

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Monday, July 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. Vernon Pottenger

Mr. Alan Herd, Vice Chair
Mr. Frank Mullen

Ms. Diane Chmelik
Mr. Ronald Petit

Member Absent: Ms. Mary LeGree

Member Vacancy: District 4 (Bluffton and Daufuskie Island)

Staff Present:

Mr. Anthony Criscitiello, Planning Director
Ms. Barbara Childs, Admin. Asst. to Planning Director
Mr. Robert Klink, County Engineer
Mr. John Miller, Northern Parks & Leisure Services Director
Mr. William Winn, Emergency Management Director
Mr. David Hughes, Capital Improvements Program (CIP) Administrator

CALL TO ORDER: Chairman Hicks called the meeting to order at approximately 6:00 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 June 4, 2007, meeting minutes.

Motion: Mr. Flewelling made motion, and Ms. Chmelik seconded, **to accept June 4, 2007, minutes as written.** The motion **was carried** (FOR: Chmelik, Flewelling, Herd, Hicks, Mullen and Petit; ABSTAINED: Pottenger).

CHAIRMAN'S REPORT: Chairman Hicks noted that Item 7 (Administrative Appeal for Causeway Cottages on Harbor Island) was removed from tonight's agenda at the request of the applicant's attorney due to death in his family. The item would be rescheduled for the Commission's August 2007 meeting. The Harbor Island Property Owners Association was notified of the rescheduling.

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

TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE/ZDSO, ARTICLE V, TABLE 106-1098 – GENERAL USE TABLE; SECTION 106-1331 – RECREATIONAL EQUIPMENT RENTAL; AND SECTION 106-1359 – LIGHT INDUSTRY (adds limited use and standards for recreational equipment rental under recreation and amusement uses, and deletes same from light industry uses)

Mr. Criscitiello briefed the Commission. He noted that the applicant, the owner of Barefoot Bubba on St. Helena, discovered he could not rent recreational equipment because he was zoned Commercial Suburban.

Public Comment: None were received.

Discussion included agreement with the text amendment, a caution that strong uses such as playground equipment would be required Light Industrial zoning, and a clarification of the proposed text amendments.

Motion: Mr. Herd made motion, and Mr. Flewelling seconded, **to forward to County Council a recommendation of approval of the text amendments to the Beaufort County Zoning and Development Standards Ordinance/ZDSO, Article V: Table 106-1098 – General Use Table, Section 106-1331 – Recreational Equipment Rental, and Section 106-1359 – Light Industry; that adds limited use and standards for recreational equipment rental under recreation and amusement uses, and deletes the same from light industry uses.** The motion was carried unanimously (FOR: Chmelik, Flewelling, Herd, Hicks, Mullen, Petit and Pottenger).

FY2008/FY2009 CAPITAL IMPROVEMENT PROJECTS (CIP)

Mr. Klink briefed the Commissioners. Discussion included the rationale for a single year instead of a multi-year program submittal, the recent state requirement for a 20-year county-wide plan, having a comparative timeline for various projects with a multi-year program, the CIP funding and approval processes, the rationale on prioritizing CIP requests, and kudos on the inclusion of projected maintenance and operating costs for requested CIP projects.

The FY2008/2009 CIP projects discussed:

1. Buckwalter Park Recreation Center, requested by Parks and Leisure Services (PALS), cost-\$1,800,000.

Discussion included the rationale for the non-inclusion of Dale and Lobeco projects for fiscal year 2008/2009, especially sidewalks and boat landing improvements in Dale; a clarification of the Buckwalter recreation center project which had been included in the 1997 Comprehensive Plan; concern for the lack of funded projects for the areas north of the Whale Branch; a recommendation to include more detail in the description, such as Phase 2 of a particular project; a recommendation for inclusion of the CIP program showing

projected timelines for projects approved, funded, and being worked on; and concern that a single year program did not give a timeline of future projects like a multi-year program.

2. CAMA – Tax Billing & Collecting software, requested by MIS, cost--\$800,000: The software will be replacing the system used by the Assessor and the Auditor. Mr. Hughes, the CIP Manager, noted that the current software was obsolete.

