

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Monday, August 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. Cecil Martin, Jr.
Mr. Ronald Petit

Mr. Alan Herd, Vice Chair
Mr. Thomas Mike, Sr.

Ms. Diane Chmelik
Mr. Frank Mullen

Members Absent: Mr. Vernon Pottenger

Staff Present:

Mr. Anthony Criscitiello, Planning Director
Mr. Colin Kinton, Transportation Engineer
Ms. Barbara Childs, Administrative Assistant to the Planning Division Head

CALL TO ORDER: Chairman Hicks called the meeting to order at approximately 6:07 p.m.

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

REVIEW OF MINUTES: The Commission reviewed the July 6, 2006, meeting minutes.

Motion: Mr. Herd made a motion, and Ms. Chmelik seconded, **to accept the minutes of the July 6, 2006, meeting, as written.** The motion **was carried unanimously** (FOR: Chmelik, Herd, Martin, Mike, Mullen and Petit).

CHAIRMAN'S REPORT:

1. **Northern Beaufort County Regional Plan Public Hearing:** This hearing will be held on Thursday, August 10, 2006, at 6:00 p.m. at the Town of Port Royal Town Hall.
2. **Northern Beaufort County Regional Plan Steering Committee Meeting:** This meeting will be on Friday, August 11, 2006, at 9:30 a.m. at the Beaufort County Library on Scott Street. Three probable growth scenarios will be presented.

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

TEXT AMENDMENTS TO THE EAGLE'S POINT PLANNING UNIT DEVELOPMENT (PUD) MASTER PLAN THAT ELIMINATE THE STORMWATER TESTING REQUIREMENT

Mr. Criscitiello briefed the Commission. The Eagle's Point Property Owners' Association (EPPOA) requested the elimination of the water monitoring requirement which was intended to maintain zero degradation of the Okatie River. Mr. Criscitiello noted a correction to the staff report that the Oldfield PUD also had a water monitoring requirement. Mr. John Holloway (County Natural Resource Planner), Dr. Alan Warren (the Program Director for the USC-Beaufort environmental Health Science), Mr. David Payne (South Carolina Department of Health & Environmental Control/DHEC), and Mr. Robert Klink (County Engineer) recommended a monthly testing over a one-year period prior to considering eliminating the requirement and other recommendations (see Mr. Holloway's memo dated February 14, 2006). Staff agrees with the recommendations by the County Natural Resource Planner.

Public Comment:

1. Mr. Raymond Shurgott, President of Eagle's Point Property Association (EPPOA), took exception to the recommendation of denying their request. There have been nine years of testing with no adverse results. The lagoon systems are effectively operating the way it was designed regarding stormwater runoff. No further building in the community will occur. Why is Oldfield and Eagle's Point the only PUDs with testing requirements? Water testing should be done by the County throughout the County. Everyone should contribute to the water monitoring of all the tributaries. He did not see the sense in monthly testing after nine years of testing have shown no adverse effects. He feels the EPPOA are being subjected to unnecessary costly testing.
2. Ms. Celia Beauchamp, a member of the EEPOA, agreed with Mr. Shurgott. She is concerned that monthly, instead of quarterly, testing is being recommended. The County staff asked for consistency with the State DHEC testing standards, the EPPOA was unable to such information from DHEC. She noted that Berkley Hall, which was closer to the water than Eagle's Point, did not have a water quality monitoring requirement. Until the County implements a plan regarding water monitoring, Eagle's Point should be released from its requirement.
3. Ms. Margaret Griffin, a County Councilman, agreed that testing should occur. A Stormwater Management Plan has been developed by the County. Eagle's Point is under an old agreement. She believes the EPPOA should not be required to test since the County does not test.
4. Mr. Bill Marscher, Chairman of the Clean Water Task Force which was formed in 1995 after Broad Creek was polluted with fecal coliform, stated that his group released a report on their findings. He described the members of the task force and their expertise. His group focused on the Okatie River and the Broad Creek because the oyster beds were being lost due to pollution. He believed monitoring should continue despite the non-problematic results. Out of sight, out of mind. He urged the continued health of the Okatie by monitoring all outfalls.
5. Ms. Wendy Zara read a letter from Ms. Nancy Schilling stating her support of the recommendations after speaking to two of the professionals who assisted the Natural Resource Planner in formulating those recommendations. Ms. Zara recommended having the scientist attend a council meeting. Berkley Hall does water monitoring under a court order. Heyward Point also does water monitoring. Ms. Zara believes more monitoring should occur as higher densities are allowed along the water. She asked consideration be given regarding a credit on stormwater impact fees for those who do water testing.

