



**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, February 1, 2016, in County Council Chambers, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

Members Present:

Mr. Robert Semmler, Chairman
Mr. Marque Fireall
Mr. Randolph Stewart

Mr. Charles Brown
Mr. George Johnston

Ms. Diane Chmelik
Mr. Edward Riley III

Members Absent: Mr. Eric Walsnovich and VACANCY-Port Royal Island representative (the late Ms. Carolyn Davis)

Staff Present:

Mr. Anthony J. Criscitiello, Planning Director
Ms. Delores Frazier, Assistant Planning Director
Ms. Barbara Childs, Administrative Assistant to the Planning Director

CALL TO ORDER: Chairman Robert Semmler called the meeting to order at approximately 6:02 p.m.

PLEDGE OF ALLEGIANCE: Mr. Semmler led those assembled in the Council Chambers with the pledge of allegiance to the flag of the United States of America.

CHAIRMAN'S REPORT:

1. Mr. Semmler noted the audio connection with Mr. Steve Hill at Mary Field School on Daufuskie Island. Mr. Hill was advised to mute his audio connection until the Commission was prepared to receive his public comment.
2. Mr. Semmler asked those assembled for a moment of silence in memory of the late Commissioner Ms. Carolyn Davis.
3. Mr. Semmler noted the Commissioners field trip to Daufuskie Island, and thanked Mr. Anthony Criscitiello for making the arrangements.
4. Mr. Semmler noted that the Commissioners were volunteers appointed by Beaufort County Council, and that they study the issues brought before them. He thanked the Planning staff for their work in providing the information needed by the Commission to review those issues. He read the Rules and Procedures of the Planning Commission, in particular Article 4. He explained the meeting procedure to the meeting attendees.
5. Mr. Semmler remarked that he was glad that the Super Bowl was not tonight (as there might not be too many meeting attendees).

PUBLIC COMMENT on non-agenda item: None were received.

SOUTHERN BEAUFORT COUNTY ZONING MAP AMENDMENT/REZONING REQUEST FOR BLOODY POINT MASTER PLAN CHANGE REQUEST FOR R800 027 00A 0076 0000, R800 027 00A 0078 0000, R800 027 00A 0085 0000, AND R800 027 00A 0092 0000 (179.99 ACRES KNOWN AS BLOODY POINT PLANNED UNIT DEVELOPMENT (PUD); OWNER/APPLICANT: BLOODY POINT PROPERTIES LLC / AGENT: MARK BAKER, WOOD+PARTNERS INC.

Mr. Semmler noted that Mr. Eric Walsnovich of the Commission has recused himself because he was an employee of applicant's agent, Wood+Partners, Inc.

Mr. Anthony Criscitiello briefed the Commissioners on the request that was before the Commission for a second time. He noted that State and local laws allow the Commission to postpone their recommendation to County Council for 30 days. The Commission's recommendation is expected during tonight's meeting. He reiterated that the Planning staff is in support of the rezoning request. He will reiterate the main points of the application, and he believes Mr. Mark Baker, the applicant's agent, may have modifications to present to the Commission. The proposal includes: a 120-room inn; 50,000 square feet of commercial space; 150 single-family, duplex, and triplex units that will meander along the former golf course; the zoning of neighborhood mixed-use; the Daufuskie Island Plan identified the area as a G5 conventional in-fill retrofit to residential-commercial development; the 180 acres with a 1 unit per acre gross density, with a minimum of 300 square foot per lot; and a traffic impact analysis not needed per the County Transportation Engineer.

