



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, February 4, 2013, in County Council Chambers, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

Members Present:

Mr. Jim Hicks, Chair	Mr. Robert Semmler, Vice Chair	Mr. Charles Brown
Ms. Diane Chmelik	Ms. Mary LeGree	Mr. Ronald Petit
Mr. Edward Riley III	Mr. John Thomas	

Members Absent: Mr. E. Parker Sutler

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 6:04 p.m.

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

REVIEW OF MINUTES: The Commission reviewed their January 7, 2013, meeting minutes.

Motion: Ms. Chmelik made a motion, and Mr. Thomas seconded the motion, **to accept the January 7, 2013, minutes as written.** No discussion occurred. The motion was **carried unanimously** (FOR: Chmelik, Hicks, LeGree, Petit, Riley, Semmler, Sutler and Thomas).

CHAIRMAN’S REPORT: Chairman Hicks noted that the staff had removed the Graves rezoning request that was on tonight’s agenda in order to appropriately review the applicants’ traffic impact analysis. The Graves rezoning request will be reviewed by the Commission at its next meeting.

PUBLIC COMMENT for items other than agenda items: Chairman Hicks noted that there were two meeting attendees—Mr. Bennett McNeal and Councilman Cynthia Bensch; however, no public comment was received.

ST. HELENA ISLAND ZONING MAP AMENDMENT / REZONING REQUEST FOR R300-018-000-0290-0000 (6.55 ACRES, A PORTION OF 74.72 ACRES; SOUTH OF SEASIDE ROAD) FROM RESOURCE CONSERVATION (RC) TO RURAL (R); OWNER: MCFE LLP, APPLICANT: J. BENNETT MCNEAL, AGENT: DAVID GASQUE

Mr. Criscitiello briefed the Commission. He noted the 6.4-acre island portion of the parcel was being rezoned from Resource Conservation to Rural, since the island is connected by a bridge in anticipation of development of the island. Staff is in concurrence with the request.

Public Comment: None were received.

Applicant's Comment: None were received.

Discussion by the Commission included:

- the soil percolation of the island (Mr. Bennett McNeal, the applicant, stated the soil perk was good or if needed he would use a force-main system);
- a private driveway to the island; and
- the St. Helena Island Subcommittee recommending approval of the rezoning with a caveat for sufficient access for emergency vehicles (Mr. McNeal noted he had met with the fire department and there would be no issue; however, Mr. Criscitiello noted that the criteria was not germane to the rezoning issue).

Motion: Mr. Semmler made motion, and Mr. Thomas seconded motion, **to forward a recommendation of approval to County Council on the St. Helena Island Zoning Map Amendment / Rezoning Request for 6.55 acres, the island portion of the 74.72 acres of R300-018-000-0290-0000 that is south of Seaside Road, from Resource Conservation (RC) zoning to Rural (R) zoning.** No further discussion occurred. The motion was **carried unanimously** (FOR: Brown, Chmelik, Hicks, LeGree, Petit, Riley, Semmler, and Thomas).

TEXT AMENDMENT TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE/ZDSO, AMENDMENT TO APPENDIX I. LADY'S ISLAND COMMUNITY PRESERVATION AREA, DIVISION 2., LADY'S ISLAND EXPANDED HOME BUSINESS DISTRICT, SECTION 2.5B., LIMITED AND SPECIAL USE STANDARDS FOR GAS-CONVENIENCE MARTS; DIVISION 3., NEIGHBORHOOD ACTIVITY CENTER, SECTION 3.5, LIMITED AND SPECIAL USE STANDARDS FOR GAS-CONVENIENCE MARTS; AND DIVISION 5, VILLAGE CENTER, SECTION 5.5, LIMITED AND SPECIAL USE STANDARDS FOR GAS-CONVENIENCE MARTS, TO INCREASE THE MAXIMUM SIZE OF CONVENIENCE CENTERS IN THESE DISTRICTS FROM 2,500 TO 4,000 SQUARE FEET

Mr. Criscitiello briefed the Commission on the rationale for the request. He noted that the proposed increase would more easily allow such stores to meet the community needs. The Lady's Island Community Preservation Committee and the Planning staff felt that such an increase in size was meritorious.

Discussion by the Commission included allowing an inclusion of a fast food entity in the gas convenience store, the need to include various services in the gas convenience stores that led to the logical increase of the building size, whether the increase was desirable despite the buffer and setback standards not changing, the older convenience stores languishing without the increased upgrades in size, the text amendment affecting only certain zoning districts of the Lady's Island Community Preservation, comparing a past project with this request, querying if the car wash

next to Beaufort Academy counted toward the gas convenience store building footprint, noting that the sizes of the property and the building must meet current development standards, and allowing convenience stores to be large enough to be destination spots for the consumers.

Public Comment: Mr. Bennett McNeal asked what areas this amendment affected, wondering if his property on Lady's Island was included. He asked if he could apply for a gas convenience store on his property. (Chairman Hicks noted that convenience stores would be allowed in the Expanded Home Business district of which part of Mr. McNeal's property is zoned. Chairman Hicks cautioned Mr. McNeal on whether such placement would affect the rest of his property.)

Motion: Mr. Semmler made a motion, and Mr. Thomas seconded the motion, **to forward a recommendation of approval to County Council on the Text Amendments to the Beaufort County Zoning and Development Standards Ordinance/ZDSO, Appendix I. Lady's Island Community Preservation Area that are to increase the maximum size of convenience centers in the following zoning districts from 2,500 to 4,000 square feet:**

- **Division 2., Lady's Island Expanded Home Business District, Section 2.5B., Limited and Special Use Standards for Gas-Convenience Marts;**
- **Division 3., Neighborhood Activity Center, Section 3.5, Limited and Special Use Standards for Gas-Convenience Marts; and**
- **Division 5, Village Center, Section 5.5, Limited and Special Use Standards for Gas-Convenience Marts.**

No further discussion occurred. The motion **was carried unanimously** (FOR: Brown, Chmelik, Hicks, LeGree, Petit, Riley, Semmler, and Thomas).

OTHER BUSINESS: None were discussed.

ADJOURNMENT: Motion: Ms. LeGree made a motion, and Mr. Brown seconded the motion, **to adjourn** the meeting. The motion **was carried unanimously** ((FOR: Chmelik, Hicks, Petit, Riley, Semmler, Sutler and Thomas). The meeting adjourned at approximately 6:26 p.m.

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

Jim Hicks, Beaufort County Planning Commission Chairman

APPROVED: **March 4, 2013**, as written