Discussion included the Eagle's Point built-out of 246 residential units, the effort by the County Stormwater Utility Board, an explanation the water monitoring requirement in the development agreement, the pros and cons of monthly instead of quarterly sampling, the testing of the golf course rather than residential units, a clarification on the staff recommendation, a cost comparison of the monthly testing being equal to the quarterly testing with the elimination of the higher cost testing of benthic sampling.

Mr. Russell Berry of DHEC noted that the group mentioned in Mr. Holloway's memo looked specifically at the current monitoring effort. He was unsure as to the cost of the proposed monthly monitoring, but felt that on monitoring the watershed for fecal coliform was preferred. The Southern Regional Plan will have a working body to handle natural resources issues. Fecal coliform can come from any warm body (i.e., birds, pets, cattle, humans, etc.).

MOTION: Mr. Herd made a motion, and Mr. Petit seconded, to recommend denial of the text amendments to the Eagle's Point Planned Unit Development (PUD) Master Plan that eliminate the stormwater testing requirement, and recommended approving to recommendations made by Mr. Holloway. The motion was carried unanimously (FOR: Chmelik, Herd, Martin, Mike, Mullen, and Petit).

NORTHERN BEAUFORT COUNTY ROAD CAPITAL IMPROVEMENT PROJECTS (CIP)

Mr. Colin Kinton, the County Transportation Engineer, noted that the municipalities, Lowcountry Council of Government (LCOG) and South Carolina Department of Transportation (SCDOT) produced this 19-project list which would cost \$256,613,000. The projects were tested on the transportation model to determine adequate service levels on roads.

Discussion included:

- priority 8/Northern Beaufort Bypass which included a comprehensive study of the location of the road and the impact on Lady's Island;
- priority 9 included the Roberts Smalls Parkway Access Management Plan adopted by the County and the Town of Port Royal and the City of Beaufort;
- priority 10 involved a left-turn lane into Palmetto Street from Boundary Street for the proposed City of Beaufort Government Building;
- priority 12 involved a four-lane widening of Savannah Highway from Parris Island Gateway to Highway 170;
- priority 13 involved a study of a fixed route transit service;
- priority 14 involved improvements on Highway 21 from Woods Memorial Bridge to Sam's Point Road includes corridor and access management and streetscapes;
- the County's trails plan would be coordinated with the highway improvements;
- priority 15 involved Joe Frazier Road improvements from Broad River Boulevard to Burlington PUD;
- priority 16 involved the realignments of US 21 and the Broad River Boulevard, Burton Hill Road and Ice House Road intersection;

- priority 17 involved an emergency vehicle preemption system that changes traffic lights for emergency vehicles access;
- concern for the lack of turn lanes for emergency vehicles to bypass traffic, rather than raised landscaped medians;
- priority 18 involved a studying the effects of a roundabout for the intersection of Sam's Point, Brickyard and Holly Hall Roads;
- priority 19 involved the western Beaufort Bypass which ties into Robert Smalls Parkway through the Burton area and ends at US 21 Highway;
- the methodology on project priorities;
- the success of the projects are determined by funding availability;
- complimenting the Traffic Engineer for his work on this list;
- the work by the County consultant, Clarion Associates, on the Southern road impact fees; and
- a suggestion for the development of a bridge from Boundary to Lady's Island at Bellamy's Curve.

Motion: Mr. Petit made motion, and Mr. Herd seconded, to recommend approval of Northern Beaufort County Road Capital Improvement Projects (CIP). The motion was carried unanimously (FOR: Chmelik, Herd, Martin, Mike, Mullen, and Petit).

OTHER BUSINESS: Ms. Chmelik asked that the Zoning and Development Standard Ordinance (ZDSO) Section 106-186B regarding tree cutting on residential lots be addressed. The Zoning Administrator's interpretation is that homeowners of houses built after 1999 must obtain a permit prior to cutting any trees. She and Chairman Hicks stated that the Planning Commission did not intent for that interpretation; instead, the ordinance was to allow all homeowners of residential lots to be exempt from obtaining permits for tree cutting.

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

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

Jim Hicks, Beaufort County Planning Commission Chairman

APPROVED: September 7, 2006