



COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION
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The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held on Monday, October 7, 2013, in County Council Chambers, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

Members Present:

Mr. John Thomas, Acting Chairman	Ms. Jennifer Bihl	Mr. Charles Brown
Ms. Diane Chmelik	Ms. Mary LeGree	Mr. Ronald Petit
Mr. Edward Riley III	Mr. Randolph Stewart	

Members Absent: Mr. Robert Semmler, Chairman

Staff Present:

Mr. Anthony J. Criscitiello, Planning Director
Ms. Barbara Childs, Admin. Asst. to Planning Director

CALL TO ORDER: **Acting** Chairman John Thomas called the meeting to order at approximately 6:01 p.m.

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

REVIEW OF MINUTES: The Commission reviewed their September 5, 2013, meeting minutes. No changes were noted. **Motion:** Ms. Diane Chmelik made a motion, and Ms. Mary LeGree seconded the motion, **to accept the September 5, 2013, minutes as written.** No discussion occurred. The motion **was carried unanimously** (FOR: Bihl, Chmelik, LeGree, Petit, Riley, and Stewart; ABSTAIN: Brown and Thomas).

CHAIRMAN’S REPORT: **No comment.**

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

ZONING MAP AMENDMENT / REZONING REQUEST: R600-31-48 / 2 GOETHE ROAD, BLUFFTON, SC; FROM SUBURBAN TO COMMERCIAL SUBURBAN; OWNER-APPLICANT: GILBERTO MATEUS

Mr. Anthony Criscitiello briefed the Commission. This map amendment is consistent with the County’s Comprehensive Plan and the proposed zoning request is consistent with the surrounding area. A 7,840-square foot building can occupy the property if the existing home were removed. Staff recommended approval of this rezoning request and Southern Beaufort County Subcommittee recommended approval to the Planning Commission.

Applicant's Comment: Mr. Gilberto Mateus, the applicant, agreed with the staff recommendation.

Public Comment: Mr. William Godfrey owns an abutting property. There is a day care across the street from the property. He is concerned that the property's egress and ingress might affect the nearby day care center. Mr. Criscitiello noted that the situation would be addressed during future site development of the property to insure that the day care center would not be impacted.

Motion: Ms. Diane Chmelik made a motion, and Mr. Charles Brown seconded the motion, **to recommend approval to County Council of the Map Amendment / Rezoning Request for Southern Beaufort County Map Amendment for R600-040-000-001C-0000 (1 acre at 2 Goethe Road, Bluffton, SC) from Suburban to Commercial Suburban.** No discussion occurred. The motion was **carried unanimously** (FOR: Bihl, Brown, Chmelik, LeGree, Petit, Riley, Stewart, and Thomas).

TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE/ZDSO, ARTICLE V. USE REGULATIONS, TABLE 106-1098. LIGHT INDUSTRY USES (ADDS LIGHT INDUSTRIAL AND WAREHOUSING / DISTRIBUTION AS ALLOWED USE IN COMMERCIAL REGIONAL DISTRICTS); APPLICANT: MICHAEL G. DAVIS / AGENT: MICHAEL KRONIMUS

Mr. Criscitiello briefed the Commissioners on the proposed amendments for the warehousing and distribution uses in regional commercial districts. The origin of the text amendment is to accommodate a property owner since the use currently was not allowed. The text amendment is consistent with the Comprehensive Plan. The Staff recommended approval for the use as limited instead of permitted as requested by the applicant. The Staff also added standards for the limited use.

Commission discussion included the limited standard that would allow the staff to review development plans at submission on a case-by-case basis, and concern that the change is across the board rather than property related.

Applicant's Comments: Mr. Michael Kronimus, the applicant's agent, explained that the applicant would like to expand his business and the existing standards do not allow the expansion in an existing building. When asked by Mr. Thomas if the staff recommendations were acceptable, Mr. Kronimus stated he was fine with the staff recommendations.

Motion: Ms. Mary LeGree made a motion, and Ms. Jennifer Bihl seconded the motion, **to recommend approval to County Council of the text amendment to the Beaufort County Zoning and Development Standards Ordinance/ZDSO, Article V. Use Regulations, Table 106-1098. Light Industry Uses, that adds light industrial and warehousing/distribution as a limited use in Commercial Regional Districts, as recommended by the Staff.** No further discussion occurred. The motion was **carried unanimously** (FOR: Bihl, Brown, Chmelik, LeGree, Petit, Riley, Stewart, and Thomas).

TEXT AMENDMENT TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE/ZDSO, ARTICLE V. USE REGULATIONS, SEC. 106-1287. COMMERCIAL RETAIL, REGIONAL (ADDS STANDARDS TO ALLOW ADAPTIVE RE-USE OF SITES, ETC.); APPLICANT: DAVID TEDDER

Mr. Criscitiello noted that Mr. Jason Mann of the Marine Corps Air Station Beaufort was in the audience and may wish to address the Commission on this topic.

Mr. Criscitiello briefed the Commissioners. He noted that Mr. Tedder's request would allow the applicant to fully utilize the building and the grounds he currently occupies that had been vacant for two years. The staff recommended a special use because of the unknown County-wide impact of this text amendment and a desire to maintain the light industrial zoning rather than morphing into Commercial Regional that is contrary to the Comprehensive Plan. Staff is not opposed to the applicant's request. The owner should be applauded for refurbishing an existing building. Staff did add qualifications to Mr. Tedder's request so that the Development Review Team (DRT) could evaluate, on a case-by-case basis, the merits of each adaptive reuse project. He cautioned the property was in the Airport Overlay District and noise abatement must be considered.

