

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Monday, July 6, 2009, 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

Ms. Diane Chmelik

Mr. Robert Semmler

Ms. Mary LeGree

Mr. E. Parker Sutler

Members Absent: Mr. Frank Mullen and Mr. Edward Riley III

Staff Present:

Mr. Anthony J. Criscitiello, Planning Director

Ms. Delores Frazier, Assistant Planning Director

Mr. Robert Merchant, Long-Range Planner

Mr. Jay Hogan, Current Planner

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

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.

REVIEW OF MINUTES: The Commission reviewed their June 1, 2009, meeting minutes.

Motion: Ms. LeGree made a motion, and Mr. Sutler seconded the motion, **to accept the June 1, 2009, minutes as corrected.** The motion **was carried** (FOR: Chmelik, Hicks, LeGree, Petit, Semmler and Sutler).

CHAIRMAN'S REPORT: No report was provided.

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

FUTURE LAND USE MAP AMENDMENT FOR COOSAW AND JUDGE ISLANDS FROM RURAL TO RURAL COMMUNITY PRESERVATION

-- AND --

ZONING MAP AMENDMENT FOR COOSAW AND JUDGE ISLANDS FROM RURAL (R) AND RURAL RESIDENTIAL (RR) DISTRICTS TO THE NEWLY FORMED COOSAW ISLANDS COMMUNITY PRESERVATION (CP) DISTRICT

-- AND --

TEXT AMENDMENT TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO), APPENDIX D--COMMUNITY PRESERVATION (CP) AREAS (ADDS INTERIM STANDARDS FOR NEWLY FORMED COOSAW ISLANDS CP DISTRICT)

Chairman. Hicks explained to the audience that the Commission would handle each of the three items separately.

Ms. Frazier briefed the Commission. She noted that approximately 400 properties were affected. She gave the history of the rezoning, including the community meetings. She noted several zoning errors that were noted at the last community meeting and that were corrected by the staff.

Chairman Hicks noted that once the interim standards were adopted, those standards could be corrected in the future, if needed.

Public Comment:

1. Mr. Jim Collins, a Coosaw Island resident, has had the privilege of meeting several times on this project. He read from the Planning staff letter that was sent to the affected property owners explaining the zoning change to Community Preservation. He stated that the residents were unified, content and wanted everything to stay that way.
2. Mr. Isaiah Smalls, a Coosaw Island resident, who noted that there was a little confusion earlier, but that everyone is content now.
3. Mr. David Bernthal, a Judge Island resident, who noted that the community meeting and his meeting with the Planning staff have cleared up any confusion he might have had and he wanted the standards to move forward.

Chairman Hicks asked for a show of hands from the audience of those who supported the standards. A large majority of raised hands was noted.

Discussion included a query to the audience if there were any opposing opinions (no negative responses from the mailings or the community meetings were noted), a query from the audience regarding the next meeting for the Coosaw Island CP review, and a tour of Judge Island by a commissioner who could relate to the contentment of the residents.

Motion: Mr. Semmler made a motion, and Mr. Sutler seconded the motion, **to recommend approval to Beaufort County Council for the Future Land Use Map Amendment for Coosaw and Judge Islands from Rural to Rural Community Preservation.** Chairman Hicks opened the floor for public comment and received none. The motion **was carried unanimously** (FOR: Chmelik, Hicks, LeGree, Petit, Semmler, and Sutler).

Motion: Mr. Petit made a motion, and Ms. Chmelik seconded the motion, **to recommend approval to Beaufort County Council for the Zoning Map Amendment for Coosaw and Judge Islands from Rural (R) and Rural Residential (RR) Districts to the newly formed Coosaw Islands Community Preservation (CP) District.** Chairman Hicks opened the floor for public comment and received none. The **motion was carried unanimously** (FOR: Chmelik, Hicks, LeGree, Petit, Semmler, and Sutler).

Motion: Ms. Chmelik made a motion, and Mr. Sutler seconded the motion, **to recommend approval to Beaufort County Council for the Text Amendment to the Beaufort County Zoning and Development Standards Ordinance (ZDSO), Appendix D--Community Preservation (CP) Areas (adds interim standards for newly formed Coosaw Islands CP**

District). Chairman Hicks opened the floor for public comment and received none. The motion was carried unanimously (FOR: Chmelik, Hicks, LeGree, Petit, Semmler, and Sutler).

Chairman Hicks thanked the audience for their participation in this process. He also thanked the Planning staff for their work with the community on this process.

Note: Chairman Hicks recessed the meeting at approximately 6:21 p.m. and reconvened the meeting at approximately 6:26 p.m.

