

# COUNTY COUNCIL OF BEAUFORT COUNTY

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COUNTY ATTORNEY

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CLERK TO COUNCIL

## AGENDA NATURAL RESOURCES COMMITTEE

Tuesday, February 1, 2011

2:00 p.m.

Executive Conference Room  
Administration Building

### Committee Members:

Paul Sommerville, Chairman  
Jerry Stewart, Vice-Chairman  
Steven Baer  
Gerald Dawson  
Brian Flewelling  
William McBride  
Stu Rodman

Staff Support: Tony Criscitiello

### 2:00 p.m. 1. CALL TO ORDER

2. TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO), ARTICLE V. USE REGULATIONS; TABLE 106-1098. GENERAL USE TABLE; AND SECTION 106-1247. ASSEMBLY AND WORSHIP, SMALL (THAT ALLOWS SCHOOLS AS A LIMITED USE IN SMALL ASSEMBLY AND WORSHIP USES AND REMOVES SIZE REQUIREMENT) ([backup](#))
3. TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO) THAT ALLOW FOR CONTROL OF STORMWATER VOLUME FROM “LOTS OF RECORD BUT NOT BUILT.” THESE CONTROLS WILL MITIGATE WATER RESOURCE IMPACTS FROM CONSTRUCTION IN PREVIOUSLY APPROVED DEVELOPMENTS THAT DO NOT HAVE VOLUME CONTROLS. ([backup](#)) ([proposed text](#))
  - A. SECTION 106-7. EXEMPTIONS OF DEVELOPMENT TYPES.
  - B. SECTION 106-8. EXEMPTION FROM SUBDIVISION REVIEW.
  - C. SECTION 106-18. DEFINITIONS. (ADDING NEW DEFINITION—BEST MANAGEMENT PRACTICES, ON-SITE)
  - D. SECTION 106-732. ZONING PERMIT.
  - E. SECTION 106-2857. EXEMPTIONS FROM SITE RUNOFF CONTROL AND DRAINAGE PLANNING/DESIGN.
  - F. SECTION 106-2861. RETENTION/DETENTION FACILITIES.
  - G. SECTION 106-2865. ON-SITE SINGLE FAMILY LOT, BEST MANAGEMENT PRACTICES (BMP). (ADDING NEW SEC

A quorum of Council may be in attendance at all Committee meetings.

Please silence your cell phone during the meeting.



4. EXECUTIVE SESSION
  - Discussion of negotiations incident to proposed contractual arrangements and proposed purchase of property
  
5. CONSIDERATION OF REAPPOINTMENTS AND APPOINTMENTS
  - Beaufort / Jasper Water and Sewer Authority
  - Coastal Zone Management Appellate
  - Historic Preservation Review Board
  - Planning Commission
  - Rural and Critical Lands Preservation Review Board
  - Southern Corridor Review Board ([backup](#))
  - Zoning Appeals Board
  
6. ADJOURNMENT

			<b>Natural Resources</b>		
			<i>Date</i>	<i>Time</i>	<i>Location</i>
			March 7	2:00 p.m.	ECR
			April 4	2:00 p.m.	ECR
			May 2	2:00 p.m.	ECR
			June 6	2:00 p.m.	ECR
			July 11	2:00 p.m.	ECR
			August 1	2:00 p.m.	ECR
			September 6	2:00 p.m.	ECR
			October 3	2:00 p.m.	ECR
			November 7	2:00 p.m.	ECR
			December 5	2:00 p.m.	ECR
<b>County TV Rebroadcast</b>					
Wednesday	9:00 a.m.				
Thursday	1:00 a.m.				
Friday	10:00 p.m.				



## PLANNING DIVISION MEMORANDUM

**To:** Natural Resources Committee of Beaufort County Council  
**From:** Anthony Criscitiello, Planning Director  
**Subject:** **Proposed Amendment to the Zoning & Development Standards Ordinance to Allow Schools as Accessory Use for Assembly and Worship, Small**  
**Date:** January 26, 2011

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**Excerpt of PLANNING COMMISSION RECOMMENDATION from its January 6, 2011, draft meeting minutes:**

Mr. Anthony Criscitiello, the County Planning Director, briefed the Commission. The basic issue is that under assembly and worship, small, Pastor Russell is proposing an amendment to permit schools as long as the size of the church and all accessory uses do not exceed 15,000 square feet. Based on the staff analysis, the amendment would be consistent with the Comprehensive Plan by removing the regulatory barriers to permit small church affiliated schools in rural areas. Traffic would not be a major consideration in placement of these facilities (small church schools). The Planning staff recommends approval of this amendment. He noted that the use would be a limited use and would not create an unnecessary burden on the County.

