

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Thursday, April 4, 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. Ronald Petit

Members Absent: Mr. Cecil Martin, Jr., Mr. Frank Mullen and Mr. Vernon Pottenger

Note: Due to the absence of a quorum, Chairman Hicks has asked that the absences be explained--Mr. Martin's absence was medically related, Mr. Mullen was assisting his wife who was recovering from knee surgery, Mr. Pottenger's absence was work related, and there are two vacancies which are the Bluffton representative since February 2006 and the St. Helena representative since January 2005.

Staff Present:

Mr. Anthony Criscitiello, Planning Director
Ms. Barbara Childs, Administrative Assistant to the Planning Division Head
Ms. Angela Jones, Planning Assistant
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.

CHAIRMAN'S REPORT: Chairman Hicks noted the lack of a quorum of the Beaufort County Planning Commissioner at tonight's meeting. However, the Commission would make conditional recommendations to the Land Management Committee on the topics discussed tonight.

REVIEW OF THE MINUTES:

1. **March 7, 2006:** The Commission reviewed the March 7, 2006, meeting minutes. **Motion:** Mr. Herd made a motion, and Mr. Petit seconded, **to accept the minutes of the March 7, 2006, meeting, as written.** The motion was **carried unanimously** (FOR: Chmelik, Herd, Hicks, and Petit).
2. **March 21, 2006:** The Commission reviewed the March 21, 2006, meeting minutes. The following corrections were noted: Page 3, first full paragraph heading should read,

“Government Office Building - \$1,200,000.00 & Land Acquisition - \$1,000,000.00” and substituting “Day-Wilburn” for “Wilbur-Smith.” **Motion:** Mr. Petit made a motion, and Mr. Herd seconded, **to accept the minutes of the March 21, 2006, meeting, with the corrections noted earlier.** The motion was carried unanimously (FOR: Chmelik, Herd, Hicks, and Petit).

(Note: The substitution of “Day-Wilburn” for “Wilbur-Smith” was required in the March 9, 2006, Southern Beaufort County Subcommittee meeting minutes which were attached as backup material for the Southern Beaufort County Highway Improvement Team’s Proposed Capital Improvement Program (CIP) agenda item.)

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

BEAUFORT COUNTY ZONING MAP AMENDMENTS/REZONING REQUEST FOR R100-24-20A (1 ACRE) & R100-24-21 (10 ACRES); FROM RURAL WITH TRANSITIONAL OVERLY (R-TO) AND COMMERCIAL SUBURBAN (CS) TO RURAL WITH TRANSITIONAL OVERLAY; APPLICANTS: DONALD MIDDLETON, CHERYL SELBY AND JOHN ALSTON

Mr. Criscitiello briefed the Commission. Staff recommended approval of this rezoning request.

Applicants’ Comments: Mr. John Alston and Mr. Donald Middleton stated that they want to be consistent with the neighboring residential properties. Their properties were heirs’ property and they want to keep it rural. (Chairman Hicks asked if the Planning staff had advised them of the family compound status.)

Discussion included the rationale for zoning the one acre parcel as commercial suburban, a clarification on the possible rezoning of a neighboring property to commercial suburban, and clarification on the letter from the abutting commercial suburban properties concerned with being negatively impacted by this rezoning.

Motion: Ms. Chmelik made a motion, and Mr. Petit seconded, **to recommend approval Beaufort County Zoning Map Amendments/Rezoning Request for R100-24-20A (1 acre) & R100-24-21 (10 acres); from Rural with Transitional Overly (R-TO) and Commercial Suburban (CS) to Rural with Transitional Overlay.** The motion was carried unanimously (FOR: Chmelik, Herd, Hicks, and Petit).

SOUTHERN BEAUFORT COUNTY HIGHWAY IMPROVEMENT TEAM’S PROPOSED CAPITAL IMPROVEMENT PROGRAM (CIP)

Mr. Boehm briefed the Commission. He stated that projects 1 thru 3 (Bluffton Parkway Phases 3 and 4 and Buckwalter Parkway widening, SC 46 widening, and Burnt Church road widening Phase 1) would be completed and project 4 (Bluffton Parkway Phase 5) completed between Burnt Church and Malphrus Roads prior to the start of project 5 (Foreman Hill Road

connection). He noted that a Northern Beaufort County Highway Improvement Team will begin looking at transportation projects for Northern Beaufort County.