Discussion included the criteria for capital improvement projects would be having a five-year or longer life span or costing \$50,000 or more, and a question regarding personnel requirements with the new software (layoffs or additional personnel requirements).

3. Burton Wells County Park Phase II, requested by PALS, cost--\$1,600,000: This request continues the development of the 330-acre Burton Wells regional park with a picnic area, a lake, a multi-purpose trail system, and landscaping.

Discussion included a clarification on the location of the park, a comment that the park was a diamond in the rough sports complex with loads of potential, concern with the written comment on the decline in maintenance quality due to the increased workload caused by the growing number of approved parks projects stemming from the purchased by Rural and Critical Land Preservation program, an observation that additional parks would require additional personnel, queries on several park projects – Crystal Lake, Camp St. Mary, and Fort Fremont; and alternative park funding.

4. Radio Rebanding, requested for Emergency Management, cost--\$8,000,000: Mr. Winn noted that the FCC mandated rebanding caused the County to revamp its existing 15-year old analog equipment and accessories to digital equipment and accessories. The change to digital equipment would reduce maintenance costs since the old analog equipment did not have replacement parts readily available. With the new equipment, Beaufort County will be interlinked state-wide

Discussion included the effect of this project on linking with the Marine Corps Air Station, the rationale for the cost involved amounting to approximately \$5,000 per digital radio, the non-availability of federal funding toward this project, a clarification on police radio tie-in to the Emergency Management network, the non-involvement of MIS because computers were not involved and the use of a consultant knowledgeable in the new equipment.

5. ITS Camera Installation on Bluffton Parkway, requested by Emergency Management, cost--\$410,000: Mr. Winn noted that the Bluffton Parkway would be part of the evacuation process. The cameras would allow his staff to monitor the flow of traffic on Bluffton Parkway and to rerouted the traffic for an efficient evacuation. ITS will also link to the traffic signals and the mobile vehicles in the network. No additional personnel will be required for maintaining this system.

Discussion included kudos to Emergency Management on a speedy bridge repair.

6. Land Acquisition for DSN Day Program/Administration Building, requested by Disabilities and Special Needs (DSN), cost--\$1,000,000: This \$1,000,000 will be added to the previously approved \$4 million for land acquisition since appropriate land has not been found available at the original funding.
7. Communications Studio, requested by the Public Information Office (PIO), cost--\$32,000: This studio would be used by the County Public Information Office.

Discussion included concern that non-Hargray subscribers would not be able to view the broadcasts. .

8. C.C. Haigh Jr. Boat Landing--ramp, float, and dock system improvements, requested by Public Works, cost--\$750,000:
9. Port Royal Boat Landing (The Sands)—parking improvements, requested by Public Works, \$750,000: Both boat landing requests are part of continued improvements at the rate of two per year.
10. Land Acquisition for New Law Enforcement Center, requested by the Sheriff's Office, cost--\$1,000,000: The Sheriff has tried to acquire land from the previously approved \$1,000,000 but finds that he needs an additional \$1,000,000 for the project.

Discussion included clarification on the project and noted that construction would be \$15 million.

11. Coastal Discovery Museum at Honey Horn Plantation for building renovation and stabilization initiative, requested by the Town of Hilton Head Island, cost--\$300,000: The project has matching funding.

Discussion included the rationale for funding such a project, concern with replicating a similar situation to the 3-year City of Beaufort waterfront park funding that led to matching park funding for the Southern Beaufort region,

Applicants Comments: Mayor Tom Peeples ~~Steve Riley~~ of the Town of Hilton Head Island stated that the Town of Hilton Head Island was giving a matching grant for this project. The museum pre-dates the Civil War and the funding would be used to stabilize the buildings in preparation for restoration. Mr. Michael Marks, the Museum Director, noted that the museum was on a 70-acre site with the main house for exhibits and educational programs and boardwalks leading into the marsh. The museum had raised \$3.7 million for the restoration project.

