



COUNTY COUNCIL OF BEAUFORT COUNTY  
**BEAUFORT COUNTY PLANNING DIVISION**  
BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX  
ADMINISTRATION BUILDING, 100 RIBAUT ROAD  
POST OFFICE DRAWER 1228, BEAUFORT, SOUTH CAROLINA 29901-1228  
Phone: 843-255-2410 / FAX: 843-255-9432

The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held on Thursday, January 5, 2017, in County Council Chambers, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

**Members Present:**

Mr. Robert Semmler, Chairman	Mr. Randolph Stewart, Vice-Chairman	Ms. Diane Chmelik
Ms. Caroline Fermin	Mr. Marque Fireall	Mr. Jason Hinchler
Mr. Harold Mitchell	Mr. Ed Pappas	

**Member Absent:** Mr. Eric Walsnovich

**Staff Present:**

Mr. Anthony J. Criscitiello, Planning Director  
Mr. Robert Merchant, Long-range Planner  
Miss Heather Spade, Planning Assistant

**CALL TO ORDER:** County Planning Commission 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 flag of the United States of America.

**REVIEW OF MINUTES:** The Commissioners reviewed the December 1, 2016, meeting minutes. Mr. Ed Pappas noted two items on Page 5 of 6, Under “Commission discussion included”:

- First bullet, first sentence in parenthesis: “Mr. Criscitiello stated that either with or without a development agreement the development would still take place.” Mr. Pappas asked for clarification from Mr. Criscitiello, suggesting “...either with or without the development agreement, the rezoning could still take place.” Mr. Criscitiello agreed to the suggestion.
- Eighth bullet, third sentence in parenthesis: “...the Commissioners were concerned with the percentage that the school was succeeding”—the word should be exceeding.

**Motion:** Ms. Caroline Fermin made motion, and Mr. Ed Pappas seconded the motion, to accept the minutes, as corrected. The motion carried (**FOR: Semmler, Chmelik, Hinchler, Mitchell, Pappas, Fermin, and Stewart; ABSTAIN: Fireall; ABSENT: Walsnovich**).

**CHAIRMAN’S REPORT:** Mr. Semmler commented on the upcoming national championship game with Clemson University.

**ELECTION OF CHAIRMAN AND VICE-CHAIRMAN**

Mr. Semmler stated this is the first meeting in January and traditionally the Commission would elect a Chairman and a Vice-Chairman. Mr. Semmler then asked the commission members if they would like to vote in secret or by a show of hands—the Commissioners agreed to a show of hands.

- **Chairman:** Ms. Diane Chmelik nominated Mr. Robert Semmler as Chairman. Ms. Caroline Fermin seconded the nomination. No other nominations occurred, and the nominations were closed. Mr. Semmler asked for a show of hands, and Mr. Semmler was elected as chairman (**FOR: Chmelik, Fermin, Fireall, Hinchler, Mitchell, Pappas, and Stewart; ABSTAINED: Semmler; ABSENT: Walsnovich**).

- **Vice-Chairman:** Ms. Caroline Fermin nominated Mr. Randolph Stewart for Vice-Chairman. Mr. Harold Mitchell seconded the nomination. No other nominations occurred, and the nominations were closed. Chairman Semmler asked for a show of hands, and Mr. Stewart was elected as Vice-Chairman (FOR: Chmelik, Fermin, Fireall, Hinchler, Mitchell, Pappas, and Semmler; ABSTAINED: Stewart; ABSENT: Walsnovich).

**PUBLIC COMMENT on non-agenda items:** None were received.

**PORT ROYAL ISLAND ZONING MAP AMENDMENT/ REZONING REQUEST FOR R100 029 000 0046 0000 (10.69 ACRES AT 126 BROAD RIVER BOULEVARD); FROM C3-NEIGHBORHOOD MIXED USE DISTRICT TO C5-REGIONAL CENTER MIXED-USE DISTRICT; OWNER: 10 FRONTAGE ROAD LLC, APPLICANT: ANDY BURRIS**

Mr. Semmler stated that the Planning Commission had received a letter from the applicant asking that the application be deferred until the February 6, 2017, Planning Commission meeting.

Mr. Criscitiello explained that the deferral was a request of the applicant and that the Planning Department is investigating the possibility of a text amendment to deal with affordable housing in the C3 Zoning District.