Public Comment:

1. Mr. Chris Davis, a Foreman Hill Road resident, asked to see the plan prior to making comment because of his concern regarding project 5--the Foreman Hill Road connection. (Chairman Hicks reiterated to the citizens of Foreman Hill Road who were assembled in the audience that the Foreman Hill Road connection would not begin unless projects 1 through 4 were completed.) Mr. David, and another unnamed Foreman Hill Road resident, asked for clarification on when the Foreman Hill Road connection would occur. (Mr. Boehm noted that the project would probably not occur for several years.)
2. Mr. Ricky Peavy, a Foreman Hill Road resident, thanked the Commission and the staff for the change regarding Foreman Hill Road connection.

Discussion included the responsive action by staff to the citizens' request regarding the Foreman Hill Road connection, support of the proposed projects, and noted that Hwy 278 near Moss Creek subdivision and Bluffton Parkway portion should have higher priority.

Motion: Mr. Herd made a motion, and Ms. Chmelik seconded, **to recommend approval of the Southern Beaufort County Highway Improvement Team's proposed Capital Improvement Program (CIP).** The motion was carried unanimously (FOR: Chmelik, Herd, Hicks, and Petit).

FY2006 CAPITAL IMPROVEMENTS PROGRAM (CIP) PROJECTS

Mr. Boehm briefed the Commission. He noted several staff members ready to answer any questions regarding the individual projects.

Mr. Wlodeck Zaryczny, Library Director, noted ten library projects were planned, including the St. Helena site and a tenth project that would be required because of the projected population growth from the McLeod and Clarendon Farms annexations and developments. The other eight library projects are: a new branch for the Burton Wells and Shell Point area, the expansion of the Hilton Head Library by adding 42,000 square feet, the renovation of the Beaufort branch, a new Lady's Island branch, a new Okatie community area branch, a new Pritchardville branch, the expansion of the downtown Bluffton facility by adding 5,000 square feet, and the expansion of the Lobecko branch. (Mr. Hicks asked Mr. Zaryczny to brief Commission at workshop for next month.)

Mr. William Winn, Emergency Management Director, briefed on the proposed alternate Emergency Operations Center project.

Mr. Robert Klink, County Engineer, confirmed that the two boat Landing projects would have docks.

Public Comment:

1. Unidentified Speaker asked if the mosquito control funding was enough to control the mosquitoes in the County.
2. Mr. Jim Snow asked if he could view and have input on the Bluffton gym and recreation center.
3. Mr. Patrick Kelly stated that the Bluffton gym floor renovation was sorely needed since two children were injured last year because of the poor condition of the gym floor. The County lacks gym facilities in the Bluffton area.

Discussion included the future plans for other library sites, the funding source for these projects would be from general borrowing, the approval process, an explanation of the borrowing capacity that limited the amount of money available for CIP projects, and a congratulatory note to the staff on the project recommendations.

Motion: Mr. Herd made a motion, and Ms. Chmelik seconded, **to recommend approval** of the ~~Southern Beaufort County Highway Improvement Team's proposed Capital Improvement Program (CIP)~~ **FY2006 Capital Improvements Program (CIP) Projects**. The motion **was carried unanimously** (FOR: Chmelik, Herd, Hicks, and Petit).

OTHER BUSINESS:

1. **Planning Commission Vacancies:** Chairman Hicks asked the Commissioners to consider submitting names of individuals for the two Commission vacancies.
2. **Northern Regional Plan:** Chairman Hicks appointed Mr. Petit to represent the Commission on the Northern Regional Plan steering committee, which will have its first meeting on Friday, April 7, 2006, at 9:30 a.m. (in the Council Chambers of the County Administration Building)..
3. **Southern Regional Plan:** Chairman Hicks noted that a special Land Management Committee meeting would be held on Friday, April 7, 2006, at 4:00 p.m. at the Bluffton Library to review the Southern Regional Plan.

ADJOURNMENT: Mr. Petit made a **motion**, and Mr. Herd seconded, **to adjourn** the meeting. The motion **was carried unanimously** (FOR: Chmelik, Herd, Hicks, **and** Petit ~~and Pottenger~~). The meeting was adjourned at approximately 7:10 p.m.

SUBMITTED BY:

Barbara Childs, Admin. Assistant to the Planning Director

Jim Hicks, Beaufort County Planning Commission Chairman

APPROVED:

May 2, 2006 (Deletions are ~~struck through~~, additions are **bold and underscored**)