Comment by the Applicant:

- Mr. Mark Baker of Wood and Partners thanked the Commission for visiting the property on Daufuskie Island. He introduced other representatives of the applicant. He gave the background of the application, and showed a power point presentation. They have reduced the following: the inn from 120 rooms to 60 rooms, the commercial size from 50,000 square feet to 25,000 square feet, and the maximum height from 44 feet to 35 feet. He spoke of demand significantly changing from the golf course use, commented on the retrofit where the Community Development Code has zoned the property G5, noted that the golf course was a core course without homes along the course, stated that the goal was to create activity for existing Bloody Point residents and providing a relaxed rural plan, noted that the overgrown golf course was recovered and the dock was expanded by the owner, and showed open space and stormwater plans for the project.
- Mr. Ed Hughes of Nexsun-Pruitt Law Firm spoke on the covenants and restrictions. He stated the covenants were recorded in 1989 for 75 single family lots, and six amendments to the covenants have occurred to date. The golf course was never part of the covenants. (*Commissioner Ed Riley asked for a clarification whether the golf course was subject to the Property Owners Association. Commissioner Semmler noted that was subject to the County Legal Department for advice.*)
- Mr. Andy Mason, a Daufuskie Island resident and a realtor, used MLS data and noted that the market remains weak, jobs are not being created, the target population is shrinking, stand alones are not drawing users, mixed uses require more employees, the closing of the Bloody Point golf course would lead to increased use at the underused golf course on the neighboring Melrose Planned Unit Development (PUD), and supporting a low density mixed use. (*Commissioner Diane Chmelik asked for clarification on whether the existing clubhouse would be an anchor of the proposed inn.*)
- Mr. Brian McCarthy, the owner and applicant of the Bloody Point PUD, owns other property on Daufuskie Island. He noted that the golf club was abandoned three years earlier, that he built the dock with a connection to Savannah, faced large net losses (\$10 million) since the course was not viable, and that the proposed plan addresses the desires of the millennial population. (*Commissioner Riley noted that he enjoyed golfing the Bloody Point course.*)
- Mr. Baker compared the project against the Community Development Code standards and believes the project meets all the requirements.
- Mr. Brian Simonelli, the President of the Bloody Point Property Owners Association (POA), noted that when the plans were introduced, they sent letters to all the owners in October 2015 announcing a November 7 meeting of all owners. In December the POA sent a letter to all the owners with the website of the proposed plans. The POA Board supports the plan. The POA built two groins to preserve the land. (*Commissioner Semmler asked for clarification on the location of the groins.*) Mr. Simonelli stated that the POA takes care of the beach.
- Mr. Baker noted that he was open to questions.

Public Comment:

1. Mr. Tony Chase, a Daufuskie Island (DI) resident and the owner of the Daufuskie Rum Company, noted that the road is part of the POA. How is that handled? How are millennials going on vacation while their children are in school? There are 110 owners on Bloody Point. Having the transient population that this proposal intends is messy—it is too much.
2. Mr. Peter Catlin, a property owner of the Sandy Lane units, supports the plan.
3. Mr. Mike Loftus, a Bloody Point owner, noted he owns several other properties, is a member of various organizations, and an active member of the Bloody Point and Melrose golf courses. He strongly supports the plan.
4. Mr. Steve Casey, a DI resident, is a new owner and works with Wood+Partners. He disagrees with the density—it is too high. He likes the reduction of the inn—it is more palatable. He is in favor if the density is reduced.
5. Mr. Bob Webb, a retired attorney of 61 Fuskie Land had his home completed in 2007. He strongly supports the plan. His family used the golf course. He bought a \$72,000. Membership with Hole 17 being named after him. His home is directly across from the proposed inn. He prefers the plan to desertion as in the past. He represented the community in a lawsuit by the former owner. The POA is not capable of running a golf course. If the golf course closed, then the course goes to seed and the property values are reduced. Only the owner has the authority to determine the status of the property. He believes the owner, Mr. McCarthy, loves the course. Mr. Webb urged the Commission to give favorable recommendation to the request.
6. Mr. Michael Egan, a DI property owner, asked that other options be considered.
7. Ms. Chris King, a Sandy Lane property owner, supports the plan. There will be a bad impact on Sandy Lane if the course is closed and higher foreclosures may occur. She spoke of trust to count on each other. It is a well conceived plan if implemented.
8. Mr. Tommy O'Brien, a County resident and a DI property owner, stated that the island changes constantly. He gave a brief summary of the island history. There are far more jobs and people on the island than in 1970. Cutting back on the home density might be acceptable. He noted numerous island foreclosed homes on the County website. The dock will not support the material being brought on the island for the plan. There exists only one paved road on the island. The asphalt may deteriorate with the anticipated construction traffic. Melrose PUD has closed its inn. The island residents rent part of their homes to accommodate visitors. There are a lot of factors that aren't being discussed. Mr. O'Brien commends Mr. McCarthy on spending his money. There needs to be more investigation on the plan. But, consider the strain on the infrastructure. Who is going to do the repairs, the taxpayers or the developer.
9. Mr. Steve Hill speaking from Daufuskie Island stated noted there were about 15 residents at Mary Field School on Daufuskie Island who were listening to the discussion. He asked if any at Mary Field School had questions. (*Mr. Semmler noted that he was taking comments, not questions.*)
10. Mr. Bob (*last name not audible*) asked about the timeline of keeping the golf course open.