TEXT AMENDMENT TO THE BEAUFORT COUNTY COMPREHENSIVE PLAN, DEMOGRAPHICS ELEMENT (REPLACE IN-KIND ELEMENT)

Mr. Robert Merchant noted that this is the last element of the updated Comprehensive Plan. He provided a power point presentation for the Commission.

Discussion included a clarification on the differing median household incomes for Hispanics and African-Americans and the 2025 population projections for St. Helena Island, kudos given on work done on this replacement chapter as compared to the original chapter, a desire to see a conclusion paragraph that would indicate which services/infrastructure would be affected by the population growth, a consideration that the 2010 census might affect this chapter, and a clarification that the Port Royal Island planning area included the City of Beaufort.

Motion: Ms. Chmelik made a motion, and Mr. Petit seconded the motion, **to forward to County Council with a recommendation of approval on the Beaufort County Comprehensive Plan, Demographics Element that is to replace in-kind the previous element.** The motion was carried unanimously (FOR: Chmelik, Hicks, LeGree, Petit, Semmler, and Sutler).

TEXT AMENDMENT TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO), ARTICLE V, SECTION 106-1255—PUBLIC SERVICES (AMENDS LIMITED/SPECIAL STANDARDS FOR THIS USE IN THE RURAL DISTRICT)

Mr. Criscitiello briefed the Commission. This text amendment will allow the Sheriff's Department to use a recently acquired property of less than 3 acres in the Rural zoning district. This amendment would delete the requirement for a minimum site area of three acres for public service uses in the Rural zoning district, and add a new standard for a minimum of 70% landscaped surface ratio (LSR) instead of 85% for this use in Rural districts.

Public Comment: None were received.

No Commission discussion occurred.

Motion: Ms. LeGree made a motion, and Mr. Semmler seconded the motion, **to forward to County Council a recommendation of approval on Text Amendments to the Beaufort County Zoning and Development Standards Ordinance (ZDSO), Article V, Section 106-1255—Public Services, that amends limited/special standards for this use in the rural**

district. The motion was carried unanimously (FOR: Chmelik, Hicks, LeGree, Petit, Semmler, and Sutler).

TEXT AMENDMENT TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO), ARTICLE XIII—SUBDIVISION AND LAND DEVELOPMENT STANDARDS, SECTION 106-2829—FIRE SAFETY STANDARDS (ADDS PROVISIONS FOR IMPROVED GATE ACCESS FOR EMERGENCY VEHICLES)

Mr. Criscitiello briefed the Commission. This text amendment requires standards for emergency entry to gated communities to provide emergency services without delay. Mr. Criscitiello noted that the Fire Chiefs would be able to provide comment on this amendment at the Natural Resources Committee meeting.

Public Comment: None were received.

Discussion included a clarification that this standard excluded manned gated communities, a clarification of what was considered unmanned gated entry, and a recommendation to include all gated entries since the guard may be away from the gate in performance of other duties.

Motion: Mr. Petit made a motion and Mr. Semmler seconded the motion, **to forward to County Council a recommendation of approval on Text Amendments to the Beaufort County Zoning and Development Standards Ordinance (ZDSO), Article XIII—Subdivision and Land Development Standards, Section 106-2829—Fire Safety Standards, that adds provisions for improved gate access for emergency vehicles, with consideration to exempt 24-hour manned gated communities.** The motion was carried unanimously (FOR: Chmelik, Hicks, LeGree, Petit, Semmler, and Sutler).

Chairman Hicks asked if the Emergency Management Services were advised of this text amendment. Mr. Criscitiello noted that the Fire Chiefs were the point of contact on all emergencies and Emergency Management Services would be informed by the Fire Chiefs.

OTHER BUSINESS -- Commission Vice Chairman Vacancy: Chairman Hicks opened the floor for nominations for Commission Vice Chairman. Ms. LeGree nominated Mr. Robert Semmler. Chairman Hicks asked if there were any other nominations, and closed the floor after receiving no other nominations. No discussion occurred. By a majority of raised hands affirming the nomination, Mr. Semmler was elected as Commission Vice-Chairman.

ADJOURNMENT: Motion: Mr. Sutler made a motion, and Ms. LeGree seconded the motion, **to adjourn** the meeting. The motion was carried unanimously (FOR: Chmelik, Hicks, LeGree, Riley). The meeting adjourned at approximately 7:06 p.m.

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

Jim Hicks, Beaufort County Planning Commission Chairman

APPROVED: August 3, 2008