



COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DEPARTMENT
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The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Monday, March 7, 2011, in the Executive Conference Room, in the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

Members Present:

Mr. Jim Hicks, Chair
Mr. Ronald Petit
Mr. John Thomas

Mr. Robert Semmler, Vice Chair
Mr. Edward Riley III

Ms. Mary LeGree
Mr. E. Parker Sutler

Members Absent: Mr. Charles Brown and Ms. Diane Chmelik

Staff Present:

Mr. Anthony Criscitiello, Beaufort County Planning Director
Mr. Colin Kinton, Beaufort County Traffic & Transportation Engineer
Ms. Barbara Childs, Admin. Asst. to Beaufort County Planning Director

CALL TO ORDER: Chairman Jim Hicks called the meeting to order at approximately 6:00 p.m.

PLEDGE OF ALLEGIANCE: Chairman Hicks led those assembled in the Executive Conference Room with the pledge of allegiance to the United States of America.

REVIEW OF MINUTES: The Commission reviewed their January 6, 2011, meeting minutes. Ms. LeGree noted two changes: on page 2, the first sentence of the last paragraph, remove "...a few years ago" and on page 5, the second full sentence of the second paragraph of the motion beginning with "Additionally...", substitute "Administration" with "Administrator". **Motion:** Mr. Semmler made a motion, and Mr. Thomas seconded the motion, **to accept the January 6, 2011, meeting minutes, as corrected.** The motion was **carried unanimously** (FOR: Hicks, LeGree, Petit, Riley, Semmler, Sutler and Thomas).

CHAIRMAN'S REPORT: Chairman Hicks noted the reappointments to the Planning Commission of Messers. Robert Semmler, Parker Sutler and John Thomas. He noted the continuity of the Commission as the County moves into form-based coding.

PUBLIC COMMENT on non-agenda items: Chairman Hicks noted that the map amendment/rezoning of the Burlington Plantation Planned Unit Development (PUD) had been withdrawn from the agenda by staff; but, he would open the floor to public comment on that topic. No comments were received.

BEAUFORT COUNTY ZONING MAP AMENDMENT/REZONING OF R100 015 0000 0051 AND R100 015 0000 015A (KNOWN AS THE VILLAGE AT LADY'S ISLAND PLANNED UNIT DEVELOPMENT (PUD), APPROXIMATELY 35+ ACRES TOTAL,

BORDERED BY SAM'S POINT AND OYSTER FACTORY ROADS); FROM PUD TO LADY'S ISLAND COMMUNITY PRESERVATION DISTRICT (LICP) AND LADY'S ISLAND EXPANDED HOME BUSINESS (LIEHB) ZONING DISTRICTS; OWNER: B. MCNEAL PARTNERSHIP LP

Mr. Anthony Criscitiello, the County Planning Director, briefed the Commission. Mr. Criscitiello gave the details of the Village at Lady's Island PUD that was approved by County Council in 1996. In 1999, Council approved a text amendment setting a sunset clause on undeveloped PUDs. In 2009, the owner of this PUD was granted a one-year extension to the sunset clause. Staff and the Metropolitan Planning Commission recommended rezoning the PUD.

Public Comment: No comments were received.

Commission discussion included the background on this PUD, the PUD time limit differences between the County's perpetuity and the City of Beaufort's 5-year limit, a list of PUDs and their respective densities, the absence of the developer at the Commission meeting, the difficulty of subdivision development in this economic downturn, the developer having discussions with the Planning staff prior to this action, the developer meeting with the Lady's Island Subcommittee to discuss the PUD's density, and the Greenheath PUD extension given by Council earlier.

Chairman Hicks noted that Mr. McNeal had entered the meeting and invited him to provide comment on the map amendment.

Mr. Bennett McNeal, the owner of the Village at Lady's Island PUD, noted that he came to watch the action. He does not feel that he has any other option. He hired David Tedder (an attorney) to no avail. Mr. McNeal discussed with Ms. Delores Frazier (County Assistant Planning Director) about big box stores on Lady's Island. He asked the following questions: "Do we know why people are driving from Port Royal and City of Beaufort to shop on Lady's Island? Are they going to Publix, Grayco or Walgreens?" Mr. McNeal said the planners could not answer these questions. He spoke with several others, but no one had the answers. He felt he was blindsided at the Lady's Island Subcommittee meeting. There are no other options for him. Everyone will lose because an inferior product will occur on his property, the neighbors will not be happy, etc. He asked, "Could we, should we, is it important to find that out the answers to these questions?" In responding to a question from the Commission, Mr. McNeal noted that he was unable to develop the Village at Lady's Island when it was approved because he has two other developments going and didn't have any money left. He felt he did not get the support and chose not to request another PUD extension. Any extension would have to be opened again because of the economic downturn.

