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AGENDA
NATURAL RESOURCES COMMITTEE

Monday, January 27, 2014
3:00 p.m.

Executive Conference Room
Administration Building

Staff Support: Tony Criscitiello

1. CALL TO ORDER – 3:00 P.M.
2. MCAS BEAUFORT NOISE IMPACT PRESENTATION
3. CONSIDERATION / BEACH CITY ROAD PROPERTY TRANSFER ([backup](#))
4. ADJOURNMENT

ADD-ONS

The document(s) herein were provided to Council for information and/or discussion after release of the official agenda and backup items.

Topic: County Council Agenda Item 10C
Text Amendment
Adaptive Re-use Light Industrial District
Date Submitted: January 27, 2014
Submitted By: David Tedder
Venue: Natural Resources Committee

**COUNTY COUNCIL AGENDA ITEM 10 C - TEXT AMENDMENT
ADAPTIVE RE-USE LIGHT INDUSTRIAL DISTRICT**

Separate County Text Amendments from Airport Overlay requirements; No change is requested to AICUZ

TEXT AMENDMENTS

1. A Text Amendment necessary only because of a restriction on the percentage of retail that pre-dates AICUZ – Designed to preserve area for future LI use, and is not relevant where you have a “dark” building that is unused, especially where the LI area has not been reduced in size in 14 years due to new construction, and this amendment is confined to a very small portion of that area in any event
2. A Text Amendment needed because outdoor sales as part of the retail operation have been deemed to be Section 106-1397 “Temporary Outdoor Sales”, limited to 4 times a year, but a Lumber Yard is not subject to that limitation. Our area is enclosed by fencing the same as a Lowe’s or Home Depot
3. Lumber Yard Home Improvement operates 7 days a week, we are restricting to Fridays, Saturdays and Sundays (Friday and Sundays actually for set-up and break-down)
4. Area next to this is a drive-in which has operated a flea market there, and it will continue unless this site is approved.

AICUZ REQUIREMENTS

1. **No changes** are requested to Appendix of ZDSO, which incorporates the 2004 Joint Land Use Study Recommendations – both for Accident Potential Zones and Noise Zones
2. This site is only in a Noise Zone 2, not an APZ
3. JLUS allows for all types of Retail Trade, including Shopping Centers, as well as Lumber Yards in this noise zone
4. JLUS allows for churches, auditoriums, concert halls, outdoor sports arenas, spectator sports, amusements, recreational activities (including golf courses, riding stables, water recreations), resorts and camp groups, parks, and other cultural, entertainment and recreation
5. Even the APZ Table provides for shopping centers, auto trade dealerships and other sales with outdoor components, subject only to a floor area ration that on a ten acre site would allow for approximately 100,000 s.f. of retail space
6. The Appendix notes in footnotes that “additional evaluation” is warranted to solve noise difficulties outside the structure, which is what a Special Use Permit provides already
7. The applicant has conceded that the outdoor component should be subject to a Special Use process
8. The proposed amendment adds additional criteria to further protect the base, through limitations on hours and days of operation,