Commission discussion included concern with the inclusion of the museum request in this CIP program and that approval will set a precedent for other such requests of support by the municipalities, a recommendation to disapprove the museum request, supporting the County sharing funding with the municipalities on projects that would affect the citizens and setting a

cap on such funding, a precedence for mutual cooperation when the Town of Hilton Head island helped the County with the purchase of property in Bluffton through the Rural and Critical Land Preservation program, concern with the criteria for CIP projects.

Chairman Hicks noted that Mr. Petit wanted to see the inclusion of an emergency silent alert project for the County in the CIP program. Mr. Petit recommended that the Commission ask County Council to consider adding this project to the FY2008/2009 CIP program. Mr. Winn indicated the project would cost \$600,000 with one sire at each school in the County.

Public Comment: Mr. Joe Crowley, a Rose Hill Plantation resident and a Bluffton Today columnist, noted that the Town of Hilton Head was part of the County. Hilton Head residents pay County taxes and it would be grossly unfair if the Museum project were not funded.

Motion: Mr. Petit made a motion, and Mr. Flewelling seconded, **to forward to County Council a recommendation of approval for the FY2008-2009 Capital Improvement Program (CIP), with the following considerations: 1- if requests from municipalities are to be included in future County CIPs, there must be specific criteria for prioritizing such requests; and 2- reconsider including into the FY2008/2009 CIP program the emergency siren alarm system project requested by the Emergency Management Office to install emergency alarm systems in all the schools.** Discussion included a clarification on the motion, a clarification of the past parks funding in relation to the Waterfront Park funding, a clarification on the Commission voting on the CIP program (individually by project or as a single package), and a desire to see a multi-year program rather than a single-year program. The motion **was carried unanimously** (FOR: Chmelik, Flewelling, Herd, Hicks, Mullen, Petit and Pottenger

NOTE: *Chairman Hicks recessed the meeting at approximately 7:32 p.m. and reconvened at 7:43 p.m.*

Ms. Chmelik asked when directional signs would be placed on the Bluffton Parkway.

ADMINISTRATIVE APPEAL OF DECISION BY THE DEVELOPMENT REVIEW TEAM (DRT) ON REQUIRING A RIVER PROTECTION OVERLAY DISTRICT VARIANCE FOR LOT 5, LOST ISLAND DRIVE, LADY'S ISLAND; APPELLANT: SCOTT DENNIS/AGENT: CHRIS COOK, CBL ARCHITECTS LLC

Mr. Criscitiello explained the administrative appeal process to the Commission. The Commission will determine whether the Development Review Team (DRT) acted properly in its scope when it heard the applicant's project. The DRT had to determine if the house could be placed on the lot without encroaching the river buffer. The DRT felt the applicant could build. Ms. Austin commented that the proposed house was larger than surrounding houses. The original house was non-conforming. The ordinance states where there is a voluntary abandonment, the new home must conform to existing standards. Any non-damaged structures shall be considered abandoned if not used within 120 days. The Applicant does not believe this law applied to him.

Applicant's Comment: Ms. Michelle Michael, representing the applicant, noted that the applicant was out of town on family business. Ms. Michael was looking for a variance. She does not disagree where the house was located.

Chairman Hicks explained that the Commission could rule on points of law only, whether the DRT complied with practices on existing law. If the applicant desires a variance, the applicant should apply to the Zoning Board of Appeals (ZBOA) since that Board hears variance requests.

Mr. Flewelling advised Ms. Michael that she should not state her agreement with the DRT, rather the Applicant should ask for a variance noting the conflict with the footprint and the comment regarding the house size.

Ms. Michael stated that the envelope does not necessarily mean the house will fit the envelope since other conditions such as landscaping, septic tank placement, etc., may cause the house size to be reduced.

Mr. Criscitiello noted that the Applicant had applied to the ZBOA.

Motion: Mr. Hicks made a motion, and Ms. Chmelik seconded, to postpone a Commission decision on the Applicant's Administrative Appeal request until the Applicant has received a decision from the ZBOA. The motion **was carried unanimously** (FOR: Chmelik, Flewelling, Herd, Hicks, 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, Hicks, Mullen, Petit and Pottenger). The meeting 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: **August 6, 2007, as amended**
(additions are underscored and deletions are ~~struck through~~)