



COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION
BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX
ADMINISTRATION BUILDING, 100 RIBAUT ROAD
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The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Monday, August 7, 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
Mr. Jason Hinchler Mr. Harold Mitchell Mr. Ed Pappas
Mr. Eric Walsnovich

Member Absent: Ms. Caroline Fermin and Mr. Marque Fireall

Staff Present:

Mr. Anthony Criscitiello, Planning Director
Ms. Barbara Childs, Administrative Assistant to the Planning Director
Mr. Christopher Inglese, County Deputy Staff Attorney

CALL TO ORDER: Chairman Robert Semmler called the meeting to order at approximately 6:05 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 MEETING MINUTES: The Commissioners reviewed the July 6, 2017 minutes.
Motion: Ms. Diane Chmelik made the motion, and Mr. Ed Pappas seconded the motion, to accept the minutes, with a minor correction on the first page under Chairman's Report—replacing "his" with "the". The motion carried (FOR: Chmelik, Hinchler, Mitchell, Pappas, Semmler, Stewart, and Walsnovich; ABSENT: Fermin and Fireall).

CHAIRMAN'S REPORT: Mr. Semmler had no report to offer.

PUBLIC COMMENT on non-agenda items:

1. Ms. Kate Schaefer of the Coastal Conservation League (CCL) handed out the *Designing a Future for Lady's Island* report to the Commissioners. She stated that CCL and the Sea Island Corridor Coalition partnered together on the report and the report is on-line at <http://www.designingladysisland.com>. She noted the history of the Lady's Island community forum on land use that was held about five months ago where the area citizens could come together with their concerns and comments without having to address them individually to each of the multi-jurisdictional entities involved in the area. Ms. Schaefer noted the goals of the forum were met as evidenced by the number of attendees. The report noted that the attendees were energized and that 97% of the polled citizens indicated that they wanted to be involved again. Public involvement is important. Based on the feedback from the forum, five summary principles were developed that were summarized in the report—inspired land use, connected transportation, enhancing the rural character on the edge of Lady's Island,

meaningful public involvement, and transparency in the public process. She asked that the Commission provide feedback to the CCL, to keep the website iterative and collaborative.

2. Mr. Chuck Newton of the Sea Island Corridor Coalition elaborated on Ms. Schaefer's comments. He noted that about 500 people attended the forum. This was a genuine attempt to articulate and understand the community concerns. The forum organizers work diligently in a professional and contributory way in land use. He stated that the County was looking for a consultant to do a Lady's Island Area Plan, that the Coalition support with a caveat that fresh solutions be recommended, rather than rehashing older solutions that really haven't worked. Mr. Newton also noted that the last two of the five principles were tantamount, especially full transparency. He hoped that the Plan would mimic the City of Beaufort's Code review process where all comments were summarized for the public to view on-line—he congratulated the City on transparency in that process. The community needs to be engaged meaningfully, not artificially. It does not good to ask the public what it thinks after the decisions have been made. We know what people want to see, based on the responses from the forum.
3. Ms. Kate Schaefer of the Coastal Conservation League spoke on an air and water quality concern—plastic bags. She noted that the topic will be discussed by County Council. She handed out material to the Commission. She noted that sea turtles love jellyfish; however, when the turtles ingest plastic thinking it's jellyfish, then problems occur. She noted that Folly Beach and the Isle of Palms have passed a plastic bag ordinance, and that Hilton Head Island was considering a plastic bag ban. It is worth it that every jurisdiction consider the same conversation—i.e. ban plastic bags, charge a fee for use of plastic bags, etc. Think of the abundance of plastic bags—the use and disposal of them. Disposal of the plastic bags hinder recycling machines. She encouraged using the recycling plastic bag bins at retail stores. The Sea Grant Consortium studied the effort to capture the plastic bags. She noted that Ms. Rikki Parker, her CCL colleague, is proficient in this topic.

Commission discussion included what was expected of the Commission (*Ms. Schaefer noted that hers was an informational presentation with awareness of the issue.*); an inquiry on the feedback from local grocers (*Ms. Schaefer noted that Ms. Parker has received positive feedback from the Northern Beaufort grocers to offer paper/recyclable instead of plastic bags; when conversation involved charging fees for plastic bags, the query was where the fees would end up. Ms. Schaefer noted that a Hilton Head Chamber of Commerce indicated 71% of those businesses surveyed supported a ban on plastic bags. She noted plastic bag bans in the state of California, Folly Beach, and Tybee Island.*); noting plastic bag exceptions such as dry cleaning, newspaper, medical related, etc.; noting that plastics includes Styrofoam; noting that Seattle has a 10-cent fee for plastic bags; and noting that the same information would be presented at the August 22nd Natural Resources Committee meeting.

