



COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION
BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX
ADMINISTRATION BUILDING, 100 RIBAUT ROAD
POST OFFICE DRAWER 1228, BEAUFORT, SOUTH CAROLINA 29901-1228
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The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Monday, July 7, 2016, in County Council Chambers, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

Members Present:

Mr. Robert Semmler, Chairman	Mr. Randolph Stewart, Vice-Chair	Ms. Diane Chmelik
Ms. Caroline Fermin	Mr. Marquee Fireall	Mr. Jason Hinch
Mr. Harold Mitchell	Mr. Ed Pappas	

Members Absent: Mr. Eric Walsnovich

Staff Present:

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

CALL TO ORDER: Chairman Robert Semmler called the meeting to order at approximately 6:01 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.

REVIEW OF MINUTES: The Commission reviewed the June 6, 2016, meeting minutes. **Motion:** Ms. Caroline Fermin made motion, and Mr. Ed Pappas seconded the motion, **to accept the June 6, 2016, minutes as written.** The motion carried (**FOR: Chmelik, Fermin, Fireall, Pappas, Semmler and Stewart; ABSTAIN: Hinch and Mitchell; ABSENT: Walsnovich.**

CHAIRMAN'S REPORT:

- **Introduction of the Commissioners:** Mr. Semmler introduced each Commissioner and the area they represented, for the benefit of the audience. He noted there was a quorum, despite an absentee Commissioner.
- **Recognition of Past Commissioner:** Mr. Semmler noted Mr. George Johnston for his acumen. Mr. Semmler read a certificate where Mr. Johnston's accolades were given. Mr. Johnston recognized that the Commissioners spend countless hours as commissioners, along with the staff. He humbly accepted the certificate.

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

SOUTHERN BEAUFORT COUNTY MAP AMENDMENTS FOR R600 040 000 0209 0000, R600 040 000 0824 0000, AND R600 040 000 0825 0000 (THREE (3) PROPERTIES, TOTALING 20.99 ACRES KNOWN AS EXECUTIVE GOLF COURSE, LOCATED ALONG BLUFFTON PARKWAY BETWEEN HILTON HEAD NATIONAL DRIVE AND KELLIE COURT); OWNER/APPLICANT: SILVER ROCK BP LLC; AGENT: MICHAEL KRONIMUS:

- **FUTURE LAND USE MAP AMENDMENT: FROM RURAL (IN THE GROWTH AREA) TO NEIGHBORHOOD MIXED USE, AND**
- **ZONING MAP AMENDMENT/REZONING REQUEST: FROM T2-RURAL DISTRICT TO T4-NEIGHBORHOOD CENTER DISTRICT**

Mr. Randolph Stewart has recused himself from the discussion of this project. Mr. Rick Sweet, citizen, requested the reason for the recusal. Mr. Semmler noted that it was sufficient to say that Mr. Stewart did recuse himself. (Recusal form attached as part of the minutes.)

Mr. Anthony Criscitiello briefed the Commissioners on the map amendments/rezoning request.

Applicant's Comments: Mr. Michael Kronimus, agent for the applicant, noted that the 21-acre property was next to the Hilton Head National Golf Course. The property was a par 3 golf course (formerly known as Executive Golf) that no longer exists. He provided a power point presentation to the Commissioners regarding both the future land use map and the zoning map amendments. The preliminary Traffic Impact Analysis (TIA), performed by Ms. Jennifer Bihl, noted that at this time a traffic light is not needed, but the property owner along with Tanger believe a traffic light would be in the best interest of the area. He noted an abundance of natural buffers and that the property was along Bluffton Parkway. He also noted that the owners of both properties--the Hilton Head National Golf Course and Executive Golf--are talking to each other about how their respective properties would relate to each other.

Discussion by the Commissioners included clarification of the property location, the status of the bird nest on the site, querying about traffic lighting, and querying the relationship of the Hilton Head National property and the Bluffton Parkway flyover to Hilton Head Island.

