

COUNTY COUNCIL OF BEAUFORT COUNTY

ADMINISTRATION BUILDING
100 RIBAUT ROAD
POST OFFICE DRAWER 1228
BEAUFORT, SOUTH CAROLINA 29901-1228
TELEPHONE: (843) 255-2180
FAX: (843) 255-9401
www.bcgov.net

WM. WESTON J. NEWTON
CHAIRMAN

D. PAUL SOMMERVILLE
VICE CHAIRMAN

COUNCIL MEMBERS

STEVEN M. BAER
RICK CAPORALE
GERALD DAWSON
BRIAN E. FLEWELLING
HERBERT N. GLAZE
WILLIAM L. McBRIDE
STEWART H. RODMAN
GERALD W. STEWART
LAURA VON HARTEN

GARY KUBIC
COUNTY ADMINISTRATOR

BRYAN J. HILL
DEPUTY COUNTY ADMINISTRATOR

LADSON F. HOWELL
COUNTY ATTORNEY

SUZANNE M. RAINEY
CLERK TO COUNCIL

AGENDA COMMUNITY SERVICES COMMITTEE

Monday, March 21, 2011

4:00 p.m.

Conference Room, Building 2
Beaufort Industrial Village
102 Industrial Village Road, Beaufort

Committee Members:

William McBride, Chairman
Gerald Dawson, Vice Chairman
Steven Baer
Rick Caporale
Herbert Glaze
Paul Sommerville
Laura Von Harten

Staff Support

Morris Campbell, Division Director

4:00 p.m.

1. CALL TO ORDER
2. DISCUSSION / REQUEST LRTA TO PROVIDE TO BEAUFORT COUNTY A PROPOSAL RELATIVE TO ESTABLISHING A MARINE DIVISION WITHIN LRTA
Mr. Aaron Crosby, Chairman, Daufuskie Island Council
3. DISCUSSION / HOUSING PROJECTS STATUS REPORT ([backup](#))
Mr. Tony Criscitiello, Division Director, Planning and Development
4. CONSIDERATION OF REAPPOINTMENTS AND APPOINTMENTS
 - Children's Foster Review Board
 - Disabilities and Special Needs Board
5. ADJOURNMENT

Community Services		
Date	Time	Location
April 18	4:00 p.m.	BIV #2
May 16	4:00 p.m.	BIV #2
June 20	4:00 p.m.	BIV #2
No Meeting in July		
August 15	4:00 p.m.	BIV #2
September 19	4:00 p.m.	BIV #2
October 17	4:00 p.m.	BIV #2
November 21	4:00 p.m.	BIV #2
December 19	4:00 p.m.	BIV #2

County TV Rebroadcast	
Monday	1:00 a.m.
Monday	10:00 p.m.
Thursday	9:00 a.m.

A quorum of Council may be in attendance at all Committee meetings.
Please silence your cell phone during the meeting.

Memo

To: Community Services Committee
From: Tony Criscitiello, Planning Director
CC: Morris Campbell, Division Director / Community Services
Date: 3/17/2011
Re: Affordable Housing

Background: The Beaufort County Planning Department has taken the lead in promoting affordable housing in a variety of ways. This past year, the department has been working with the private sector to develop affordable housing tax credit projects to assist the needs of qualified low and moderate income families and individuals. The first outcome of this effort is seen in the soon to be built May River Village Apartments. The State Housing Finance and Development Authority plays an important role by reserving tax credits ; and in this case, approximately \$850,000.00 on a annual tax credit.

Project Data: The site for the May River Village Apartments is located on the north side of Bruin Road in the unincorporated area of Greater Bluffton. The data collected from the Development Review Team (DRT) files shows the site to be 5.99 acres and currently zoned urban in the unincorporated County. The development proposes 68 units with a mix of 28 – 1 bedroom, 40 – two bedroom and three bedroom units. In general, the state statute requires that apartment homes be rented to households that earn 80% of the area median income or less as adjusted for family size. However, 51 of the 68 units will be rented to households that earn 60% of median income, and 17 of the 68 units will be rented to households that earn 50% of median income. The Beaufort County 2010 Comprehensive Plan list the 80% of median income criteria to fall within the household income range from \$30,750 to \$49,200.