Applicant Comment: Mr. Rodney Small, a representative of the applicant, noted that the church had been in existence for over 20 years and located on Halifax Road on St. Helena Island a few years ago. The church would like to serve the island and the community. The church purchased two modular units to expand its ministries such as after-school program and childcare. Upon the closing of another private school, the parents contacted the church asking if it would open a Christian school. A Christian Academy was not part of the church's immediately future; however, the Church saw an immediate need for an Academy. The church is a member of the S.C. Association for Christian Schools. He noted some church members had home schooled their children successfully with high SAT scores and have gone onto college. He asked the Commission for their consideration. The church was not familiar with the text amendment and thought they were in compliance when they started the school, until they found out otherwise. The church does plan to provide other outreach services to the community with the space they do have. The church has 150 active members. He noted that small churches are allowed other services but not schools.

Mr. Criscitiello noted that the 10-acre minimum requirement also was removed by the staff.

Commission discussion included noting that schools fall under state and county laws, noting that this text amendment was following a trend of establishing private church schools, querying a need for a minimum site area since setbacks and buffers must be complied with in this use, noting that church sizes are typically 3 to 5 acres, and confirming that the applicant's request is within the Comprehensive Plan guidelines.

Public Comment: No comments were received.

**Motion:** Ms. LeGree made a motion, and Mr. Semmler seconded the motion, **to recommend approval to County Council for the Text Amendment to the Zoning and Development Standards Ordinance (ZDSO), Article V, Table 106-1098. General Use Table and Sec. 106-1247 that will allow schools as a limited use in small assembly and worship uses and removes the size requirement.** The motion was carried **unanimously** (FOR: Brown, Chmelik, Hicks, LeGree, Petit, Riley, Semmler, Sutler, and Thomas).

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**STAFF REPORT:**

**A. BACKGROUND:**

**Case No.** ZTA 2011-01

**Applicant:** Pastor Daniel L. Russell, Jr.

**Proposed Text Change:** Alter the Use Definition for Assembly and worship (small) to allow schools as an accessory use.

**Affected Zoning and Development Standards Ordinance (ZDSO) sections:**

- Article V, Division 1, Table 106-1098. General Use Table -- Use Definitions, Assembly and worship, small
- Article V, Division 2, Section 106-1247. Limited and special use standards for Assembly and worship, small

**B. SUMMARY OF REQUEST:**

Daniel L. Russell is the pastor of a small church on Halifax Road on St. Helena Island. He is requesting that the text of the ZDSO be amended to allow small churches in Rural areas to have private schools on site. Currently, churches on properties that are zoned Rural may have a private school on site under the use – *Assembly and Worship, Large*. In Rural, *Assembly and Worship, Large* can only be used if the site area is 10 acres or greater. A church on a site with less than 10 acres is permitted under the use – *Assembly and Worship, Small*, but this use does not permit schools. Therefore, the definition of *Assembly and Worship, Small* is proposed to be amended to permit schools as long as the size of the church and all accessory uses do not exceed 15,000 square feet.

Earlier this year, Pastor Russell acquired several mobile classrooms and installed them on his church's property. A small, private school is currently operating on the site, which is in violation of zoning requirements because the property is less than 10 acres.

### C. ANALYSIS:

Section 106-493 of the ZDSO conveys 7 standards (below), any of which is cause for a Zoning Text Amendment. Analysis will address all those that are applicable to this text change request.

#### **Sec. 106-493. Standards for zoning text amendment.**

A zoning ordinance text amendment may be approved if:

1. It would implement a new portion of the comprehensive plan or amendment.  
(Not Applicable)
2. It would implement and better achieve the comprehensive plan's goals and objectives that have proved difficult to achieve under the ordinance's existing provisions.