LADY'S ISLAND CORRIDOR STUDY (APPLICANT: COMMUNITY DEVELOPMENT STAFF)

Mr. Criscitiello briefed the Commission that the Metropolitan Planning Commission recommended approval of the study. Mr. Criscitiello noted in the audience to provide support were the City of Beaufort Planning Director Libby Anderson and County Transportation Engineer Colin Kinton. Mr. Kinton provided comments on the Stantec Report (Lady's Island Corridor Study). Mr. Criscitiello noted that the City of Beaufort has adopted a resolution to

support the Stantec Report. Similarly, a resolution will be going to Beaufort County Council to support the Stantec Report, with the Planning Commission recommendation. Mr. Criscitiello noted that the Planning Commission will see this Study again because it will amend the County Comprehensive Plan—the Priority Investment and the Transportation Elements. The Report has prioritized and included the estimated funding costs for each of nine proposed projects totaling \$28 million. He noted that some projects are interdependent, and must be accompanied or preceded by other projects. He noted that collectively speaking the projects make sense. Mr. Criscitiello noted that Mr. Kinton was available to answer any questions regarding the nine proposed projects in the Study.

Discussion by Commission included the project priorities totaling \$28.8 million; stating confidence in the Stantec study; clarification on the multitude of funding sources; noting that projected future needs were included in the study; concern with the next steps so that the study will not sit in the archives gathering dust; concern with updating the study data as time progresses; and concern with who would take ownership of the study (*Mr. Criscitiello noted that the Planning Commission and staff of each affected government jurisdiction would take ownership of the study and related ordinances. He also noted that staff is proposing to develop a Lady's Island Plan to be incorporated in the Beaufort County Comprehensive Plan.*).

Public Comment:

1. Mr. Chuck Newton speaking on behalf of the Sea Island Corridor Coalition stated that they supported the study and its recommendations. The City responded well to traffic concerns. The County responded equally well regarding funding the study. Our concern was that no new major roads are built nor existing thoroughfares widened. New roads mean more development. We are concerned with the cost (\$28 million) during a time when resources are scarce. It's a question of priority, not resources. Please act positively on passing this Study to County Council to get it moving. We don't expect immediate results. The plan will occur over a number of years, but the community expects something to happen soon.
2. Ms. Libby Anderson, City of Beaufort Planning Director, offered no comment, when called upon by Mr. Semmler.
3. Mr. Colin Kinton, County Traffic Engineer, offered no comment, when called upon by Mr. Semmler.

Motion: Mr. Jason Hincer made a motion, and Mr. Ed Pappas seconded the motion, to favorably forward to County Council for adoption by resolution the Lady's Island Corridor Study (Stantec Report), and to incorporate the Study into the Beaufort County Comprehensive Plan. Further discussion included clarification of the motion. The motion carried (FOR: Chmelik, Hincer, Mitchell, Pappas, Semmler, and Stewart; ABSENT: Fermin and Fireall; ABSTAIN: Walsnovich).

NEW BUSINESS: None were discussed.

OTHER BUSINESS: Next Planning Commission Meetings:

1. The next scheduled regular Planning Commission meeting is Thursday, September 7, 2017, at 6:00 p.m. in the Council Chambers, County Administration Building, 100 Ribaut Road, Beaufort, SC.

2. A Special Planning Commission meeting is scheduled for August 15, 2017, at 5:30 p.m. in the Executive Conference Room, County Administration Building, 100 Ribaut Road, Beaufort, SC.

ADJOURNMENT: Motion: Mr. Hinchler made the motion, and Mr. Pappas seconded the motion, **to adjourn the meeting.** The motion carried (**FOR: Chmelik, Hinchler, Mitchell, Pappas, Semmler, Stewart, and Walsnovich; ABSENT: Fermin and Fireall**). Mr. Semmler adjourned the meeting at approximately 7:04 p.m.

SUBMITTED BY:



Barbara Childs, Administrative Assistant to the Planning Director

Robert Semmler, Beaufort County Planning Commission Chairman

APPROVED: September 7, 2017

Note: The video link of the August 7, 2017, Planning Commission meeting is:
http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=3363