



COUNTY COUNCIL OF BEAUFORT COUNTY
Beaufort County Community Development Department

Beaufort County Government Robert Smalls Complex
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The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Monday, October 7, 2019, in Council Chambers, County Administration Building, 100 Ribaut Road, Beaufort, South Carolina.

Members Present:

Mr. Ed Pappas, Chairman	Mr. Harold Mitchell	Dr. Caroline Fermin
Mr. Randolph Stewart, Vice Chairman	Ms. Diane Chmelik	Ms. Cecily McMillan
Mr. Kevin Hennelly	Mr. Jason Hinch	

Members Absent:

None

Staff Present:

Mr. Robert Merchant, Assistant Community Development Director
Ms. Diane McMaster, Senior Administrative Specialist

CALL TO ORDER: Vice Chairman Stewart called the meeting to order at 6:07 p.m.

PLEDGE OF ALLEGIANCE: Vice Chairman Stewart led those assembled with the pledge of allegiance.

REVIEW OF AGENDA: Vice Chairman Stewart requested an amendment to the current agenda as follows: election of a new BC Planning Commission Chairman be added as an additional agenda item. Dr. Caroline Fermin made a motion to amend said agenda, and the motion was seconded by Mr. Jason Hinch. All Commission members present supported the motion.

REVIEW OF MEETING MINUTES: The Commissioners reviewed the June 3, 2019, meeting minutes. Mr. Ed Pappas made a motion to accept the minutes as written, and Ms. Diane Chmelik seconded the motion. There was unanimous support for the motion.

CHAIRMAN'S REPORT: Vice Chairman Stewart recognized Robert Semmler for his countless hours of service on various boards, commissions, and committees within Beaufort County. Before stepping down, Mr. Semmler had served on the Beaufort County Planning Commission for eleven years.

ZTA 2019-01 TEXT AMENDMENT TO THE LADY'S ISLAND COMMUNITY PRESERVATION DISTRICT (LIPC) AND THE LADY'S ISLAND EXPANDED HOME BUSINESS DISTRICT (LIEHB) TO LIMIT RESIDENTIAL DENSITY TO DEVELOPMENTS NOT LOCATED ON PUBLIC SEWER (APPENDIX A, DIVISION A.2 AND A.3)

Mr. Robert Merchant, Beaufort County Community Development Deputy Director, presented information to the Commission regarding the proposed Text Amendment. The Amendment would (1) limit the minimum lot size for minor subdivisions (4 lots or fewer) to ½ acre and (2) limit the density of major subdivisions (greater than 4 lots) that are served by on-lot septic systems to one dwelling unit per 2 acres. The proposed guidelines are specifically recommended in the Lady's Island Plan as one component of an

overall growth management strategy for the island, taking into consideration existing infrastructure, public services, and natural resources. The guidelines are also consistent with the goals, objectives, and policies of the County's Comprehensive Plan. The impact on affordable housing was discussed, and it was determined that the managed growth benefits for the island outweighed any decrease to the affordable housing inventory.

The Metro Planning Commission (MPC) reviewed the request at their August 19, 2019, meeting and voted unanimously to support the staff recommendation.

CITIZEN COMMENTS: Ms. Rikki Parker, Coastal Conservation League, spoke regarding the proposed Lady's Island Text Amendment. She acknowledged that the proposed amendment was in line with the Lady's Island Plan, and she agreed with Beaufort County Community Development Staff's recommendation to approve.

There being no further discussion regarding Zoning Text Amendment 2019-01, Vice Chairman entertained a motion to approve said Amendment. Mr. Jason Hincer made a motion to approve, seconded by Dr. Caroline Fermin. There was unanimous support for the motion.

NOMINATION OF CHAIRMAN: Vice Chairman Stewart asked for nominations for a new Beaufort County Planning Commission Chairman. Dr. Caroline Fermin nominated Mr. Ed Pappas as Chairman, and Mr. Harold Mitchell seconded the nomination. The Commission voted unanimously to elect Mr. Ed Pappas as Chairman.

NEW/OTHER BUSINESS:

New Business: The 2020 Planning Commission Meeting Schedule was reviewed and voted upon. It was noted that when the Commission has agenda items south of the Broad River, meetings could be held at the Bluffton Branch Library. Dr. Caroline Fermin made a motion to accept the 2020 Meeting Schedule as presented, and Ms. Cecily McMillan seconded the motion. There was unanimous support for the motion.

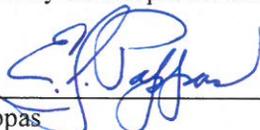
Other Business: The next scheduled Planning Commission meeting will be Monday, November 4, 2019, 6:00 p.m., Council Chambers, County Administration Building, 100 Ribaut Road, Beaufort, SC.

ADJOURNMENT: With no further business to discuss, Chairman Ed Pappas adjourned the meeting at 6:42 p.m. All Commission members in attendance were in favor of adjournment.

SUBMITTED BY:



Diane McMaster
Community Development Senior Administrative Specialist



Ed Pappas
Beaufort County Planning Commission Chairman

Date: 11/7/19