

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Monday, April 5, 2010, in County Council Chambers, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

Members Present:

Mr. Jim Hicks, Chair

Mr. Robert Semmler, Vice Chair

Ms. Mary LeGree

Mr. Ronald Petit

Mr. Edward Riley III

Mr. E. Parker Sutler

Members Absent: Ms. Diane Chmelik, Mr. John Thomas; Vacancy – Northern Beaufort County (formerly Mr. Frank Mullen)

Staff Present:

Ms. Delores Frazier, Assistant Planning Director

Ms. Barbara Childs, Admin. Asst. to Planning Director

CALL TO ORDER: Chairman Hicks called the meeting to order at approximately 6:03 p.m.

PLEDGE OF ALLEGIANCE: Chairman Hicks led those assembled in the Chambers with the pledge of allegiance to the U.S.A. flag.

REVIEW OF MINUTES: The Commission reviewed their March 1, 2010, meeting minutes.

Motion: Mr. Sutler made a motion, and Ms. LeGree seconded the motion, **to accept the March 1, 2010, minutes as written.** The motion **was carried unanimously** (FOR: Hicks, LeGree, Petit, Riley, Semmler, and Sutler).

CHAIRMAN'S REPORT: Chairman Hicks noted for the record that there were no members of the public present in the audience.

PUBLIC COMMENT for items other than agenda items: None was received.

TEXT AMENDMENT TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO), ARTICLE V, SECTION 106-1098 GENERAL USE TABLE (TO ALLOW A SMALL TOWING BUSINESS TO BE ABLE TO DO BUSINESS IN COMMERCIAL REGIONAL ZONING), APPLICANT: JOSHUA M. SIGLER

Ms. Delores Frazier briefed the Commission. The use is not allowed. The staff is recommending denying the amendment since the use should be on major highways. Towing businesses are better suited to light industrial areas. Towing is allowed as an accessory use if one is doing automotive repair. The applicant is primarily a towing business.

Chairman Hicks noted that the applicant is not present at the meeting and no other members of the public are present.

Public Comment: None was received.

Applicant's Comment: None was received since he was not present at the meeting.

Committee discussion included:

- whether the applicant were the owner of the property (the answer was no);
- whether the Planning staff had heard from the property owner (the answer was no);
- whether the text amendment would apply to any piece of property zoned commercial regional throughout the county (the answer was yes);
- the Commission having seen applicants in the past who had asked for text amendments to accommodate their business;
- the allowance of towing businesses in light industrial, industrial park, and rural zoning districts;
- the difficulty of granting the text amendment since other locations are available to the applicant; and
- the applicant as the renter and not the owner of the property can move to another location.

Motion: Mr. Semmler made a motion, and Mr. Sutler seconded the motion, **to recommend to County Council to deny the requested Text Amendment to the Beaufort County Zoning and Development Standards Ordinance (ZDSO), Article V, Section 106-1098 General Use Table that will allow a small towing business to be able to do business in commercial regional zoning.** No further discussion occurred. The motion **was carried** (FOR: Hicks, LeGree, Petit, Riley, Semmler and Sutler),

Discussion on a point of clarification: Ms. Frazier noted that anyone can request a text change to the zoning and development standards ordinance once they have paid a filing fee. Text amendments are not tied specific properties, but rather to zoning districts.

OTHER BUSINESS: None were noted.

ADJOURNMENT: Motion: Ms. LeGree made a motion, and Mr. Sutler seconded the motion, **to adjourn** the meeting. The motion **was carried unanimously** (FOR: Hicks, LeGree, Petit, Riley, Semmler, and Sutler). The meeting adjourned at approximately 6:15 p.m.

SUBMITTED BY:

Barbara Childs, Admin. Assistant to the Planning Director

Jim Hicks, Beaufort County Planning Commission Chairman

APPROVED: May 3, 2010; as written