**Commission discussion included** querying whether additional information would be submitted by the applicant (*Mr. Criscitiello noted that the applicant will determine to proceed or withdraw his application after his discussions with the Planning staff.*).

**Public Comment:** Messrs. Semmler and Stewart asked if there were any public comments from the audience. The comments would be recorded in the official minutes and Mr. Semmler would reread them at the next meeting when the agenda item is considered by the Commission. No public comment was received.

- Ms. Luetta Legree, a resident at 125 Broad River Boulevard, asked the date of the next meeting. She had no other comment and will attend the next meeting.

**Motion:** Ms. Caroline Fermin made motion, and Mr. Marque Fireall seconded the motion, to accept the applicant's request for deferment until next month. The motion carried (FOR: Chmelik, Hinchler, Mitchell, Pappas, Semmler, Fermin, Fireall and Stewart and; ABSENT: Walsnovich).

#### **STATUS OF THE COMPREHENSIVE PLAN REVIEW**

Mr. Semmler added an agenda item--Status of the Comprehensive Plan Review.

**Motion:** Ms. Diane Chmelik made a motion, and it was seconded, to discuss the status of the Comprehensive plan review. The motion carried (FOR: Chmelik, Fermin, Fireall, Hinchler, Mitchell, Pappas, Semmler, and Stewart; ABSENT: Walsnovich).

Mr. Robert Merchant, the Long-Range Planner, stated that the planning staff has three chapters left to review--transportation, community facilities, and priority investment. Mr. Merchant explained the three chapters were interrelated; much of the recommendations from the Transportation and the Community Facilities Chapters will form a list of future improvement projects. The Planning staff will look at each of the county departments, the school district, and fire districts' capital needs. All of the projects that come out of those transportation and community facilities chapters will fall under the priority investment chapter which is a 10-year capital improvements plan. The transportation chapter is a complete rewrite because the projects that are listed in the existing chapter are already accomplished.

Mr. Merchant explained that the new Transportation chapter is being shifted more to alternative modes of transportation. There will be a large section on pedestrian/bicycle facilities and public transportation. Another difference is the county is now considered a metropolitan area (MPO). The County Administrator is interested in prioritizing the county capital improvement needs by department to present to County Council to help with overall improvements.

Mr. Criscitiello added that the Comprehensive Plan was adopted in 2010; state law requires that the Comprehensive Plan has to be rewritten every 10 years and reviewed every five.

Discussion by the Commissioners included the changes reflecting a fast-growing county, kudos to the Planning staff trying to get the most up-to-date and best definition on the direction for the County, and suggesting to update portions of the Comprehensive Plan more often than is required by state law.

**OTHER BUSINESS:** Mr. Semmler noted the following meetings:

- The next Planning Commission meeting is scheduled for Monday, February 6, 2017, at 6:00 p.m. at the Beaufort County Council Chambers;
- The Northern Regional Plan Implementation Committee will be held in the Executive Conference Room on January 27, 2017, at 9:30 a.m.; and
- The Coastal Conservation League and the Sea Island Coalition is holding a public meeting on Thursday, January 12, at Lady's Island Elementary School.

Mr. Semmler then asked Mr. Chuck Newton if he would like to comment on that public meeting, Mr. Newton explained that the meeting is a way to raise concern about a more comprehensive planning look on Lady's Island. He commented on the amount of development and the traffic problems that the residents have been experiencing and that this meeting would let the public have a chance to input what they would like to see in the area. He explained that there will be two nationally known planners speaking at the meeting—Victor Dover, and Josh Martin.

**ADJOURNMENT:** Ms. Fermin made a motion, and it was seconded, to adjourn the meeting at approximately 6:56 p.m. The motion carried (**FOR: Chmelik, Fermin, Fireall, Hincer, Mitchell, Pappas, Semmler, and Stewart; ABSENT: Walsnovich**).

**SUBMITTED BY:**   
Heather Spade, Planning Assistant

  
Robert Semmler, Beaufort County Planning Commission Chairman

**APPROVED:** February 6, 2017, as written

*Note: The video link of the January 5, 2017, Planning Commission meeting is:*  
[http://beaufort.granicus.com/MediaPlayer.php?view\\_id=3&clip\\_id=3003](http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=3003)