



COUNTY COUNCIL OF BEAUFORT COUNTY  
**BEAUFORT COUNTY PLANNING DIVISION**

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The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held on Monday, October 1, 2012, in County Council Chambers, Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

**Members Present:**

Mr. Jim Hicks, Chair  
Mr. Ronald Petit

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

Ms. Diane Chmelik  
Mr. John Thomas

**Members Absent:**

Mr. Charles Brown  
Mr. E. Parker Sutler

Ms. Mary LeGree

**Staff Present:**

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

**CALL TO ORDER:** Chairman Hicks called the meeting to order at approximately 6:03 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: Motion:** Mr. Semmler made a motion, and Ms. Chmelik seconded the motion, to accept the September 6, 2012, Planning Commission meeting minutes, as written. No discussion occurred. The motion was carried (FOR: Chmelik, Hicks, Petit, Riley, and Semmler; ABSTAINED: Thomas).

**CHAIRMAN’S REPORT:** None provided.

**PUBLIC COMMENT ON NON-AGENDA ITEMS:** No comments were received.

**SOUTHERN BEAUFORT COUNTY ZONING MAP AMENDMENT / REZONING REQUEST FOR R601 031 000 0030 0000, R601 031 000 030A 0000, R601 031 000 1572 0000 AND R619 031 000 0039 0000 (4 PARCELS TOTALING 65+/- ACRES AT THE SOUTHWEST INTERSECTION OF U.S. 278 AND S.C. 46, ACROSS FROM KITTIE’S CROSSING) FROM LIGHT INDUSTRIAL (LI) AND SUBURBAN (S) ZONING DISTRICTS TO COMMERCIAL REGIONAL (CR) ZONING DISTRICT; OWNERS/APPLICANTS: GEORGIA MCCULLOCH (PARCELS 30 AND 1572), PAHH DEVELOPMENT LLC (PARCEL 30A), AND S.C. PUBLIC SERVICE AUTHORITY (PARCEL 39)**

Mr. Criscitiello briefed the Commission. He noted that 65 acres were involved, including 4 parcels. In summary, the rezoning request is consistent with: the County Comprehensive Plan that designated the area for regional commercial use, the County's Future Land Use Map, the character of the neighborhood, and the nearby zonings. The properties—bordered by US 278, a 6-lane principal arterial road, and SC 46, a 4-lane minor arterial road—are suitable for regional commercial zoning. The total square footage for development will be roughly the same for Light Industrial and Commercial Regional zonings. The public interest would be served by insuring that development of these properties is consistent with the Comprehensive Plan.

The County's Traffic & Transportation Engineer indicated support of the recommendations made in the traffic impact analysis report, especially noting the following:

1. A new right-in/right-out access on US 278;
2. Providing connectivity to Red Cedar Elementary School;
3. Traffic signalization consideration on SC 46 contingent on 50 percent build out of the development with an acceptable signal warrant analysis; and
4. An interim right-in/right-out access onto SC 46.

The Staff and the Southern Beaufort County Subcommittee both support the proposed rezoning to Commercial Regional.

Public Comment: None were received.

Applicant's Comments: Mr. Ryan Lyle, of Andrews and Burgess Engineering, represented the applicant. He noted that the staff report addressed the application and he was ready to answer any questions from the Commission. Mr. John Thomas, Commissioner, asked if the applicant had any connection proposals to Red Cedar Elementary School. Mr. Lyle noted that multiple options exist and they are weighing the benefits of each.

No discussion was required by the Commissioners.

**Motion:** Ms. Chmelik made a motion, and Mr. Thomas seconded the motion, **to forward to County Council a recommendation to approve the map amendments/rezoning requests for the following properties to Commercial Regional zoning, as stated in the staff report:**

- a. R601-031-0030 from Light Industrial and Suburban zonings;
- b. R601-031-030A from Light Industrial zoning;
- c. R601-031-1572 from Light Industrial zoning; and
- d. R619-031-0039 from Light Industrial zoning.

The motion for approval **was passed unanimously** (FOR: Chmelik, Hicks, Petit, Riley, Semmler, and Thomas).

**TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE/ZDSO, ARTICLE V, SECTION 106-1187(B) MULTIFAMILY RESIDENTIAL-URBAN DISTRICT (ALLOWS**

**MULTIFAMILY USES WITHIN ONE QUARTER (1/4) MILE OF EXISTING MULTIFAMILY USES)**

Mr. Criscitiello briefed the Commission. He noted that the request is to amend the standards to the urban districts. Staff initiated the amendment. The meeting packets included maps of urban districts throughout the County. Over time the urban districts have reduced substantially in number due to annexations by the municipalities. Staff is comfortable recommending eliminating the quarter-mile requirement contingent that it is compatible with the surrounding neighborhood character in size, scale and architecture. This amendment would provide adequate protections, more opportunities for more housing choices adjacent to shopping areas and schools, and commercial opportunities attractive for apartment development.

Public Comment: None received.

Discussion included being reasonably comfortable with the text amendment affecting only urban districts, the traffic study and access management requirements needed for additional access to the properties, and this amendment meets the vision of the Comprehensive Plan to encourage growth and economic development.

**Motion:** Mr. Semmler made a motion, and Mr. Thomas seconded the motion, **to forward to County Council a recommendation to approve the Text Amendments to the Beaufort County Zoning and Development Standards Ordinance/ZDSO, Article V, Section 106-1187(b) Multifamily residential-urban district, that allows multifamily uses within one quarter (1/4) mile of existing multifamily uses in the urban districts.** No further discussion occurred. The motion **was passed unanimously** (FOR: Chmelik, Hicks, Petit, Riley, Semmler, and Thomas).

**OTHER BUSINESS:** None were noted.

**ADJOURNMENT:** Mr. Thomas made a motion, and Ms. Chmelik seconded the motion, to adjourn meeting. There were no objections to ending the meeting. Chairman Hicks adjourned the meeting at 6:18 p.m.

**SUBMITTED BY:** \_\_\_\_\_  
Barbara Childs, Admin. Assistant to the Planning Director

\_\_\_\_\_  
Jim Hicks, Beaufort County Planning Commission Chairman

**APPROVED:**           **November 1, 2012, as written**