

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Monday, June 2, 2008, in County Council Chambers, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

Members Present:

Mr. Jim Hicks, Chair

Mr. Ronald Petit

Mr. Brian Flewelling

Mr. Edward Riley III

Ms. Diane Chmelik

Mr. E. Parker Sutler

Members Absent: Ms. Mary LeGree AND Mr. Frank Mullen

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

Staff Present:

Ms. Delores Frazier, Assistant Planning Director

Mr. Brian Herrmann, Community Planner

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

CALL TO ORDER: Chairman Hicks called the meeting to order at approximately 6:12 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 May 1, 2008, meeting minutes.

Motion: Mr. Flewelling made a motion, and Mr. Sutler seconded, **to accept the May 1, 2008, minutes as written.** The motion **was carried** (FOR: Chmelik, Flewelling, Herd, Petit, Riley and Sutler).

CHAIRMAN'S REPORT:

1. **Okatie Village Plan Study:** Chairman Hicks noted that the Commission would have a discussion during the "Other Business" portion of tonight's meeting to discuss the Okatie Village Plan Study that was given to them at their Workshop prior to this meeting. Additionally, the Commission would discuss their availability for a special Commission meeting tentative scheduled for June 26, 2008, to discuss the Okatie Village Plan.
2. **Introduction of Newest County Planner:** Chairman Hicks introduced Mr. Jay Hogan as the newest County Planner. Mr. Hogan is a Florida State University graduate.

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

TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE, ARTICLE V, TABLE 106-1098. GENERAL USE TABLE (ADDS ADDITIONAL TEXT REGARDING CHURCHES

PROMOTING COMMUNITY OUTREACH AND WELLNESS BY ESTABLISHING “ON-SITE” SOCIAL PROGRAMS SUCH AS HEALTH CARE, FOOD BANKS, CHILD CARE, AND THE LIKE AS ACCESSORY USES IN AUXILIARY BUILDINGS); APPLICANT: M. HASKINS

Mr. Herrmann briefed the Commission. The Staff expanded the request to include large churches and recommended approval of the text amendments.

Applicant’s Comments: Reverend Mike Haskins, pastor of Second Mount Carmel Baptist Church, thanked the Commission for considering the request.

Discussion included commending the church for the health clinic they will be offering; querying the size of Pastor Haskin’s congregation, the anticipated number of people who will use the clinic, and the determining criteria for the health care clients; commending the work by Dr. Washington in regards to Operation Good City which will be associated with the health clinic at Pastor Haskins’ church; noting that these text amendments were allowing what should have already been included in the ordinance; and the pros and cons of this amendment affecting all churches.

Public Comment: None were received.

Motion: Mr. Flewelling made a motion, and Mr. Riley seconded, **to forward to County Council a recommendation of approval on the Text Amendments to the Beaufort County Zoning and Development Standards Ordinance, Article V, Table 106-1098. General Use Table that adds additional text regarding churches promoting community outreach and wellness by establishing “on-site” social programs such as health care, food banks, child care, and the like as accessory uses in auxiliary buildings.** No further discussion occurred. The motion **was carried unanimously** (FOR: Chmelik, Flewelling, Hicks, Petit, Riley and Sutler).

TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE, ARTICLE IX, SECTION 106-2103(C)—MULTI-FAMILY DEVELOPMENTS UP TO 70 UNITS (ADDS A NEW STANDARD THAT EXEMPTS AFFORDABLE MULTI-FAMILY DEVELOPMENTS UP TO 70 UNITS FROM THE ¼ MILE SPACING REQUIREMENT FOR URBAN ZONING DISTRICTS IN SECTION 106-1187(B)); APPLICANT: D. BENNETT

Mr. Herrmann briefed the Commission. The staff recommended approval of this request.

Applicant’s Comments: Mr. Bob Deeb, representing Mr. Bennett, noted that Mr. Bennett located the property after a lengthy search. The property will be an apartment complex next to the Lake Linden subdivision.