Motion: Mr. Semmler made a motion, and Mr. Thomas seconded the motion, **to recommend approval to County Council of the Beaufort County Zoning Map Amendment/Rezoning of R100 015 0000 0051 and R100 015 0000 015A (known as the Village at Lady's Island Planned Unit Development (PUD), approximately 35+ acres total, bordered by Sam's Point and Oyster Factory Roads); from PUD to Lady's Island Community Preservation District (LICP) and Lady's Island Expanded Home Business (LIEHB) Zoning Districts; Owner: B.**

McNeal Partnership LP. No further Commission discussion occurred. The motion was carried unanimously (FOR: Hicks, LeGree, Petit, Riley, Semmler, Sutler, and Thomas).

Mr. Hicks asked if a big box store would have been allowed on the property. Mr. Criscitiello indicated it would not have been allowed.

TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO), ARTICLE XII, SECTION 106-2796(H) AND (I) (THAT REVISES ACCESS MANAGEMENT STANDARDS TO ENCOURAGE ROUNDABOUTS FOR BUCKWALTER AND BLUFFTON PARKWAYS)

Mr. Colin Kinton, the County Traffic and Transportation Engineer, briefed the Commission. He noted the December 2010 revision brought before the Planning Commission resulted in more access management standards being needed. He noted the benefits for roundabouts including traffic calming, u-turns allowed, etc.

Public Comment: No comments were received.

Commission discussion included applauding the use of roundabouts versus lighted intersections, concern for large vehicles maneuvering the roundabout, the walkability of roundabouts, the rationale for assessing roundabout needs, desiring to see a roundabout in Shell Point, and the roundabout on Parris Island at a three-way stop.

Motion: Mr. Petit made a motion, and Mr. Thomas seconded the motion, to recommend approval to County Council of the Text Amendments to the Beaufort County Zoning and Development Standards Ordinance (ZDSO), Article XII, Section 106-2796(h) and (i) that revises access management standards to encourage roundabouts for Buckwalter and Bluffton Parkways. No further Commission discussion occurred. The motion was carried unanimously (FOR: Hicks, LeGree, Petit, Riley, Semmler, Sutler, and Thomas).

Chairman Hicks asked Mr. Robert McFee, the County Public Services Director, if he wanted to make a comment. Mr. McFee did not.

OTHER BUSINESS -- DAUFUSKIE ISLAND SUSTAINABLE PLANNING TEAM (SPT) APPOINTMENTS:

Mr. Criscitiello briefed the Commission. He noted that the appointees were listed in the memo that was forwarded to the Planning Commission in the meeting packet. Mr. Riley noted that realtors were considered, but that realtors were on the Daufuskie Island Council instead.

Motion: Mr. Riley made a motion, and Mr. Sutler seconded the motion, to approve the following to the Daufuskie Island Sustainable Planning Team (SPT): Ms. Cathy Tillman, Mr. Tom Crews, Mr. Fred H. Ludtke, Ms. Karen Montgomery and Mr. Jack Anderson. Discussion included limiting the SPT to five members even when a native representative later is found, then one of the other team members will be removed to retain the five-member SPT. The

motion was **carried unanimously** (FOR: Hicks, LeGree, Petit, Riley, Semmler, Sutler and Thomas).

ADJOURNMENT: Mr. Thomas made a motion, and Mr. Sutler seconded the motion, to adjourn the meeting. The motion was carried unanimously (FOR: Hicks, LeGree, Petit, Riley, Semmler, Sutler and Thomas). Chairman Hicks adjourned the meeting at approximately 6:52 p.m.

SUBMITTED BY:



Barbara Childs, Administrative Assistant to the Planning Director



Jim Hicks, Beaufort County Planning Commission Chairman

APPROVED:

April 4, 2011