006 and 2007. In-house staff will be doing the work. This schedule is in response to County Council request for the Commission to recommend a work schedule.

Discussion included the mandatory economic development component of the Comprehensive Plan, the use of school district GIS-based data, the rationale on which components will be completed, the inclusion of the Southern and the Northern Regional Plans into the 2007 Comprehensive Plan review, the importance of the transportation component, and the infrastructure needed for current and projected growth.

Public Comment: Ms. Wendy Zara was disappointed with the Southern Regional Plan because there was no cost of growth done by the consultant. She noted Horry County's plan. One of the goals of the Beaufort Chamber of Commerce was to encourage analysis of the cost of growth. She hopes that the Comprehensive Plan update meetings are held outside of work hours because the general public is unable to attend work hour meetings. She believes economic development should be driving the boat. The legislators were wise in requiring an economic development component.

Further discussion included the less than desirable attendance by Steering Committee members of the Southern Regional Plan ~~because the meeting times are during work hours~~, the Beaufort County growth being closely tied to Jasper County's, and a regional plan being desirable for both counties.

**Motion:** Mr. Herd made motion, and Mr. Martin seconded, to recommend approval of Proposed Work Schedule for the 2007 Update of the Beaufort County Comprehensive Plan. The motion was carried unanimously (FOR: Chmelik, Herd, Hicks, Martin, Mullen and Petit).

**OTHER BUSINESS -- Election of Officers:** Chairman Hicks opened the floor for nominations. Mr. Martin moved, and Ms. Chmelik seconded, to retain, by acclamation, the present Commission chairman (Mr. Hicks) and vice chairman (Mr. Herd) for 2006. No further discussion occurred, and the floor was closed for nomination. The motion was carried unanimously (FOR: Chmelik, Herd, Hicks, Martin, Mullen and Petit).

**ADJOURNMENT:** Mr. Petit made a **motion**, and Mr. Martin seconded, **to adjourn** the meeting. The motion **was carried unanimously** (FOR: Chmelik, Herd, Hicks, Martin, Mullen and Petit). The meeting was adjourned at approximately 7:15 p.m.

**SUBMITTED BY:**

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Barbara Childs, Admin. Assistant to the Planning Director

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Jim Hicks, Beaufort County Planning Commission Chairman

**APPROVED:**

February 7, 2006, as amended (deletions are ~~struck through~~)