

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Thursday, March 7, 2006, in County Council Chambers, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

Members Present:

Mr. Jim Hicks, Chair	Mr. Alan Herd, Vice Chair	Ms. Diane Chmelik
Mr. Cecil Martin, Jr.	Mr. Frank Mullen	Mr. Ronald Petit
Mr. Vernon Pottenger		

Members Absent: None

Staff Present:

Mr. Anthony Criscitiello, Planning Director
Mr. Russell Byrd, Current Planner
Ms. Barbara Childs, Administrative Assistant to the Planning Division Head
Mr. H.C. 'Buz' Boehm, Public Services 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.

REVIEW OF THE MINUTES: The February 7, 2006, Commission meeting minutes were reviewed. **Motion:** Mr. Herd made a motion, and Ms. Chmelik seconded, **to accept the minutes of the February 7, 2006, meeting, as written.** The motion **was carried unanimously** (FOR: Chmelik, Herd, Martin, Mullen, Petit and Pottenger).

CHAIRMAN'S REPORT: Chairman Hicks recommended that the County Commissioners meet with Commissioners of the Joint Planning Commission of the City of Beaufort and the Town of Port Royal and the Planning Commission of the Town of Yemassee to discuss the Northern Regional Plan. The County Commissioners would be notified of the meeting details when they became available.

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

TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE/ZDSO TO DELETE THE 50-YEAR-OLD MINIMUM STRUCTURE AGE REQUIREMENT FOR BED AND BREAKFAST ESTABLISHMENTS:

- **Article V, Table 106-1098—Use Table**
- **Article V, Section 106-1282(a)(4)—Building type**
- **Appendix D, Section 5(a)(4)—Building type**
- **Appendix D, Table 4—Community Preservation Use Table**

Mr. Russell Byrd briefed the Commission. Mr. Julian Johnson, Jr., applied for the elimination of the 50-year building requirement for bed and breakfast establishments. Staff agreed with the applicant and additionally recommended changing two other sections regarding maximum guest room capacities for bed and breakfast establishments.

Applicant and Public Comment: None were received.

Discussion included the rationale for reducing the number of guest rooms, clarification that a guest room meant a bedroom, the rationale for the added special use requirement, and clarification on the size of lots that bed and breakfast establishments were allowed.

Motion: Mr. Petit made a motion, Mr. Martin seconded, **to recommend approval of the Text Amendments to the Beaufort County Zoning and Development Standards Ordinance/ZDSO that delete the 50-year-old minimum structure age requirement for bed and breakfast establishments, but with the condition of changing the allowable guest rooms to eight (8) instead of the staff recommended six (6) per establishment.** The motion was carried unanimously (FOR: Chmelik, Herd, Martin, Mullen, Petit and Pottenger).

TEXT AMENDMENTS TO THE ZONING AND DEVELOPMENT STANDARDS ORDINANCE/ZDSO TO AMEND OR ADD LIGHTING STANDARDS FOR COMMERCIAL COMMUNICATION TOWERS

- **Article V, Section 106-1357(c), Lighting (Commercial communication towers)**
- **Article V, Section 106-1363(4), Lighting (Utilities, regional)**
- **Article VI, Table 106-1556, Lot and Building Standards**

Mr. Byrd briefed the Commission.

Mr. Buz Boehm indicated several meetings have occurred. The County has done some research and found a solution that Lee County is using where a reflective tape is required with night vision goggles and lighting below the helicopter. The County pilots have arranged to test the solution. The test results will be brought back to the Commission.

Discussion included the number of County pilots involved, and the height pilots are not allowed to fly according to FAA regulations.

Mr. Jonathan Yates, representing Cingular Wireless from Charleston, noted that pilots should not be flying under 500 AGL. He is concerned with pilot safety regarding the lighting because the lighting may distort military night goggles. He urged more accurate GPS coordination of the towers. Lighting towers below 200 feet may cause pilot error with pilots used to tower lighting

above 200 feet. He is willing to test reflective strips as a solution. His data indicates tower lighting does not work. He is asking for time to perfect a solution.

Mr. Boehm noted that the County pilots would require night goggles training prior to the County trials occurring.

Mr. Mark Pilgrim, representing Santee Cooper, noted that utilities have defined corridors and structures are interconnected. They have one structure that is 200 feet and it is lit. He is asking for a deferral from Commission action so that testing can occur.

Mr. Brad Samuel of SCANA Corporation asked Mosquito Control for a map to show the locations of the 200 structures. He noted that 100 are within the municipalities. He asked if this ordinance would apply with the municipalities. He stated that Parris Island towers will not be lit, and SCANA has 8 towers over 100 feet. He asked how the others who have towers over 100 feet would be handled in regards to this ordinance.

Motion: Mr. Martin made a motion, and Mr. Petit seconded, **to recommend a delay of the Commission recommendation** on the Text Amendments to the Zoning and Development Standards Ordinance/ZDSO to amend or add lighting standards for commercial communication towers **until a solution is agreed upon by the County staff**. The motion **was carried unanimously** (FOR: Chmelik, Herd, Martin, Mullen, Petit and Pottenger).

OTHER BUSINESS: The County Capital Improvement Program (CIP) requests were handed out to the Commissioners at tonight's meeting for their review. The Commission will hold a workshop on March 21, 2006, at 3:00 p.m. at a location to be announced by Mrs. Childs after she has located a meeting place. The purpose of the workshop is to fully brief the Commissioners on the individual CIP requests. The Commission will take action at their April 2006 meeting on the CIP items.

ADJOURNMENT: Mr. Petit made a **motion**, and Ms. Chmelik seconded, **to adjourn** the meeting. The motion **was carried unanimously** (FOR: Chmelik, Herd, Martin, Mullen, Petit and Pottenger). The meeting was adjourned at approximately 7:54 p.m.

SUBMITTED BY: _____
Barbara Childs, Admin. Assistant to the Planning Director

Jim Hicks, Beaufort County Planning Commission Chairman

APPROVED: April 4, 2006