Discussion included an assurance that the development would fit into the community; consideration that the applicant apply for a variance with the Zoning Board of Appeals (ZBOA) rather than giving the exemption; concern with allowing such developments without having

community input; the County Affordable Housing Coordinator indicating a surplus instead of a lack of affordable housing; the 100 acres of Urban zoning in Southern Beaufort County where a majority of the land is slated for commercial development; a recommendation changing the text amendment to a special use so that the ZBOA and the community would be able to review such projects; the potential growth zones where the municipalities would allow such development; an estimate of the rental cost of an affordable housing unit; the details regarding the affordable housing tax credit programs; concern that affordable housing was being concentrated in one area; and the possibility of annexing into the Town of Bluffton.

Public Comment: None were received.

Motion: Mr. Flewelling made a motion, and Mr. Riley seconded, **to forward to County Council a recommendation of approval on the Text Amendments to the Beaufort County Zoning and Development Standards Ordinance, Article IX, Section 106-2103(c)—Multi-family developments up to 70 units that adds a new subparagraph (7): Affordable multifamily developments up to 70-units may be permitted as a special use from having to meet the one-quarter (¼) mile spacing requirements in the Urban Zoning District as required under Section 106-1187(b) upon review and approval by the Zoning Board of Appeals (ZBOA).** No further discussion occurred. The motion was carried (FOR: Flewelling, Hicks, Petit, Riley and Sutler; AGAINST: Chmelik).

Additional discussion by the Commission included requests for education on affordable and workforce housings, and a clarification of the motion just past by the Commission on affordable housing spacing requirements.

TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE, APPENDIX L—SHELL POINT COMMUNITY PRESERVATION (CP) DISTRICT, DIVISION 2—SHELL POINT NEIGHBORHOOD COMMERCIAL (SPNC) DISTRICT, TABLE 6—USE TABLE (ADDS LIMITED USES); APPLICANT: E. R. HEAPE

Chairman Hicks noted that he has asked Mr. Herrmann to discuss this text amendment with the Town of Port Royal Planning Department. Chairman Hicks is recommending a deferral of action by the Commission until the Town of Port Royal comments are received.

Discussion included concerns regarding the recommended uses such as outdoor areas for pet care and odor control for the retail seafood use; comparing the roles of the CP Committee and the Corridor Review Board (CRB); a recommendation to place an ad in the paper for new membership to the Shell Point CP Committee; concern that there are too much steps in the County development process with the addition of Community Preservation Committees; noting the positive empowerment of the community to determine what they want for their community through the CP process; a desire to see representation of property owners along Highway 802 in the Shell Point CP Committee; and noting that the role of a CP Committee was advisory as was the Commission to form standards.

Motion: Mr. Flewelling made a motion to defer action until the July 2008 Planning Commission meeting on the Text Amendments to the Beaufort County Zoning and Development Standards Ordinance (ZDSO), Appendix L—Shell Point Community Preservation (CP) District, Division 2—Shell Point Neighborhood Commercial (SPNC) District, Table 6—Use Table that would add limited uses until staff has the opportunity to discuss the text amendments with the Town of Port Royal. The motion was seconded and carried unanimously (FOR: Chmelik, Flewelling, Hicks, Petit, Riley and Sutler).

OTHER BUSINESS – Okatie Village Plan: Chairman Hicks commented on the background of the Okatie Village Plan where the Commission had recommended denial of the project that included three Planned Unit Developments (Okatie Marsh, Osprey Point and River Oaks). The Land Management Committee returned the project to the Planning Commission to consider the financial study by Dr. Thomas Tanner that showed cost effectiveness of the Plan rather than the deficit reported by the County Controller. Chairman Hicks sent Dr. Tanner’s study to the Beaufort County School Board and their financial people had questions. Discussion by the Commission included the need for a dependable model to assess projects of regional significance that the developers would be required to use, concern on how the Plan would affect the road network, having the County Controller review Dr. Tanner’s financial study, the pros and cons of statistics, recommending a bond on the accuracy of the data, and the Commission hearing the opinions of the County Transportation Engineer and the County School District regarding Dr. Tanner’s study.

ADJOURNMENT: Motion: Mr. Sutler made a motion, and it was seconded, to adjourn the meeting. The motion was carried unanimously (FOR: Chmelik, Flewelling, Hicks, Petit, Riley and Sutler). The meeting adjourned at approximately 7:50.p.m.

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

Jim Hicks, Beaufort County Planning Commission Chairman

APPROVED: July 7, 2008