Mr. Robert Merchant briefed the Commissioners on the Planning staff report. He provided a power point presentation. One of the main arguments is that there had been a change of conditions such as the Bluffton Parkway, which provides full frontage rather than the property being far behind Highway 278. The staff supports the future land use change to Neighborhood Mixed-Use and the zoning change to T4 Neighborhood Center for the property. He agrees with Mr. Kronimus that a traffic light would be warranted if more development occurred in the neighborhood. The TIA shows the road as failing once development occurs; however, a traffic light would solve the condition. Staff wants to insure that future traffic light coordination occurs before further development along Bluffton Parkway, including the access point between Tanger Outlet 2 and Hilton Head National Golf Course.

Further discussion by the Commission included concern with traffic management for the development of the properties of the former Executive and Hilton Head National golf courses (*Mr. Merchant noted that the Old South development comes off Buckingham Plantation Road and would not affect this intersection*), clarification on the assumption of the likely scenario of the Executive Golf property, clarification of the Old South Planned Unit Development (PUD) development plans (*Mr. Merchant noted that he had not received any plans; however, the capacity was not built out.*), ideal coordination of the Executive Golf and the Hilton Head National properties, notifying the Town of Bluffton on project, an explanation of the submittal process by the Planning staff where legal problems may occur if the two properties are looked at as one, concern with property coordination, and having the Executive Golf property serve as a buffer for the Hilton Head National property.

Public Comment: Mr. Rick Sweet, a resident of Heritage Lakes, has attended the charrettes that have been put on by Mr. Kronimus regarding Hilton Head National. He has seen Hilton Head National's plan. They mentioned 56,000 trips daily from Hilton Head National. It is a domino effect, one will affect the other. Mr. Kronimus knows what the plans are for both properties. During the charrette, we could not pin out what they would be doing on the properties. Their plans include a 4-lane, instead of the existing 2-lane, road. With the flyover, this is going to be a major project. At the last meeting, Mr. Kronimus said the number one problem was the Heritage Lakes entrance. I understand your concerns. I am begging you to deny or delay the request. Once you see Hilton Head National, you will see what they are planning and it will be an eye opener. Use common sense. They are not going to sue you. Consider the community at large and how their lifestyle will be affected. Who asked for the flyover? The road ends. Is Bluffton expected to be Myrtle Beach South? *(Mr. Semmler asked for clarification of Heritage Lakes to Executive Golf and how Mr. Sweet heard of the project.)*

Mr. Kronimus noted that Hilton Head National was a separate project. Both projects (Executive Golf and Hilton Head National Golf) will work together for the one traffic light. He stated he does represent both owners. Residential, a hotel, and outparcels are proposed for the Executive Golf property. He does not believe the Commission can hold the Executive Golf property hostage because of Hilton Head National. Discussion with Mr. Kronimus included a clarification on whether the Executive Golf TIA had considered Hilton Head National *(Mr. Kronimus replied no.)*, a clarification on the TIA recommendation, and stormwater management concerns. Mr. Kronimus said the project will follow the Community Development Code (CDC) when the rezoning is approved. Both owners have talked about connectivity between the two properties. Whether septic or sewer is proposed, Mr. Kronimus said sewer was proposed.

Further discussion by Commissioners included a procedural process that may include a 30-day delay, a denial, or an approval to County Council *(a caution for due process and equal protection of the law for the applicants per Mr. Criscitiello)*; looking at the project on its own merits despite the concern of additional future development nearby; an explanation of the development approval process *(Mr. Criscitiello indicated that the Staff Review Team would insure the development met the CDC standards once the rezoning was approved)*; clarification on the 1994 Act regarding authority to return items to staff for rework *(Mr. Criscitiello believes such authority refer to County Council, not the Planning Commission.)*; and the ramifications of a Planning Commission 30-day delay on the applicant/agent *(Mr. Kronimus indicated that the owner was not in a rush to building but would not like to be tied to another property owned by someone else)*.