The Land Use Element of the Comprehensive Plan states as one of its Rural Policy Goals that the County will promote institutional uses in rural areas that are compatible with the rural environment, such as churches, schools, community centers, job training centers, social service agencies, and post offices. Removing regulatory barriers to permit small church affiliated schools in rural areas furthers this policy goal.

3. The ordinance's provisions were inconsistent or unreasonable in light of standards for similar uses.

Other accessory uses to churches are permitted under the use *Assembly and Worship, Small*. These include health care facilities, food banks and child care facilities. These uses have similar impacts as small private schools on surrounding properties and on traffic and yet do not have the restrictions placed on them that are placed on private schools.

4. It is necessary to respond to state and/or federal legislation.  
(Not Applicable)
5. It provides additional flexibility in meeting the ordinance's objectives without lowering the ordinance's general standards.

The proposed text amendments would provide additional flexibility in meeting the objectives of the ordinance without lowering the ordinance's general standards. It is often the mission of places of worship (small and large) to have outreach programs to meet the needs of their congregations. Some forms of outreach, such as social services and child care, are already permitted as

accessory uses to these facilities. Allowing private schools is consistent with these other forms of outreach that are already permitted.

6. It addresses a new use, changing conditions, and/or clarifies existing language.

Currently, on-site private school facilities are not permitted as accessory uses to small churches. This change will allow places of assembly and worship (whether small or large) to expand their mission to include private schools

7. It clarifies the ordinance or makes adjustments to account for interpretation.

(Not Applicable)

#### **D. STAFF RECOMMENDATION:**

Staff supports the addition of schools to be permitted as an accessory use to small churches and has added several additional minor changes to add clarity to the proposed amendment originally requested by the applicant.

**Recommendation:** Proposed amendments (on pages 3 and 4 of this staff report) are shown as **bold and underlined** for additions and ~~strike-through~~ for deletions.

#### **E. ATTACHMENT:**

- Copy of application for Zoning Text Amendment

TABLE 106-1098. GENERAL USE TABLE

Land Use	Priority Areas							Rural Areas				Additional Standards (See Section)	Use Definition	
	U	S	CR	CS	RD	LI	IP	R	RR	RB	RC			
INSTITUTIONAL USES														
Assembly and worship, large	L	L	Y	L	N	N	N	N	L	N	L	N	106-1246	Museums, libraries, aquariums, cultural or arts centers, historic sites and churches with or without schools (except Sunday schools occupying no more than 50 percent of the floor area) as part of the complex and having 15,000 or greater square feet of floor area. (NAICS 6111, 8131, 8134) Places of worship may establish "on-site" social programs such as health care, food banks, child care, and the like as accessory uses in the principal structure and/or auxiliary buildings. These uses must be nonprofit. The sum of all principal and accessory structures may not exceed the allowable floor area ratio for the use / district. Additionally, the floor area of all accessory uses may not exceed the floor area of the principal building. (NAICS 624210, 624410, 813212, 8134)
Assembly and worship, small	Y	Y	Y	Y	N	N	N	N	L	L	L	N	106-1247	Museums, aquariums, cultural or arts centers, historic sites and churches with <b>or without no</b> schools (except Sunday schools occupying no more than 50 percent of the floor area) as part of the complex and having less than 15,000 sq. ft. of floor area. In the rural district, there shall be no minimum lot size for this use when less than 15,000 sq. ft. of floor area, <b>and/or when no school is involved.</b> (NAICS 6111, 8131, 8134) This use includes all cemeteries. (NAICS 81222) Places of worship may establish "on-site" social programs such as health care, food banks, child care, and the like as accessory uses in the principal structure and/or auxiliary buildings. These uses must be nonprofit. The sum of all principal and accessory structures may not exceed <del>the allowable floor area ratio for the use / district</del> <b>15,000 square feet.</b> Additionally, the floor area of all accessory uses may not exceed the floor area of the principal building. (NAICS 624210, 624410, 813212, 8134)
Colleges and professional schools	S	S	N	S	L	N	N	N	S	N	N	N	106-1248	Colleges, universities, and professional schools; other advanced education. (NAICS 6112, 6113)