Discussion included clarifying the adaptive reuse of the property, noise consideration near the Air Station Beaufort, giving kudos for the reuse of the property, affirming the County-wide affect of the text amendment as a special use, concerns regarding traffic impact and ingress-egress issues, requiring a traffic impact analysis (TIA), and setting a time limit to prevent loud noise during late night hours.

Applicant's Comments: Mr. David Tedder, the applicant's agent, is helping the family that has redeveloped the property already. A temporary permit was issued by the County. Flea market is mentioned in one area of the ZDSO; but, there are no good standards just for flea markets. An adaptive reuse with a limited standard seemed appropriate. Limited use standards allow for 10% of retail use in light industrial districts, but special use standards require additional review by the Zoning Board of Appeals. There are three light industrial sections north of the Broad River—the Commerce Park, the area on Shanklin Road, and near Yemassee. He also added a limitation of the adaptive reuse occurring within 1000 feet of an arterial road. The special use will require a Community Impact Analysis (CIA). He recommended limited use with a Traffic Impact Analysis (TIA) being required if there were a 10% increase in traffic trips per day, to allow for flexibility. He questioned imposing the burden of a TIA if it were not necessary. Outdoor sales are prohibitive with only four permits per year per business—it would not work for a flea market. The property has a shared parking agreement with the drive-in theater next door, and is across from the Air Station and the Greenline business (at the southwest corner of Highway 21 and Parker Drive). Air Incompatibility Use Zone (AICUZ) requirements are not problematic. Mr. Tedder does not believe the Zoning Board of Appeal (ZBOA) review is required. If it is an allowable use, then the expansion should be an allowable use also. He noted the percentage he suggested for structural additions could be discussed with staff. Mr. Tedder asked that his

recommended language regarding stormwater calculation be returned to the existing ZDSO language. He urged a limited use, not the staff recommended special use.

Discussion by Commissioners included clarifying a parking agreement with the drive-in theater, clarifying Mr. Tedder's proposal, clarifying Mr. Tedder's request to return to limited instead of special use, and noting that Mr. Tedder's proposed text removed the staff's ability to analyze each project on a case-by-case basis.

Public Comment: Mr. Jason Mann, the U.S. Marine Corps Air Station Beaufort community planner, asked that the Commission table a decision so that he can further analyze the text amendment since he had experienced sequestration furloughing and may experience the Federal government shut-down. He believed he would have adequate time to complete his review before the next Commission meeting on November 7. Mr. Criscitiello asked if Mr. Tedder would agree to next Commission meeting and Mr. Tedder did agree with tabling the Commission recommendation until their November 7, 2013, Commission meeting.

Further Commission discussion included recommending that the staff and the applicant meet to discuss limited versus special uses, agreeing with posting the Commission recommendation until the November meeting, noting that the text amendment impacted county-wide versus site specific, and discussing the appropriateness of limited versus special uses.

Motion: Mr. Stewart made a motion, and Mr. Petit seconded the motion, **to postpone the Commission recommendation to County Council on the Text Amendment to the Beaufort County Zoning and Development Standards Ordinance/ZDSO, Article V. Use regulations, Sec. 106-1287. Commercial Retail, Regional, that adds standards to allow adaptive re-use of sites, etc., until the November 7, 2013, Commission meeting.** The motion was carried **unanimously** (FOR: Brown, Bihl, Chmelik, LeGree, Petit, Riley, Stewart, and Thomas).

OTHER BUSINESS:

- **Discussion on eliminating Planning Commission subcommittee meetings:**

Mr. Criscitiello noted that the additional work on the staff was difficult. When responding to the needs of the citizens, then the Commission may move their meetings to meet their needs. Mr. Semmler stated that media and citizens were not provided an opportunity to comment on the earlier rezoning before this Commission meeting, but the Southern Beaufort County Subcommittee did meet but there were no comments received then.

Discussion included recommending that the Commission meet in Southern Beaufort County on an as needed basis to accommodate the public, noting that the Commission subcommittees were proposed by the Commission and are not mandated by state law, recommending the reinstatement of subcommittee meetings on a case by case basis, and support to eliminate the Planning subcommittee meetings.

Mr. Criscitiello noted that the Staff was willing to work with the Commission.

Motion: Mr Petit made a motion, and Mr. Riley seconded the motion, **to eliminate the subcommittees effective immediately, with the proviso that the Commission is able to reinstitute the subcommittees as needed in the future.** No further discussion occurred. The motion **was carried unanimously** (FOR: Bihl, Brown, Chmelik, LeGree, Petit, Riley, Stewart, and Thomas).

Mr. Riley asked the staff constraints regarding the Community Preservation Districts. Mr. Criscitiello noted that certain CP districts like Lady's and St. Helena Islands desire regular interaction with the Planning staff. The remainder CP committees are virtually defunct due to inactivity.

- **Next Meeting:** November 7, 2013.

ADJOURNMENT: Ms. Chmelik made a motion, and Mr. Petit seconded the motion, to adjourn the meeting. The motion was carried unanimously (FOR: Bihl, Brown, Chmelik, LeGree, Petit, Riley, Stewart, and Thomas). Mr. Thomas adjourned the meeting at approximately 6:58 p.m.

SUBMITTED BY: _____

Barbara Childs, Admin. Assistant to the Planning Director

John Thomas, Beaufort County Planning Commission Vice-Chairman

APPROVED: **November 7, 2013, as written**

FOR YOUR INFORMATION: The October 7, 2013, video link is:
http://beaufort.granicus.com/MediaPlayer.php?view_id=2&clip_id=1202