

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Thursday, July 6, 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. Thomas Mike, Sr.	Mr. Frank Mullen
Mr. Ronald Petit		

**Members Absent:** Mr. Vernon Pottenger

**Staff Present:**

Mr. Anthony Criscitiello, Planning Director  
Mr. Robert Merchant, Long-range Planner  
Ms. Carol Tank, Community Planner  
Ms. Barbara Childs, Administrative Assistant to the Planning Division Head

**CALL TO ORDER:** Chairman Hicks called the meeting to order at approximately 6:06 p.m.

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

**REVIEW OF MINUTES:** The Commission reviewed the June 6, 2006, meeting minutes.  
**Motion:** Mr. Herd made a motion, and Mr. Petit seconded, **to accept the minutes of the June 6, 2006, meeting, as written.** The motion **was carried** (FOR: Chmelik, Herd, Hicks, Martin and Mullen; ABSTAINED: Mike and Petit).

**CHAIRMAN'S REPORT:**

1. **Change of Planning Commission Meeting Dates:** After unanimous consensus by the Commissioners, the Planning Commission will meet on first Mondays beginning August 2006. If the first Monday of the month is a County holiday, the Commission will meet on first Thursday instead. A new schedule was given to the Commissioners.
2. **St. Helena Planning Commission Representative Vacancy:** Chairman Hicks noted that the name of a candidate for the St. Helena vacancy has been sent to Council for their consideration.

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

**LADY'S ISLAND ZONING MAP AMENDMENT FOR R201-18-7C (0.49 ACRE), 7D (0.85 ACRE) AND 573 (0.74 ACRE) FROM LADY'S ISLAND COMMUNITY PRESERVATION DISTRICT (LICPD) TO THE PROFESSIONAL OFFICE DISTRICT (POD) OF LICPD; Owner/Applicant: Fort Frederick Investments LLC**

Ms. Tank briefed the Commissioners. The Staff and the Lady's Island Community Preservation (LICP) Committee did not recommend approval of the rezoning request to move three parcels to POD, instead they recommended rezoning R201-15-7D and 573 (two of the three parcels) to the Redevelopment District. The Lady's Island/St. Helena Island Subcommittee of the Planning Commission recommended approval of the revised rezoning recommended by the LICP Committee.

**Public Comment:** Ms. Niana McLean noted that there were neighbors at the subcommittee meeting who disagreed with this request. What is the point of the zoning code if it can be changed? How long has the zoning code been in effect? The developer knew the parcels were zoned for 2 units per acre, let him live with that zoning. Why encourage speculation? It's not a big parcel, but it's time to take a stand against changing the zoning.

**Applicant Comments:** None were received.

**Discussion** included the rationale for the Redevelopment District where there is no density limit, the size of the adjacent lot, the dirt road leading to the property, the neighbors desiring the density of 2 dwellings units per acre, concern for increased density in the residential area, the improvements in the area that may not occur unless developer-produced, the confusion exhibited by several residents at the subcommittee meeting about their individual zoning, the rationale of the CP committee members for recommending the redevelopment district, and the applicant's agreement to the revised rezoning of two parcels to the Redevelopment District.

**NOTE:** *Mr. Hicks turned the meeting over to Vice-Chairman Herd to chair.*

**Motion:** Mr. Hicks made motion, and Mr. Petit seconded, **to recommend disapproval of the Lady's Island Zoning Map Amendment for R201-18-7C (0.49 ACRE), 7D (0.85 ACRE) and 573 (0.74 ACRE) from Lady's Island Community Preservation District (LICPD) to the Professional Office District (POD) of LICPD.** The motion was carried (FOR: Chmelik, Hicks, Herd, Martin, Mullen and Petit; AGAINST: Mike).

**Motion:** Mr. Hicks made motion, and Mr. Petit seconded, **to recommend approval of the Lady's Island Zoning Map Amendment for R201-18-7D (0.85 ACRE) and 573 (0.74 ACRE) from Lady's Island Community Preservation District (LICPD) to the Redevelopment District (RD) of LICPD.** The motion was carried (FOR: Hicks, Herd, Martin, Mullen and Petit; AGAINST: Chmelik and Mike.)