Impact Fee Exemption: Affordable housing is exempt from development impact fees under both the South Carolina Development Impact Fee Act. See SC Code Section 6-1-970 (7), and Beaufort County Code See Section 82-32 (b) (7). The Beaufort County Attorney has agreed to interpret that exemption to mean that affordable housing developments do not pay impact fees as long as no public infrastructure is required to serve the development, or if the infrastructure is required, payment is funded by the developer directly rather than through impact fees. The records in the Building Codes Department indicate that the exempted impact fees are as follows: Road Impact Fees: \$151,251.00 and, Fire Impact Fees: \$9,804.00. The total construction cost of the project is \$ 5,000,000.00.

DRT Approvals: The Development Review Team met on February 16, 2011 and rendered their decision to approve the project. A traffic impact analysis approved by the County Traffic Engineer found that no additional transportation infrastructure is needed to accommodate this development at this time. All other relevant public agencies , as per DRT project review requirement, provided their concurrence to move the project to approval. The construction should commence by the end of March 2011.

March 15, 2010

Page 7 of 10

It was moved by Mr. Stewart, seconded by Mr. Baer, that Council approves the prioritization of 2010 Community Development Block Grant Program Projects as follows: infrastructure, community facilities, housing and economic development. The vote was: FOR - Mr. Baer, Mr. Dawson, Mr. Flewelling, Mr. Glaze, Mr. McBride, Mr. Newton, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Ms. Von Harten. ABSENT - Mr. Caporale. The motion passed.

102001 MAY RIVER VILLAGE APTS SITE CAPACITY ANALYSIS

REVISED AS OF 10-05-10

Area Summary:

Zoning District	UPLAND (ac)	WETLAND (ac)	TOTAL (ac)
(U) Urban	5.92	0.07	5.99

Allowable Uses:

Multifamily	(U) Limited
-------------	----------------

Multipliers:

Zoning District-Use	Max Gross Density	Max Net Density	Min LSR/OSR
(U) Urban	15	24	0.25
Affordable Housing	100%	100%	95%
Incentives	30	48	0.2375

Calculation Summary:

Zoning District	Open Space (ac)	Number of Units
(U) Urban	0.25	
1- based on multifamily	1.42	85
Required	1.43	-
Provided	2.95	-

Buffers

		(table 106-1617)
Urban adj to Urban	=	50'
Urban adj to Suburban	=	0'
Wetland Buffer	=	15'
Building Setback's:		(table 106-2406)
Streetyard Bldg S/B	=	25'
Sidyard S/B	=	12'
Rearyard S/B	=	20'
Wetland S/B	=	20'
Parking S/B	=	15'
Max. Bldg Height	=	35'
Building Spacing	=	30'

Parking Summary:

Multifamily	Footprint SF	Total Units	# 1 BR (1.5sp)	#2-3BR (2sp)	Stalls Required
Building 1 (Type A- 16 du)	18,598	16	8	8	28
Building 2 (Type B- 20 du)	23,192	20	8	12	36
Building 3 (Type C- 8 du)	9,104	8	2	6	15
Building 4 (Type A- 16 du)	18,598	16	8	8	28
Building 5 (Type C- 8 du)	9,104	8	2	6	15
Total	78,596	68	28	40	122

Provided **132**

10 Add'l Spaces=9%
Overage is perious

Buffer Modulation:

Total Site Area (ac)		5.99	-
Acreage w/in Esmt & Hawkes Rd.	-	0.31	-
Total Developable Site Acreage	=	5.69	100%
Existing Buffer Acreage		2.74	48.2%
Prop. Modulated Buffer Acreage		1.42	25.0%