Discussion by the Commissioners included querying the timeline of the project (*2 years or sooner, per Mr. Baker*); keeping the golf course open (*per Mr. McCarthy, if the Commission approves his request*); the owner's desire to see the plan in action, having affordable housing (*attainable per Mr. Baker*); concern for the sufficiency of the dock during construction; noting the cemetery retaining wall built by Mr. McCarthy; amending the sewer system for open spaces and having irrigation for the property (*per Mr. Baker*); concern for the disappearing aquifer; having an agreement with Melrose for their golf course use; buffering existing properties from the rental units; hosting destination weddings (*per Mr. Baker*); clarifying the location of the Webb property; concern with increased traffic impact on the natural serenity of the community (especially ocean front lots); concern that a traffic impact analysis was not required simply because only golf cart and pedestrian traffic was considered by the County Transportation Engineer; the non-existence of a Daufuskie Island Ferry Plan; requiring off-island and on-island parking for the visitors; kudos to Patrick Ford (Bloody Point golf course manager); tabling a decision not being an option since it was tabled last month; clarifying the difference between the DI Council which is voted by

DI residents and the DI Conservancy which is a group of concerned citizens; noting that the DI Council had not been directly approached about the plan (*per Steve Hill, a DI Council member*); the Bloody Point POA meeting annually with its next meeting scheduled for April 2, 2016 (*per Brian Simonelli*); querying the reason for not contacting the DI Council since the plan impacts roads, safety and security (*per Lee Ann Colter*); concern for the protection of the live oak clusters on the property, the protection of the cemetery and historic relics and potential infrastructure damage; voting against the plan since it does not have the support of the DI Council and the community; and the plan being on the DI newspaper.

Motion: Mr. Ed Riley made a motion, and Mr. Marque Fireall seconded the motion, to recommend approval to County Council for a Southern Beaufort County Zoning Map Amendment/Rezoning Request for Bloody Point Master Plan Change Request for R800 027 00A 0076 0000, R800 027 00A 0078 0000, R800 027 00A 0085 0000, and R800 027 00A 0092 0000 (179.99 acres known as Bloody Point Planned Unit Development (PUD)). Discussion included the condition being in effect before moving on. The motion passed (FOR: Brown, Chmelik, Fireall, Johnston, Riley, and Stewart; ABSENT: Semmler).

OTHER BUSINESS: Next Planning Commission Meeting is scheduled for Monday, March 7, 2016, at 6:00 p.m.

ADJOURNMENT: **Motion:** Mr. Marque Fireall made a motion, and Mr. George Johnston seconded the motion, to adjourn the meeting. The motion was carried (FOR: Brown, Chmelik, Fireall, Johnston, Riley, Semmler, Stewart; ABSENT: Walsnovich). Mr. Semmler adjourned the meeting at approximately 7:39 p.m.

SUBMITTED BY:



Barbara Childs, Admin. Assistant to the Planning Director



Robert Semmler, Beaufort County Planning Commission Chairman

APPROVED: March 7, 2016, as written

Note: The video link of the February 1, 2016, Planning Commission meeting is:
http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=2490