Motion: Mr. Marque Fireall made a motion, and Ms. Diane Chmelik seconded the motion, to recommend approval to County Council on the Southern Beaufort County Future Land Use Map Amendment for R600 040 000 0209 0000, R600 040 000 0824 0000, and R600 040 000 0825 0000 (Three (3) Properties, totaling 20.99 acres located along Bluffton Parkway between Hilton Head National Drive and Kellie Court) from Rural (in the Growth Area) to Urban Mixed Use, as recommended by the Planning staff. No further discussion occurred. The motion carried (FOR: Chmelik, Fermin, Fireall, Hinchler, Mitchell, Pappas, and Semmler, RECUSED: Stewart; ABSENT: Walsnovich).

Motion: Mr. Marque Fireall made a motion, and Mr. Harold Mitchell seconded the motion, to recommend approval to County Council on the Southern Beaufort County Zoning Map

Amendment / Rezoning Request for R600 040 000 0209 0000, R600 040 000 0824 0000, and R600 040 000 0825 0000 (Three (3) Properties, totaling 20.99 acres located along Bluffton Parkway between Hilton Head National Drive and Kellie Court) from T2-Rural District to T4-Neighborhood Center District, with the condition to monitor the growth intersection, as was recommended by the Planning staff. The motion carried (FOR: Chmelik, Fermin, Fireall, Hinchler, Mitchell, and Semmler; AGAINST: Pappas; and RECUSED: Stewart; ABSENT: Walsnovich).

Motion: Mr. Semmler made a motion, and Ms. Caroline Fermin seconded the motion, to recommend to County Council the following that will result in complete streets constructed on a connected transportation network that meets the intent of the Community Development Code:

- by coordinating the access needs and traffic control between Executive Golf, Hilton Head National and Tanger 2 to ensure appropriate safe access meets the County's Access Management Ordinance by constructing and providing appropriate spacing of traffic signals when warranted; and
- by including sufficient connectivity between adjacent developments to ensure distribution of trips away from problematic intersections and encouraging multi-modal trips.

The motion carried (FOR: Chmelik, Fermin, Fireall, Hinchler, Mitchell, and Semmler; AGAINST: Pappas; RECUSED: Stewart; ABSENT: Walsnovich).

Mr. Semmler commented that as Southern Beaufort County is developed, the community should be included in the development plans. He applauded Mr. Kronimus for reaching out to the community with the charrettes that were held prior to submitting the map amendment applications.

OTHER BUSINESS—Next Meetings: Mr. Semmler noted that the next Special Planning Commission meeting will be Tuesday, July 12, 2016, at 5:30 p.m.; and the next regularly scheduled Planning Commission meeting is scheduled for Monday, August 1, 2016, at 6:00 p.m.

ADJOURNMENT: Mr. Semmler adjourned the meeting at approximately 7:29 p.m. with no objection from the Commissioners.

SUBMITTED BY:



Barbara Childs, Admin. Assistant to the Planning Director



Robert Semmler, Beaufort County Planning Commission Chairman

APPROVED: September 1, 2016, as written

*Note: The video link of the June 6, 2016, Planning Commission meeting is:
http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=2749*



**Beaufort County Council Statement of Conflict of Interest
Pursuant to South Carolina Code of Laws § 8-13-700**

I, PANDOLPH STEWART holding the position as a Beaufort County Planning Commissioner, do hereby declare my potential conflict of interest with regards to the below information:

1. Describe the matter pending before County Council with which you may have a conflict of interest: PAR 3 EXECUTIVE GOLF COURSE ZONING

2. Describe the interest that you have that may give rise to the conflict: TEN TO TWELVE YEARS AGO WAS PAST PRINCIPAL URBAN DESIGNED FOR THE SAME PARCEL. I AM NOT INVOLVED BUT HAVE A PRECONCEIVED NOTION OF WHAT WAY TO VOTE.

Based upon the above information, I hereby recuses myself from participating in any discussions of or taking official action relating to said matter.

Signed this 7 day of JULY, 2016.

Signature

P. Stewart