

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Tuesday, February 5, 2002, in the County Council Chambers of the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

MEMBERS PRESENT:

Mr. Jim Hicks, Chair
Mr. John Abney
Ms. Margie Jenkins
Mr. Thomas Mike, Sr

Mr. Ben Johnson, III, Vice Chair
Mr. Jerome Goode
Mr. Paul Keyserling

MEMBERS ABSENT:

Ms. Joy Guyer

Mr. Mike Zara

EX-OFFICIO MEMBERS PRESENT: None

STAFF PRESENT:

Mr. Anthony J. Criscitiello, Planning Director
Ms. Barbara Ann C. Childs, Administrative Assistant to the Planning Director
Ms. Carla Clark-McCuller, Planning Assistant

CALL TO ORDER: Chairman Hicks called the meeting to order at approximately 6:05 p.m.

PLEDGE OF ALLEGIANCE: Chairman Hicks led those assembled in the pledge of allegiance.

REVIEW OF MINUTES: The minutes of the January 3, 2002, Commission meeting were reviewed. No corrections were noted. **MOTION: Mr. Abney made a motion, and Ms. Jenkins seconded, to accept the minutes of the January 3, 2002, meeting. The motion was carried (FOR: Abney, Goode, Jenkins, Johnson, Keyserling; ABSTAINED: Mike).**

CHAIRMAN'S REPORT:

1. **February 13, 2002, Commission Meeting:** The scheduled Commission meeting for reviewing Comprehensive Plan amendments may occur. Chairman Hicks asked the Commissioners to keep the meeting on their calendar and Ms. Childs would contact them by phone if the meeting were to be cancelled. Also, Mr. Criscitiello and Chairman Hicks would be meeting with any focus groups regarding any specific Comprehensive Plan concerns. and relaying their concerns to the Commissioners.
2. **February 6, 2002, Greenways Meeting:** Chairman Hicks noted tomorrow's meeting at the Beaufort County Library in Downtown Beaufort where the greenways consultant would be accepting comments from the public from 9:00 a.m. to 7:00 p.m.

PUBLIC COMMENT:

1. Ms. Carol Tuynman asked for clarification regarding the February 13, 2002, Commission meeting since tonight's agenda stated the meeting was cancelled. She asked that discussions occur prior to the adoption of any Comprehensive Plan amendments. She also thanked the Commission for the bicycle path/greenways presentation during the Commission's workshop prior to tonight's meeting.
2. Ms. Wendy Zara noted her concern for the locked door to the Executive Conference Room and the public's inaccessibility to public meetings in that room because of the added security in the building.

NEW STAFF PERSONNEL: Mr. Criscitiello introduced Ms. Carla Clark-McCuller to the Commission. Ms. McCuller is the Planning Assistant and will serve as back-up administrative support to the Commission.

TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING & DEVELOPMENT STANDARDS ORDINANCE (ZDSO): ARTICLE V, TABLE 106-1426, ACCESSORY AND MISCELLANEOUS USE STANDARDS (permits guest houses as an accessory use on residential lots)

Mr. Criscitiello briefed the Commissioners. Due to suggested changes received from Ms. Ann DeBrosse prior to the Planning Committee meeting, Mr. Criscitiello had those changes brought before the Planning Commission. The Commission's recommendations from last month and tonight will be forwarded to the Planning Committee. Staff agrees with changing the language to that the number of guest houses are limited to the zoning density of property, rather than limiting the property owner to one guest house.

Public Comment:

1. Ms. Ann DeBrosse noted that not only Spring Island landowners, but other large landowners, would benefit from the density change. She had spoken to the Zoning & Development Administrator (Mr. Charles Gatch) and the Planning staff and both agreed to the density change. She also is asking to change the setback requirements for guest houses to mirror primary units so that the property owners would not have to apply for a setback variance.
2. Mr. Bob Stoothoff noted that he had a guest house that was being occupied by his father. He asked if his would be considered non-conforming since it faced the road, because his home faced the river.

Mr. Criscitiello noted staff's concern that adjacent neighbors may object to guest houses being placed where neighboring primary units exist. He urged leaving the wording as an additional level of caution.

Discussion included limiting the number of guest houses because of septic system problems, neighbors expecting reasonable distance between lots, the problems associated to an increased number of guest houses, a clarification between a guest house and a second residence; and the zoning density requirement included in the new language regarding increased guest cottages.

MOTION: Mr. Abney made a motion, and Mr. Johnson seconded, to recommend approval of the Text Amendments to the Beaufort County Zoning & Development Standards Ordinance (ZDSO), Article V, Table 106-1426, Accessory and Miscellaneous Use Standards that permit guest houses as an accessory use on residential lots, with change on item 2 regarding one guest house may normally be permitted on any single family lot, exceptions will be on a case-by-case basis subject to the DRT review to confirm additional guest houses are in conformance with the designated area. Further discussion included clarification on motion. The motion was carried (FOR: Abney, Jenkins & Johnson; AGAINST: Goode, Keyserling & Mike; Hicks voted FOR to break the tie).

THE LAND USE-COASTAL ECOSYSTEM STUDY/LU-CES presentation by Mr. Rick DeVoe of South Carolina Sea Grant Consortium

The LU-CES is intended to generate tools to inform the local level governments on growth influencing the ecosystem, in particular the Okatie River salt marsh-tidal creek system. During the discussion period, Mr. DeVoe noted that the study was finishing its first year of a four-year field study and that information would be generated during years four and five of the study. He noted that their website would contain updated information.

OTHER BUSINESS: None were discussed.

ADJOURNMENT: Mr. Abney made a motion, and Mr. Mike seconded, to adjourn the meeting. The motion was carried unanimously (FOR: Abney, Goode, Jenkins, Johnson, Keyserling & Mike). Chairman Hicks adjourned the meeting at approximately 7:23 p.m.

SUBMITTED BY:

Barbara Ann C. Childs, Admin. Assistant to Planning Director

Jim Hicks, Chairman, Beaufort County Planning Commission

APPROVED: **March 5, 2002**