



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

Multi-Government Center • 100 Ribaut Road, Room 115  
Post Office Drawer 1228, Beaufort SC 29901-1228  
Phone: (843) 255-2140 • FAX: (843) 255-9432

The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held on Monday, June 3, 2013, in County Council Chambers, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

**Members Present:**

|                              |                                |                      |
|------------------------------|--------------------------------|----------------------|
| Mr. Robert Semmler, Chairman | Mr. John Thomas, Vice Chairman | Ms. Jennifer Bihl    |
| Mr. Charles Brown            | Ms. Diane Chmelik              | Ms. Mary LeGree      |
| Mr. Ronald Petit             | Mr. Edward Riley III           | Mr. Randolph Stewart |

**Members Absent:** None

**Staff Present:**

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

**CALL TO ORDER:** Chairman Robert Semmler called the meeting to order at approximately 6:00 p.m.

**PLEDGE OF ALLEGIANCE:** Mr. Semmler led those assembled in the Council Chambers with the pledge of allegiance to the U.S.A. flag.

**REVIEW OF MINUTES:** The Commission reviewed their May 2, 2013, meeting minutes. No changes were noted, except the changes agreed upon earlier by the Chairman to correct the date of the meeting in the first paragraph of the minutes. **Motion:** Vice-Chairman John Thomas made a motion, and Mr. Charles Brown seconded the motion, **to accept the May 2, 2013, minutes as corrected.** The motion **was carried unanimously** (FOR: Bihl, Brown, Chmelik, LeGree, Petit, Riley, Semmler, Stewart, and Thomas).

**CHAIRMAN’S REPORT:** Mr. Semmler had nothing to report, except the Braves were ahead.

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

**PORT ROYAL ISLAND COUNTY ZONING MAP AMENDMENT / REZONING REQUEST FOR MARSH VIEW SUBDIVISION (R100-15-64A, 289-326 AND 347-349; 38 RESIDENTIAL LOTS AND ASSOCIATED COMMON AREAS TOTALING 27.46 ACRES; OFF DORCHESTER DRIVE AND TOMOTLEY, WHITEHALL AND MCCALLEY COURTS, IN THE GRAYS HILL AREA), TO BE REZONED FROM RURAL (R) TO RURAL-RESIDENTIAL (RR); OWNER: FACTORY CREEK LANDING GROUP LLP, APPLICANT/AGENT: STEVEN TULLY**

Mr. Anthony Criscitiello briefed the Commissioners. He noted that this was a map amendment to correct the zoning from Rural to Rural Residential. The 1999 ZDSO created the Rural Residential zone and the properties met the criteria for Rural-Residential zoning. The applicant received a letter from the Planning Department noting the error in the zoning; however, the applicant is asking that the zoning map reflect that the properties are zoned Rural-Residential.

Public Comment: None were received, including from the applicant who was present in the audience.

Commission discussion included a clarification from the applicant as to the purpose for the map change--to accommodate banking requirements.

**Motion:** Mr. Thomas made a motion, and Ms. Chmelik seconded the motion, **to recommend approval** to County Council **of the Port Royal Island County Zoning Map Amendment / Rezoning Request for the Marsh View Subdivision (R100-15-64A, 289-326 and 347-349; 38 residential lots and associated common areas totaling 27.46 acres; off Dorchester Drive and Tomotley, Whitehall and McCalley Courts, in the Grays Hill area), to be rezoned from Rural (R) to Rural-Residential (RR).** No further discussion occurred. The motion **was carried unanimously** (FOR: Bihl, Brown, Chmelik, LeGree, Petit, Riley, Semmler, Stewart and Thomas).

**OTHER BUSINESS:** Mr. Semmler noted that the next Commission meeting was Monday, July 1, 2013, at 6:00 p.m.

**ADJOURNMENT: Motion:** Mr. Ronald Petit made a motion, and Mr. Charles Brown seconded the motion, **to adjourn** the meeting. The motion **was carried unanimously** ((FOR: Bihl, Brown, Chmelik, LeGree, Petit, Riley, Semmler, Stewart and Thomas). The meeting was adjourned at approximately 6:06 p.m.

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

\_\_\_\_\_  
Robert Semmler, Beaufort County Planning Commission Chairman

**APPROVED:**           **September 5, 2013**