**Sec. 106-1247. Assembly and worship, small.**

- (a) *Size.* Small assembly and worship uses are less than 15,000 square feet, with **or without a no** school.
- (b) *Urban, suburban, commercial suburban districts.* In urban, suburban and commercial suburban districts, there shall be no minimum lot size. Sunday school activities are permitted. Access shall be provided through frontage on an arterial or collector street, unless the DRT finds that access to an adjoining local street is safer, and provides improved design, benefitting the county.
- (c) *Rural district.* In the rural district there shall be no minimum lot size for this use. ~~When the use proposes a school (except for Sunday school activities) as part of the use, a minimum lot size of ten acres shall be required.~~



## PLANNING DIVISION MEMORANDUM

**To:** Natural Resources Committee of Beaufort County Council

**From:** Anthony Criscitiello, Planning Director

**Subject:** **Proposed Amendments to the Zoning & Development Standards Ordinance (ZDSO) that allow for control of stormwater volume from “lots of record but not built.” These controls will mitigate water resource impacts from construction in previously approved developments that do not have volume controls.**

- **Section 106-7. Exemptions of development types.**
- **Section 106-8. Exemption from subdivision review.**
- **Section 106-18. Definitions. (adding new definition—best management practices, on-site)**
- **Section 106-732. Zoning Permit.**
- **Section 106-2857. Exemptions from site runoff control and drainage planning/design.**
- **Section 106-2861. Retention/detention facilities.**
- **Section 106-2865. On-site single family lot, Best Management Practices (BMP). (adding new section)**

**Date:** January 25, 2011

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**Excerpt of PLANNING COMMISSION RECOMMENDATION from its January 6, 2011, draft meeting minutes:**

**PUBLIC COMMENT on items not on the agenda:** Mr. Alan Patterson, representing the Home Builders, is new to the issue. He has read the material and attended a meeting yesterday afternoon. He stated we are not opposed to the text amendments. He does not want to see the Okatie and the May Rivers degraded by stormwater runoff. We are opposed to adding extra costs to houses. He is not sure if these text amendments will address the degradation issue. The rivers in Southern Beaufort County are already getting degraded by some runoff from some place. These houses aren't even here now and aren't hurting those rivers. Address what is causing the problem to these sensitive areas and rivers at-risk such as Battery and Albergotti Creeks and May and Okatie Rivers. We don't know what's going on there. I don't think engineering studies are complete. I don't think anyone has done any cost versus benefit studies. Home Builders and myself think we should sit back and look at this a little more. Find out where are the problems. We have had a couple of months of studies, but we need years of studies. We need to get to the bottom of the problem and solve it. When growth picks up these amendments would be good; but now it will hurt the home builders industry, the affordability of housing, and the ability to attract businesses to the area.

Chairman Hicks noted to the televised audience that the comments made related to a stormwater amendment on tonight's agenda. He noted that there would be another opportunity for public comment when the amendment is addressed on the agenda. Chairman Hicks then closed the public comment portion of the agenda.



Mr. Dan Ahern, the County Stormwater Manager, briefed the Commissioners. This is the second and final step in the ordinance changes to control stormwater runoff volume in Beaufort County. The Commission was involved in 2009 with the first step with other text amendments. All these changes were developed by a number of consultants, including the developer of the Best Management Practice (BMP) Manual, Allison Ramsey (of which their report is attached in the Commission packet), and the County's primary stormwater consultant Allied Technology Management (ATM). Mr. Tony Maglione of ATM is present to answer any questions.

Mr. Ahern gave a power point presentation that included a history of volume control, problem explanation, a review of the changes (text amendments) to address the problem, and an explanation of how the problem can be administratively handled by the proposed text amendment. Beaufort County's strong interest in preserving the water quality led to these text amendments. The problem began in the May River with impairment of the shellfish harvesting. Excess fresh water runoff into the watershed is the problem. Factors such as development and irrigation of lawns with treated water cause a wide range of salinity changes that impact the water resources. Text amendments are to focus use of stormwater for irrigation on lots via use of infiltration capacity and rain gardens.

