

The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held on Thursday, October 18, 2007, 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

Mr. Brian Flewelling

Ms. Mary LeGree

Mr. Frank Mullen

Mr. Ronald Petit

Member Absent: Ms. Diane Chmelik & Mr. Vernon Pottenger

Member Vacancy: District 4 (Bluffton and Daufuskie Island)

Staff Present:

Mr. Anthony Criscitiello, Planning Director

Ms. Delores Frazier, Assistant Planning Director

Mr. Robert Merchant, Long-Range Planner

Ms. Barbara Childs, Admin. Asst. to Planning Director

Mr. Colin Kinton, Transportation Engineer

Mr. Wlodek Zaryczny, Library Director

Mr. David Hughes, Capital Improvements Program (CIP) Administrator

CALL TO ORDER: Chairman Hicks called the meeting to order at approximately 6:02 p.m.

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

CHAIRMAN’S REPORT: Chairman Hicks noted that the Commission has been discussed several elements during the scheduled workshop that had begun at 3:00 p.m...

PUBLIC COMMENT: Mr. Reed Armstrong, having read through the elements, offered the following views and comments:

1. On pages 10 and 11 of the Land Use Element, the primary goals should include stormwater management and water quality protections since half the county is tidal waters and marshes, and preservation of cultural heritage that was identified as one of the major visions and goals in the 1997 Comprehensive Plan.
2. On pages 15 and 16 of the Land Use element, under annexation policies for areas outside of the growth boundaries, the County should commit to no upzoning of unincorporated lands within the growth boundaries in response to commitments made by the City of Beaufort and the Town of Port Royal in the Northern Regional Plan.

3. In the 1997 Comprehensive Plan Community Facilities element, prohibition of sewer service and of sewer lines in the rural areas were declared policies and should be included in the 2007 Plan. In discussions of the Northern Regional Plan, withholding public services to rural areas was needed to keep the areas rural.
4. In regards to the Priority Investment Element (PIE), cross reference the transportation and land use elements into the PIE, specifically regarding the growth boundaries; review the entire PIE over the next year in case changes are needed in other parts of the element; and incorporate Beaufort-Jasper Water and Sewer Authority into the PIE to insure all government entities have an opportunity to review water and sewer projects that could impact their jurisdictions.

**TEXT AMENDMENTS TO CERTAIN ELEMENTS OF THE BEAUFORT COUNTY
COMPREHENSIVE PLAN:**

- A. Future Land Use Element / Chapter 4 (update chapter)**
- B. Transportation Element / Chapter 8 (update chapter)**
- C. Affordable Housing Element / Chapter 10 (update chapter)**
- D. Community Facilities Element / Chapter 11 (update chapter)**
- E. Priority Investment Element / Chapter 12 (add new chapter)**

Staff presented the Affordable Housing, Community Facilities and Priority Investment elements at the 3:00 p.m. workshop and the Transportation and Future Land Use elements at the 6:00 p.m. meeting. Discussion by the Planning Commission included:

- Page 6 of the Community Facilities Element, under Juvenile Detention: What are the staffing ratios for adult and juvenile inmates?
- Include the Emergency Siren Alert System within the Community Facilities Element. It was pointed out that it has already been funded and will be in place by spring of 2008.
- Page 23 of the Community Facilities Element, under Parks, Recreation and Open Space impact fees, address the difference in impact fee rates in the various service areas.
- Page 35, Solid Waste and Recycling – Jim Hicks mentioned that it was not clear under Recommendation 11-25, who was going to pay for curbside pick-up, it was pointed out that it is explained in the following three bullets.
- Suggest placing the Emergency Medical Service (EMS) functions under the various fire districts.
- Did the Hilton Head Island money subsidize the rest of the county for EMS?
- The library level of service (LOS). Discussion with Mr. Wlodeck Zaryczny, the Library Director, included the rise in internet use at the libraries by the public due to library staff training teachers and students on the use of library data bases which caused a reduction in book space but an increase in computer workstation space, the funding shortfall for libraries despite the Southern Regional Plan recommended increased level of service, the current library impact fees maintaining only 25% of the library level of service, and the average recommended building space based on state standards.
- Recommend that Future Land Use pie charts show the northern and southern Beaufort County growth.
- Page 10 of the Future Land Use element: Freshwater wetlands were inadvertently omitted from goal 5.

- Page 11 of the Future Land Use element: Concern that the Regional Growth Management Strategy that was recommended in the Northern Regional Plan was included in this element for the entire county, especially for Southern Beaufort.
- Page 15 of the Future Land Use element: Concern that the “policy of the plan that land contiguous to municipalities will not be increased in authorized density without annexation to a municipality” would tend to accelerate annexation and further verbiage seem to recommend upzoning.
- Competition between the County and the municipalities is not in best interest of average residents of Beaufort County.
- Future Land Use Element, recommendation 4-5, rural policy assessment: Recommend rewording the recommendation since assessment continually occurs so as not to obligate County Council to something they would not want.
- Future Land Use Element, recommendation 4-7: A proposed timeline for the TDR program.
- Future Land Use Element, recommendation 4-9: A query on the rationale of limiting baseline standards to PUDs only, and whether a PUD could be annexed into a municipality.
- Future Land Use Element, recommendation 4-10: The importance of looking at changes in the Community Preservation districts and their surrounding areas.
- Future Land Use Element, recommendation 4-15: A suggestion to include Hampton County, since the Town of Yemassee adjoins Hampton County.
- Future Land Use Element—General Comments: A belief that the staff captured the desires of the St. Helena residents in this element; a sense that Beaufort County residents do favor cul-de-sacs, and the inclusion in Intergovernmental Agreements that municipalities respect the County’s density when annexing property.
- Transportation Element, recommendation 8-5: Local option gas tax pros and cons discussed; also explain the Regional Road Network.
- Transportation Element, recommendation 8-6: Discussion on reducing VMTs with desirable policies, public transportation pros and cons, and disincentives to drive in urban areas.
- Transportation Element, recommendation 8-8: Palmetto Breeze is listed as Beaufort County, but it goes to Barnwell also.
- Transportation Element, recommendation 8-10, Inland Counties bullet: Correct typo of “will should.”
- Transportation Element, page 13, Northern Bypass: What is the correct cost since the feasibility study should have been 6 million not 216 million. P

Note: Chairman Hicks recessed the meeting at approximately 7:35 p.m. and reconvened it at approximately 7:44 p.m.

Further discussion included the Commissioners’ dedication for going through the meeting packet information, the timeline for the remaining Comprehensive Plan elements, and the timeline for defining rural, a timeline for the TDR program.

Motion: Mr. Flewelling made a motion, and Mr. Petit seconded, **to forward to County Council a recommendation of approval of the five elements of the 2007 Beaufort County Comprehensive Plan—Future Land Use, Affordable Housing, Transportation, Community Facilities and Priority Investment.** The motion **was carried** (FOR: Flewelling, Hicks, LeGree, Mullen and Petit; ABSTAIN: Herd).

Mr. Flewelling asked if the Commission comments would be forwarded to the Land Management Committee. Chairman Hicks noted that he would call Councilman Skeet Von Harten if someone strongly felt about certain items.

OTHER BUSINESS: None were discussed.

ADJOURNMENT: Motion: Mr. Flewelling made a motion, and Ms. LeGree seconded, **to adjourn** the meeting. The motion **was carried unanimously** (FOR: Flewelling, Herd, Hicks, LeGree, Mullen and Petit). The meeting adjourned at approximately 7:52 p.m.

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

Jim Hicks, Beaufort County Planning Commission Chairman

APPROVED: November 1, 2007