

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Monday, April 2, 2007, in County Council Chambers, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

Members Present:

Mr. Jim Hicks, Chair
Mr. Brian Flewelling
Mr. Ronald Petit

Mr. Alan Herd, Vice Chair
Ms. Mary LeGree
Mr. Vernon Pottenger

Ms. Diane Chmelik
Mr. Frank Mullen

Members Absent: Mr. Thomas Mike, Sr.

Staff Present:

Ms. Delores Frazier, Assistant Planning Director
Ms. Barbara Childs, Administrative Assistant to the Planning Director
Ms. Charlotte Hiles, Planning Assistant
Mr. Paul Andres, Airport Director
Mr. H.C. 'Buz' Boehm, Public Services Director
Councilman Gerald Dawson
Councilman William McBride

CALL TO ORDER: Chairman Hicks called the meeting to order at approximately 6:04 p.m.

PLEDGE OF ALLEGIANCE: Chairman Hicks led those assembled in the Chambers with the pledge of allegiance to the U.S.A. flag.

REVIEW OF MINUTES: The Commission reviewed the March 5, 2007, meeting minutes. The following changes were noted for the verbatim portion of the minutes: 1- Mr. Thomas Mike is shown as present, but he was absent; and on page 26, line 12, first word should be principals not principles. **Motion:** Mr. Herd made a motion, and Ms. Chmelik seconded, **to accept the March 5, 2007, minutes as amended.** The motion **was carried unanimously** (FOR: Flewelling, Chmelik, Herd, Hicks, LeGree, Mullen, Petit and Pottenger).

CHAIRMAN'S REPORT: Chairman Hicks noted that Ms. Carol Tank, the County Community Planner was in the hospital and the Commission wished her well. Additionally, he noted that Mr. Anthony Criscitiello, the County Planning Director, was in Europe for a vacation.

PUBLIC COMMENT for items other than agenda items: None were received.

TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE/ZDSO, APPENDIX A2, AIRPORT OVERLAY DISTRICT / BEAUFORT COUNTY AIRPORT (establishes standards for Beaufort County Airport at Lady's Island)

Mr. Andres presented a power point presentation to the Commissioners (a copy of the slide presentation is attached for the record).

Discussion by the Commission included concern for the deletion of the accident potential zone from the document (Mr. Andres responded that accident potential zones are associated strictly with military airfields), a query for alternate terminology instead of accident potential zone, clarification that accidental potential zones were not calculated since military operation are not performed at the Beaufort County Airport, a translation of the height restrictions for the transitional and the approach zones, a map orientation of the Airport in relation to the downtowns of Beaufort and Port Royal, a clarification of the two disclosure forms in the proposed ordinance, a query regarding existing structures that would be affected by this ordinance, a clarification of FAA regulated language in the ordinance, and the comparability of the proposed disclosure statement to those used for the Hilton Head Airport.

Public Comment: Mr. Wayne Freeman, a Meadowbrook Farm resident, noted that he had noted the Lady's Island Airport activity increase over the years and questioned the approval of a subdivision of 86 units on 14 acres near the foot of the airport. The approval was incomprehensible and dangerous (for the residents of the proposed subdivision). (Chairman Hicks responded that the Redevelopment District was approved by the County to bring development to the area.) Mr. Freeman wondered if the buyers of this subdivision would be forewarned of the danger of being near the airport. He hoped the County would not wait until a disaster occurred before questioning its decision to approve this subdivision.

Further discussion by the Commission included the concern that the citizens would not know of the accident potential zone with its removal from the map despite Mr. Andres' explanation that such zones were applicable only to military airports, the notification of all the homes within the conical and the horizontal zones being an undue burden to the County, having a notification on the map for properties within the approach zones, comparing the current airport overlay ordinance and this text amendment regarding notification, .

Motion: Mr. Flewelling made motion, and Mr. Petit seconded, **to recommend approval** the Beaufort County Council **of the staff recommended text amendments to the Beaufort County Zoning and Development Standards Ordinance/ZDSO, Appendix A2, Airport Overlay District / Beaufort County Airport** that establishes standards for Beaufort County Airport at Lady's Island; **with the exception that the phrase "and accident potentials" should remain on the Airport Overlay Disclosure Form in Section 3.A..**

Mr. Boehm noted that the existing Airport Overlay District standards were generic for all three airports, but did not necessarily apply to all three airports. He reiterated Mr. Andres' comments that the accident potential zone designation is applicable only to military airports. Keeping the

“accident potential” phrase on the Disclosure Form will be meaningless to the FAA. The form is a pro-active step to inform potential purchasers where their property is in conjunction to the airport.

The motion **was carried unanimously** (FOR: Chmelik, Flewelling, Herd, LeGree, Mullen, Petit and Pottenger).

OTHER BUSINESS: None were discussed.

ADJOURNMENT: Motion: Mr. Flewelling made a motion, and Mr. Pottenger seconded, to adjourn the meeting. The motion was carried unanimously (FOR: Chmelik, Flewelling, Herd, LeGree, Mullen, Petit, Pottenger). Chairman Hicks adjourned the meeting at approximately 6:40 p.m.

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

Jim Hicks, Beaufort County Planning Commission Chairman

APPROVED: **May 3, 2007**