



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, March 7, 2016, in County Council Chambers, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

Members Present:

Mr. Robert Semmler, Chairman
Mr. George Johnston

Ms. Diane Chmelik
Mr. Edward Riley III

Mr. Marque Fireall
Mr. Eric Walsnovich

Members Absent: Mr. Randolph Stewart, VACANCY-Northern Beaufort County representative (Mr. Charles Brown), and VACANCY-Port Royal Island representative (the late Ms. Carolyn Davis)

Staff Present:

Mr. Anthony J. Criscitiello, Planning Director
Mr. Robert Merchant, Long Range Planner
Ms. Barbara Childs, Administrative Assistant to the Planning Director

CALL TO ORDER: Chairman Robert Semmler called the meeting to order at approximately 6:02 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

- A. **January 7, 2016:** Mr. Semmler noted that he had four (4) corrections and would give Mrs. Childs the changes. No further discussion occurred. **Motion:** Ms. Diane Chmelik made motion, and Mr. Ed Riley seconded the motion, **to accept the January 7, 2016, minutes as corrected.** The motion **carried** (FOR: Chmelik, Fireall, Johnston, Riley, Semmler, and Walsnovich; ABSENT: Stewart).
- B. **February 1, 2016:** Mr. Semmler noted that he had eight (8) changes and would give Mrs. Childs the changes for the records. Mr. Riley noted that with the Bloody Point motion, Mr. Semmler was not absent, rather he voted against the motion. No further discussion occurred. **Motion:** Mr. Marque Fireall made motion, and Mr. Ed Riley seconded the motion, **to accept the February 1, 2016, minutes as corrected.** The motion **carried** (FOR: Chmelik, Fireall, Johnston, Riley, Semmler, and Walsnovich; ABSENT: Stewart).

CHAIRMAN'S REPORT: Mr. Semmler noted that the Commission had been working hard to get the Comprehensive Plan reviewed. He hoped that the three elements being reviewed tonight would be forwarded to County Council for their approval.

PUBLIC COMMENT on non-agenda item: None were received.

THE FIVE-YEAR ASSESSMENT AND TEXT AMENDMENTS TO CHAPTER 4-LAND USE, CHAPTER 6-CULTURAL RESOURCES, AND CHAPTER 9-ENERGY OF THE 2010 BEAUFORT COUNTY COMPREHENSIVE PLAN AS A RESULT OF THE FIVE-YEAR REVIEW OF THE PLAN; APPLICANT: BEAUFORT COUNTY PLANNING STAFF

Mr. Robert Merchant briefed the Commissioners on the 5-Year Assessment. He noted that the Commissioners and the staff have been working together to determine what needed to be updated, revised, or eliminated to make the Comprehensive Plan continue to be relevant through the next five years. The state statute required counties to have a comprehensive plan if a zoning ordinance is being used, and required at least a 5-year review instead of a rewrite. The 5-Year Assessment satisfies the review requirement for the plan. The Commission and the staff will continue to work on each element to make the identified revisions that will be brought before County Council for their adoption. The plan will be a relevant document on current programs and needs that will carry the County through until the next review period. He gave a brief description of the 5-Year Assessment. The Commission is diligently going through the elements of the Comprehensive Plan, and has brought forward three completed elements today.

Discussion by the Commissioners included concern that Spring Island was shown on Map 4-1 as rural and undeveloped when it definitely is developed and should be rural (*Mr. Robert Merchant noted that the density on Spring Island was low and explained that page 4-6 showed the mapping categories.*); clarification on the mapping categories; concern that the introduction paragraph should emphasize the goals and who the users were and how the plan is used on a practical basis for growth management by the County (*Mr. Merchant noted that he would give some major achievements such as transportation changes and Rural & Critical Land Preservation Program purchases.*).

Mr. Semmler noted for the audience's benefit that the Commission had gone through the elements prior to tonight's meeting, and had given their comments for Staff to include in each element.

Public Comment: None were received.

Motion: Mr. George Johnston made a motion, and Mr. Ed Riley seconded the motion, to **recommend approval to County Council for the Five-Year Assessment and Text Amendments to Chapter 4-Land Use, Chapter 6-Cultural Resources, and Chapter 9-Energy of the 2010 Beaufort County Comprehensive Plan as a result of the five-year review of the plan.** The motion **carried** (FOR: Chmelik, Fireall, Johnston, Riley, Semmler, and Walsnovich; ABSENT: Stewart).

OTHER BUSINESS: The next Special Planning Commission meeting will be Tuesday, March 15, at 5:30 p.m. The next Planning Commission meeting is scheduled for Monday, April 4, 2016, at 6:00 p.m.

ADJOURNMENT: **Motion:** Mr. Marque Fireall made a motion, and Mr. Eric Walsnovich seconded the motion, to **adjourn the meeting.** The motion **was carried** (FOR: Chmelik, Fireall, Johnston, Riley, Semmler, and Walsnovich; ABSENT: Stewart). Mr. Semmler adjourned the meeting at approximately 6:33 p.m.

SUBMITTED BY:



Barbara Childs, Admin. Assistant to the Planning Director



Robert Semmler, Beaufort County Planning Commission Chairman

APPROVED: April 4, 2016, as written

Note: The video link of the February 1, 2016, Planning Commission meeting is:
http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=2490