#### Public Comments:

- Mr. Reed Armstrong, of the Coastal Conservation League, spoke in support of the text amendments. Many of our waterways are impaired and the remainder is near that impairment threshold. We need to do something to protect the quality of our waterways. Beaufort County and the Town of Bluffton have identified that volume control must occur. The first step had been taken to address new development; this second step involves existing lots that have not been developed. He differs with Mr. Ahern since there should be additional steps taken to retrofit existing developments and controls needed for in-fill and redevelopment.
- Mr. Rob McFee, the Beaufort County Public Services Director, asked that Mr. Ahern clarify his statement regarding steps 1 and 2. Mr. Ahern noted that these text amendments were the last of ordinance changes. He quotes Dr. Chris Marsh as "this will stop the bleeding, it will not get worst." There still leaves a major challenge of retrofitting existing development that requires studies and implementation of controls.
- Mr. Alan Patterson agreed with Mr. Armstrong. We ought to protect our rivers, but houses are not the problem. With houses there are roads and the runoff are from the roads. Ditches along highways runoff into the waterways. These text amendments will add \$4,000 to \$7,000 per new house. This will make it hard to build affordable houses for in-fill projects. He agrees it is important to address runoff. Where is the problem – homes or highways? He noted that the County complex and the City of Beaufort streets runoff into the waterways. This (the text amendments) is one solution, but we need to study other solutions.

Mr. Ahern noted that the roads do impact the problem and the County is trying to address it. Retrofit of the County's parking lot and the expansion of Highway 278 are being studied to address runoff into the waterways.

Commission discussion included an explanation of a rain garden versus leaving a portion of the property in a natural state; support for retrofitting roadways to catch, treat and slow down runoff; clarifying the meaning of a gallon volume; determining the soil percolation rate of a property; acknowledging the existence of cheaper and more cost effective processes; clarifying that the text amendments pertain to new homes and retrofitting existing homes will occur after a study is completed; implementing low impact standards to save money for contractors; opposition to

overburdening a fragile ecosystem with development; the burdening cost factor of these text amendments to the public; and concern with the lack of united participation by abutting Counties and municipalities.

Mr. Maglioni noted that Jasper County received a grant to develop its own stormwater plan/program.

Further Commission discussion included desiring to see a timeline regarding retrofitting existing homes, querying solutions to offset homeowners costs, clarifying Sec. 106-732 / zoning permit, and adding wording in Sections 106-2865 and 106-7b to insure lots are not made unbuildable.

**Motion:** Mr. Semmler made a motion, and Mr. Thomas seconded the motion, **to recommend approval to County Council on the following Text Amendments of the Zoning and Development Standards Ordinance (ZDSO) that allow for control of stormwater volume from “lots of record but not built.” These controls will mitigate water resource impacts from construction in previously approved developments that do not have volume controls.**

- **Section 106-7. Exemptions of development types.**
- **Section 106-8. Exemption from subdivision review.**
- **Section 106-18. Definitions. (adding new definition—best management practices, on-site)**
- **Section 106-732. Zoning Permit.**
- **Section 106-2857. Exemptions from site runoff control and drainage planning/design.**
- **Section 106-2861. Retention/detention facilities.**
- **Section 106-2865. On-site single family lot, Best Management Practices (BMP). (adding new section)**

**Additionally, the following should be added to Sections 106-2865(d) and 106-7(2)b.:**

**“In no case will the imposition of storm water volume controls for lots of record result in the lots becoming un-buildable. The Zoning Administration shall be empowered to make this determination at his or her discretion without recourse to the Zoning Board of Appeals for hardship.”**

No further Commission discussion occurred. The motion **was carried unanimously** (FOR: Brown, Chmelik, Hicks, LeGree, Petit, Riley, Semmler, Sutler, and Thomas).

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**Staff Report:** See separate letter from Dan Ahern to Planning Commission dated Dec. 22, 2010.

