

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Tuesday, May 2, 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. Frank Mullen	Mr. Vernon Pottenger	Mr. Thomas Mike, Sr.

**Members Absent:** Mr. Cecil Martin, Jr., and Mr. Ronald Petit

**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  
Mr. Gregg Hunt, Mosquito Control Division Head

**CALL TO ORDER:** Chairman Hicks called the meeting to order at approximately 6:10 p.m.

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

**REVIEW OF THE MINUTES:** The Commission reviewed the April 4, 2006, meeting minutes. The following corrections were noted on page 4:

- a. The first motion should read: "Mr. Herd made a motion, and Ms. Chmelik seconded, to recommend approval of the FY2006 Capital Improvements Program (CIP) Projects."
- b. The first sentence of the Northern Regional Plan subparagraph of Other Business should read, "Chairman Hicks appointed himself and Mr. Petit to represent the Commission on the Northern Regional Plan steering committee...."
- c. The second sentence of the adjournment motion should read: "The motion was carried unanimously (FOR: Chmelik, Herd, Hicks, and Petit)."

**Motion:** Mr. Herd made a motion, and Ms. Chmelik seconded, **to accept the minutes of the April 4, 2006, meeting, as corrected.** The motion **was carried** (FOR: Chmelik, Herd, Hicks and Pottenger; ABSTAINED: Mike and Mullen).

**CHAIRMAN'S REPORT:**

1. **Newest Planning Commissioner:** Chairman Hicks introduced Thomas Mike, Sr., as the Bluffton/Daufuskie representative on the Commission. Chairman Hicks thanked Mr. Mike for returning to serve on the Commission.
2. **Change of Meeting Date for the Commission:** Chairman Hicks noted that Mr. Gary Kubic, the County Administrator, asked the Commissioners to consider changing the Commission meeting date to first Thursdays instead of first Tuesdays to accommodate the Beaufort County School Board meeting in the Council Chambers on first Tuesdays. This matter will be discussed at the end of the meeting as Other Business.

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

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

Mr. Boehm briefed the Commissioners. He noted the he had hoped that the tests would have been completed by now, but they have not occurred. He will bring the text amendments back to the Commission at its June 2006 meeting with or without the test results. He noted that there are other counties that are adopting such ordinances. Mosquito season is upon us.

Mr. Jonathan Yates, representing Cingular Wireless from Charleston, noted that there have been delays. The primary delay is trying to get a clear answer. He wanted to determine if the County had the authority to fly as low as they do, and whether they required a waiver or not. They do not require a waiver. He represents 39 towers. He inventoried 6,133 structures that would be affected by this ordinance. One of his members was going to participate in the test, but wanted proof that the County had permission to fly that low. He thinks the County should be doing some homework regarding requiring reflective tape on towers. Beaufort County has a tower requirement that is low in height – below 200 feet. Why was it so important that there be no lights on the towers in the past? County pilots have said they know where all the towers are located. Why are these new requirements being considered? He considered these requirements as silly.

Mr. Greg Hunt, the County Mosquito Control Department Head, noted that there were two other counties with low height tower requirements. From his research with other counties, he noted that the reflective tape and a single light was the best solution for night spraying using night vision goggles. (Mr. Hicks noted that St. Peter's Catholic Church on Lady's Island had a steeple of 130 feet in height.)

**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 Commissioners that the Land Management Committee instructed that the applicant would be allowed to address the planning staff and Commission concerns. He compared the changes to the original plan.

The applicant noted he would control traffic impact despite a secondary use should the car dealership end and another use begin. He proposed revisions to visual impacts such as using a 100-foot buffer to the May River; and refraining from outside speakers, strobe lights, balloons, and bright lighting generally used by car dealers.

**Applicant Comments:**

1. Mr. Lewis Hammett, representing the applicant, noted that the property is currently zoned light industrial with high traffic generation uses. He noted traffic tracking would be the applicant's responsibility. The dealership is in keeping with the area. The applicant has doubled the buffer on the corridor and the water with 100-foot buffers. This PUD will make bright lighting illegal. The site is not within the 500-foot corridor review requirement, but this PUD will require submittal to the corridor review board. The applicant will provide a concept plan for providing signage and parking for the Barrel Landing park. They believe they have addressed the Commission's concerns and have provided a good solution.
2. Mr. Jim Tiller, representing the applicant, noted the various changes on the project, including the buffer.