**NOTE:** *Mr. Herd returned the meeting to Chairman Hicks to chair.*

**TEXT AMENDMENTS TO THE ZONING AND DEVELOPMENT STANDARDS ORDINANCE/ZDSO, APPENDIX B, SECTION 5, LANDSCAPE DESIGN GUIDELINES (add standards prohibiting earthen berms and noise abatement walls in the U.S. 21 corridor between Chowan Creek and Harbor River)**

Ms. Tank briefed the Commissioners. The Corners CP Committee and the St. Helena Cultural Protection Overlay Committee believe the berms would be detrimental to the area. The Lady's Island/St. Helena Island Subcommittee of the Planning Commission recommended approval of the text amendments. The SCDOT representative noted that the amendment would not interfere with the road widening plans for the area.

Discussion included clarification on the 50-foot area from the center line, noise from the widened road would appear to diminish the value, what other avenue does the property owner have other than moving, widening of Sams Point Road increased rather than decreased the property value along the road, noise abatement includes planting of bushes or trees and fencing, the preemptive action

**Motion:** Ms. Chmelik made a motion, and Mr. Mike seconded, **to recommend approval of the text amendments to the Zoning and Development Standards Ordinance/ZDSO, Appendix B, Section 5, Landscape Design Guidelines, that add standards prohibiting earthen berms and noise abatement walls in the U.S. 21 corridor between Chowan Creek and Harbor River.** The motion was carried (FOR: Chmelik, Herd, Hicks, Martin, Mike and Petit; AGAINST: Mullen).

Note: Mr. Herd suggested a typographic change to the map for Chowan Creek, not Cowan Creek.

**BRIEFING ON THE PROGRESS OF THE NORTHERN BEAUFORT COUNTY REGIONAL PLAN**

Mr. Merchant briefed the Commission. He noted that the two goals for the Plan are an agreed upon future land use map by the County and the municipalities, and the financial cost of developments.

He showed a power point presentation of three 20-year scenarios currently being worked upon by representatives of the City of Beaufort, the Town of Port Royal, Lowcountry Council of Governments and Beaufort County.

Discussion included the authorship of the scenarios, the subcommittee process for this plan, and the rationale in having the Technical Advisory Committee review prior to the Steering Committee review.

**OTHER BUSINESS:**

1. **The Tree Cutting Text Amendment (Sec. 106-1846b):** Chairman Hicks asked that the Planning staff work on the amendment.

2. **Buckingham Landing Community Preservation Committee:** A memo was given to the Commissioners listing the volunteer members of the committee. **Motion:** Ms. Chmelik made motion, and it was seconded, **to approve the eleven volunteers as members of the Buckingham Landing Community Preservation Committee.** Discussion included the selection process for the committee, the number of participants at the first community meeting, a clarification of CP committee and the boundaries of the CP district. The motion **was carried unanimously** (FOR: Chmelik, Herd, Martin, Mike, Mullen and Petit).
3. **The Southern Beaufort County Subcommittee Meeting for July 2006:** Ms. Chmelik asked for anticipated attendance for the meeting scheduled for Thursday, July 13, 2006. Ms. Childs of the Planning Department will contact the members regarding the need for the meeting, after she has received information from the Assistant Planning Director.

**ADJOURNMENT:** Ms. Chmelik made a **motion**, and Mr. Petit seconded, **to adjourn** the meeting. The motion **was carried unanimously** (FOR: Chmelik, Herd, Martin, Mike, Mullen and Petit). The meeting was adjourned at approximately 7:07 p.m.

**SUBMITTED BY:** \_\_\_\_\_

Barbara Childs, Admin. Assistant to the Planning Director

\_\_\_\_\_  
Jim Hicks, Beaufort County Planning Commission Chairman

**APPROVED:**

August 7, 2006