## Sec. 106-7. Exemptions of development types.

The following development types are exempt from certain requirements of this chapter as follows:

- (1) *Exemption 1:* Single-family development and places of worship on lots of record. Any single-family development or place of worship sited on a lot created through recording of a subdivision, prior to the effective date of the ordinance from which this chapter derives, and conforming to the applicable zoning at the time of creation is exempt from minimum lot size (area and dimensions) standards and setbacks for its respective zoning district (this does not apply to setbacks from the OCRM critical line). Where single-family development or places of worship on lots of record cannot meet the setbacks for their respective zoning districts, these lots shall adhere to the following minimum setbacks:
  - a. Single-family development: front—25 feet; side—10 feet; rear—10 feet.
  - b. Places of worship: front—50 feet (major thoroughfare); ½ ROW (all other roads); side and rear—20 feet with a 10-foot buffer.
- (2) *Exemption 2:* Planned unit developments (PUDs).
  - a. A PUD, including conditional use PUD, approved prior to July 1, 1999, is exempt from this chapter if:
    1. The PUD has more than 50 percent of the lots platted and recorded, e.g., "lots of record," or more than 50 percent of the utilities and infrastructure for the entire project completed as of January 1, 2010; or
    2. The PUD is deemed a "low-impact" development, which develops less than 25 residential dwelling units, or sells less than 25 lots per year and/or less than 10,000 square feet of commercial area and the rates provided herein are not exceeded. The entire project must be completed as of January 1, 2010.
  - b. Notwithstanding the above, all PUDs, including conditional use PUDs, are subject to current tree and landscaping standards, fire safety standards, engineering and stormwater management standards, environmental quality standards, parking standards, fee adjustments, and impact fees unless otherwise provided for in a development agreement or in an ordinance that created or amended a particular PUD. **On-site stormwater BMPs will be required for new dwellings if approved PUD stormwater management standards do not include current runoff volume controls. In no case will the imposition of storm water volume controls for lots of record result in the lots becoming un-buildable. The Zoning Administration shall be empowered to make this determination at his or her discretion without recourse to the Zoning Board of Appeals for hardship.**

*(Note: The remainder of Sec. 106-7 is unchanged.)*

**Sec. 106.8. Exemption from subdivision review.**

*(Note: The remainder of Sec. 106-7 is unchanged except subparagraph (2)—see below)*

- (2) *Minor subdivision exemption.* These subdivisions shall be exempt from certain review requirements that larger subdivisions must comply with. **Individual homes in these subdivisions are required to meet on-site stormwater requirements (Section 106-2865) unless the subdivision waives exemption.** All other appropriate standards of this chapter shall be adhered to. The ZDA shall review and approve minor subdivisions complying with the specific requirements explained as follows:

**Sec. 106-18. Definitions**

**Best management practices, on-site means mandated individual dwelling stormwater practices determined by the amount of impervious surface on lot. Used when not covered in a community or regional stormwater management for both volume and quality.**

**Sec. 106-732. Zoning permit.**

A zoning permit shall be required prior to receiving a development permit, when applicable, or a building permit for all uses permitted by right. This permit ensures the proposed development complies with this chapter's standards and has any other required permits for access, water, sewer, or other required permits. **Unless a subdivision has been approved as meeting current stormwater volume requirements, on-site dwelling best management practices (Sec 106-2865) will be required under this section.**

**Sec. 106.2857. Exemptions from site runoff control and drainage planning/design.**

- (a) Exemptions from site runoff control and drainage planning/design are as follows:
- (1) Any maintenance, alteration, renewal use or improvement to an existing drainage structure as approved by the county engineer which does not create adverse environmental or water quality impacts and does not increase the temperature, rate, quality, or volume or location of stormwater runoff discharge;
  - (2) Developments where adequate drainage exists ~~of~~ **for four or** fewer ~~than four~~ residential dwelling units that are not part of a phase of a larger development, not involving a main drainage canal, **however, homes in these areas will meet on-site requirements under this exemption;**
  - (3) Site work on existing one-acre sites or less where impervious area is increased by less than two percent;
  - (4) Site work on existing one-acre sites or less where impervious area is increased by less than two percent, and any earthwork that does not increase runoff and/or eliminate detention/retention facilities and/or stormwater storage or alter stormwater flow rates or discharge location(s);
  - (5) Agricultural activity not involving relocation of drainage canals; or
  - (6) Work by agencies or property owners required to mitigate emergency flooding conditions. If possible, emergency work should be approved by the duly appointed officials in charge of emergency preparedness or emergency relief. Property owners performing emergency work will be responsible for any damage or injury to persons or property caused by their unauthorized actions. Property owners will restore the site of the emergency work to its approximate pre-emergency condition within a period of 60 days following the end of the emergency period.
- (b) Golf courses are required to comply with the latest version of the county's manual for stormwater BMPs and all site runoff volume and water quality control and drainage planning and design requirements; however, both golf courses and private lagoons shall be exempt from the flood control requirements of section 106-2859 subject to clear demonstration by the design engineer that no damaging flooding will occur during the 100-year/24-hour storm and that all other safety concerns are addressed.