**Public Comment:** Mr. Joe Crowley, a Rose Hill resident, noted that Beaufort County was awaiting several changes with the Southern Regional Plan and the revised Comprehensive Plan. He does not feel a car dealership is needed in that area. There is no such thing as a non-descript car dealership. By allowing the rezoning, it will be relatively uncontrolled zoning of the property. At the earlier Commission meeting, the applicant listed allowable uses such as sexually oriented business as a veiled threat. He asked that the Barrel Land Preserve remain unused, rather than turning it into a park.

Mr. Criscitiello noted the diminishment of Light Industrial zoning with the rezoning of this property. Most of the rest of the Light Industrial parcels were annexed into the Town of Bluffton. There are other alternative locations, particularly one that was rezoned for the purpose of a car dealership along Highway 278.

Discussion included a clarification of the smaller proposed building at the back of the property that would either be a service or car wash facility, the existing residential facilities, the staff recommendation remaining not favorable, inappropriate permitted uses of light industrial zoning, status of staff review of light industrial zoning uses, using a PUD to bypass the zoning standards,

the Bluffton Town limits in relation to this property, the zoning of the OC Welch property, other options available to the applicant, commendable improvements, bizarre allowing truck but not car sales, Hilton Head PUDs have commercial components to serve residents or are tourism related,

Mr. Hammett stated that the staff report indicated that the dealership was consistent with the area. He noted that the dealership was in keeping with the light industrial zoning uses. Car sales are not allowed in light industrial districts, but truck sales are. Most PUDs contain uses that would not have been normally allowed. Upzoning to allow the car dealership was only choice.

**Motion:** Mr. Herd made motion, and Ms. Chmelik seconded, **to recommend disapproval of the Southern Beaufort County Map Amendment/Rezoning Request for R600-21-11 and 11B (7.14 acres total), from Light Industrial (LI) to Planned Unit Development (PUD).** No further discussion. The motion **was carried** (FOR: Chmelik, Hicks, Herd, and Mike; AGAINST: Mullen and Pottenger.)

*Note: Chairman Hicks recessed the meeting at 7:12 a.m. and reconvened the meeting at 7:20 p.m.*

## **SOUTHERN BEAUFORT COUNTY REGIONAL PLAN**

Mr. Criscitiello briefed the Commission that the County Council, and the Towns of Hilton Head and Bluffton were prepared to adopt the Plan. He provided a power point presentation summarizing the Plan.

Chairman Hicks thanked Ms. Chmelik and Mr. Herd for their time spent representing the Commission on the Southern Beaufort County Regional Plan Steering Committee. Ms. Chmelik felt that the inclusion of Jasper County as a participating member of the Plan and the future committees was a positive move.

**Public Comment:** None were received.

Discussion included coping with actions taken by the committed 89% land, the possibility of using the actions recommended by this plan for Northern Beaufort County, the staffing differences between the Southern and the Northern municipalities, the composition of this Plan's Implementation Committee, the problems of growth without adequate infrastructure, recommending an increase to the current road impact fee, and the state law disallowing school impact fees.

**Motion:** Mr. Herd made a motion, and Ms. Chmelik seconded, **to recommend ratification of the Southern Beaufort County Regional Plan.** The motion **was carried unanimously** (FOR: Chmelik, Hicks, Herd, Mike, Mullen and Pottenger.)

**OTHER BUSINESS – Change of Meeting Dates for the Commission Meeting Date Vacancies:** Four of the Commissioners objected to changing the meeting date. One felt his other commitments might cause him to resign because of the date change. Although all agreed that the School Board should use the Council Chambers, they felt that the School Board should defer to the dates of the existing Council boards and committees. A suggestion of moving to another location met with objections. Chairman Hicks asked staff to inform Mr. Kubic of the Commission’s decision and to determine alternate dates for the Commission upon which to decide.

**ADJOURNMENT:** Mr. Mike made a **motion**, and Ms. Chmelik seconded, **to adjourn** the meeting. The motion **was carried unanimously** (FOR: Chmelik, Herd, Hicks, Mike, Mullen, and Pottenger). The meeting was adjourned at approximately 8:00 p.m.

**SUBMITTED BY:** \_\_\_\_\_  
Barbara Childs, Admin. Assistant to the Planning Director

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Jim Hicks, Beaufort County Planning Commission Chairman

**APPROVED:** June 6, 2006