

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Thursday, May 1, 2008, 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	Ms. Diane Chmelik
Ms. Mary LeGree	Mr. Frank Mullen	Mr. Ronald Petit
Mr. Edward Riley III	Mr. E. Parker Sutler	

Members Absent: None

Member Vacancies: One (At-Large representative--formerly Alan Herd since November 2007)

Staff Present:

Mr. Anthony J. Criscitiello, Planning Director
Ms. Barbara Childs, Admin. Asst. to Planning Director

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 Chambers with the pledge of allegiance to the U.S.A. flag.

REVIEW OF MINUTES: The Commission reviewed the April 7, 2008, meeting minutes.
Motion: Mr. Flewelling made a motion, and Ms. LeGree seconded, **to accept the April 7, 2008, minutes as written.** The motion **was carried unanimously** (FOR: Chmelik, Flewelling, Hicks, LeGree, Mullen, Petit, Riley and Sutler).

CHAIRMAN'S REPORT – Planning Commission Appointments to Community Preservation Committees: Chairman Hicks noted the following appointments of Planning Commissioners to their respective Community Preservation (CP) Committees: Mr. Ed Riley to the Daufuskie Island CP and Mr. Sutler for the May River CP.

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

SOUTHERN BEAUFORT COUNTY ZONING MAP AMENDMENT/REZONING REQUEST FOR R600-39B-75 (1.08-ACRE TRACT ON ULMER ROAD, NEAR THE INTERSECTION OF BURNT CHURCH ROAD) FROM ALLJOY ROAD COMMUNITY PRESERVATION DISTRICT TO ALLJOY ROAD OFFICE COMMERCIAL/MIXED-USE (OCMU) DISTRICT; OWNER/APPLICANT: J.C. CROSBY; AGENT: W. PRINGLE

Mr. Criscitiello briefed the Commissioners. He noted that parking issue will be reviewed by the Development Review Team (DRT). The Southern Beaufort County Subcommittee and the staff recommended approval of the request.

Applicants' Comments: Mrs. Wyatt Pringle, the agent for the applicant, noted that she and her husband had letters from six contiguous property owners approving the changes.

Public Comment: None were received.

Discussion by the Commission included the status of the building structures (Mr. Wyatt Pringle, the agent for the applicant, replied that the daycare building has been recently remodeled and the restaurant needed more renovation), and environmental concerns regarding operating a winery (Mr. Pringle noted two current wineries in downtown Beaufort and Hilton Head).

Motion: Ms. Chmelik made a motion, and Mr. Riley seconded, **to forward to County Council a recommendation of approval for the Southern Beaufort County Zoning Map Amendment/Rezoning Request for R600-39B-75 (1.08-acre tract on Ulmer Road, near the intersection of Burnt Church Road) from Alljoy Road Community Preservation District to Alljoy Road Office Commercial/Mixed-Use (OCMU) District.** The motion was carried **unanimously** (FOR: Chmelik, Flewelling, Hicks, LeGree, Mullen, Petit, Riley and Sutler).

TEXT AMENDMENT TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE, APPENDIX O, DIVISION 2, TABLE 2. ALLJOY ROAD OFFICE COMMERCIAL/MIXED USE (OC/MU) PERMITTED USES (ADD WINERIES AS A LIMITED USE IN THE ALLJOY ROAD OFFICE COMMERCIAL/MIXED-USE DISTRICT)

Mr. Criscitiello noted the briefing from the earlier map amendment/rezoning request. He noted that the staff recommended approval of the text amendment.

No discussion occurred.

Public Comment: None were received.

Motion: Ms. Chmelik made a motion, and Mr. Riley seconded, **to forward to County Council a recommendation of approval on the Text Amendment to the Beaufort County Zoning and Development Standards Ordinance, Appendix O, Division 2, Table 2. Alljoy Road Office Commercial/Mixed Use (OC/MU) Permitted Uses (add wineries as a limited use in the Alljoy Road Office Commercial/Mixed-Use District).** No discussion occurred. The motion was carried **unanimously** (FOR: Chmelik, Flewelling, Hicks, LeGree, Mullen, Petit, Riley and Sutler).

OTHER BUSINESS: None were received.

ADJOURNMENT: Motion: Mr. Sutler made a motion, and Mr. Mullen seconded, **to adjourn** the meeting. The motion **was carried unanimously** (FOR: Chmelik, Flewelling, Hicks, LeGree, Mullen, Petit, Riley and Sutler). The meeting adjourned at approximately 6:25.p.m.

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

Jim Hicks, Beaufort County Planning Commission Chairman

APPROVED: June 2, 2008