**Sec. 106-2861. Retention/detention facilities.**

(a) *Design criteria for developments.* Retention/detention facility design criteria for developments are as follows:

- (1) *Peak attenuation.* The peak discharge as computed from the design storm for postdevelopment shall not exceed the peak discharge for the design storm for predevelopment or existing conditions.
- (2) *Total retention.* Developments which are unable to secure a positive outfall for discharge shall retain all runoff resulting from the design storm as computed for the developed condition. As an alternate, the design engineer can comply with section 106-2859.
- (3) *Water quality control.* All proposed development and redevelopment shall comply with the latest version of the county's manual for stormwater BMPs.
- (4) *Total volume control.* Facility design criteria will control and retain total volume by retention and other methods so stormwater runoff levels will not exceed predevelopment levels. **On-site volume controls, where applicable, will be applied as stated in Sec. 106-2865.**

*(Note: The remainder of Sec. 106-2861 is unchanged.)*

**Sec. 106-2865 – On-site Single Family Lot, Best Management Practices (BMP)**

- (a) Where stormwater runoff is not addressed in an approved community runoff volume control system, construction of new or single family homes that are renovated in excess of 50% of their taxable appraised value, will need to employ and utilize on-site stormwater run-off volume control BMPs.**
- (b) The actual BMPs to be utilized can be either determined from Stormwater Utility’s On-lot Volume Program (Attachment in BMP Manual and web-based program) or other volume practices as described in Beaufort County Best Management Practice Manual. Both manual and web-based program will be available on the County’s web site.**
- (c) Required practices will be sized based on impervious surface on the property and can be reduced by employing practices that reduce impervious surface like:**
- 1. Pervious driveways**
  - 2. Pervious walkways**
  - 3. Smaller roof surface**
- (d) In no case will the imposition of storm water volume controls for lots of record result in the lots becoming un-buildable. The Zoning Administration shall be empowered to make this determination at his or her discretion without recourse to the Zoning Board of Appeals for hardship.**

## **Rainey, Sue**

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**From:** Maietta, Linda  
**Sent:** Thursday, January 13, 2011 2:05 PM  
**To:** Garrobo, Alexis; Moore, Ashley; Rainey, Sue  
**Cc:** Timmer, Judith; Childs, Barbara  
**Subject:** New Appointment to Southern Corridor Review Board  
**Attachments:** Pearce Scott\_Town SCRB Appointment Letter.pdf

The Town of Bluffton has appointed the following person to the Southern Corridor Review Board effective 12/14/10:

Pearce Scott  
4 Chiswick Way  
Bluffton, SC 29910  
Home: 816-6067  
Office: 912-234-8056  
[PearceS@hansensavannah.com](mailto:PearceS@hansensavannah.com)  
Appointed: 12/14/10  
Term Expires: 12/14/2013

I've also attached a copy of the appointment letter.

*Linda Maietta*  
Planning Assistant, Planning Department  
**NEW: 843.255.2144**  
[lmaietta@bcgov.net](mailto:lmaietta@bcgov.net)



Lisa Sulka

*Mayor*

Fred Hamilton Jr.

*Mayor Pro Tempore*

Anthony Barrett

*Town Manager*



*Council Members*

Michael Raymond

Oliver Brown

Allyne Mitchell

Sandra Lunceford

*Town Clerk*

December 16, 2010

Mr. Pearce Scott  
4 Chiswick Way  
Bluffton, SC 29910

Re: Southern Corridor Review Board Appointment

Mr. Scott,

On December 14, 2010, the Town of Bluffton Town Council appointed you to serve on the Southern Corridor Review Board (SCRB) as the Registered Architect. Thank you for your application and interest in serving your community.

Sincerely,

Lisa Sulka  
Mayor  
Town of Bluffton

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