



COUNTY COUNCIL OF BEAUFORT COUNTY  
**BEAUFORT COUNTY PLANNING DIVISION**  
BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX  
ADMINISTRATION BUILDING, 100 RIBAUT ROAD  
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The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Monday, February 6, 2017, in County Council Chambers, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

**Members Present:**

Mr. Robert Semmler, Chairman  
Ms. Caroline Fermin  
Mr. Ed Pappas

Mr. Randolph Stewart, Vice-Chairman  
Mr. Marque Fireall  
Mr. Eric Walsnovich

Ms. Diane Chmelik  
Mr. Jason Hinch

**Member Absent:** Mr. Harold Mitchell

**Staff Present:**

Mr. Anthony J. Criscitiello, Planning Director  
Mr. Robert Merchant, Long-range Planner  
Ms. Barbara Childs, Administrative Assistant to the Planning Director

**CALL TO ORDER:** Chairman Robert Semmler called the meeting to order at approximately 6:00 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 Commissioners reviewed the January 5, 2017, meeting minutes and no comments were offered. **Motion:** Mr. Ed Pappas made motion, and Ms. Caroline Fermin seconded the motion, to accept the minutes, as written. The motion carried (**FOR: Chmelik, Hinch, Pappas, Fermin, Fireall, Semmler, and Stewart; ABSTAIN: Walsnovich; ABSENT: Mitchell**).

**CHAIRMAN'S REPORT:** Mr. Semmler commented on both the Clemson national football championship and the Super Bowl games.

**PUBLIC COMMENT on non-agenda items:** None were received.

**TEXT AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE: ARTICLE 3, SECTION 3.3.30 NEIGHBORHOOD MIXED USE (C3) ZONE STANDARDS, AND ARTICLE 4, SECTION 4.1.170 MULTI-FAMILY DWELLINGS (TO MODIFY THE REQUIREMENTS FOR MULTI-FAMILY RESIDENTIAL IN THE C3-NEIGHBORHOOD MIXED-USE DISTRICT); APPLICANT: BEAUFORT COUNTY PLANNING STAFF**

Mr. Robert Merchant briefed the Commission on the staff initiated text amendment to remove what the staff deems as unnecessary barriers to developing multi-family housing in the C3 district. The C3 district is intended to be a moderate-density residential district, primarily with single-family development with some areas of multi-family and mixed use developments. When staff designed the district, a main goal was that multi-family housing would be compatible to the surrounding homes. The size was limited to 80 units replacing a density cap of 12 dwelling units per acre. The multi-family requirement for use of a mansion type building was limited to 6 units per building, with a limited height of 2-1/2 stories. There have been numerous discussions with potential developers and property owners interested in developing the area. The 6-unit mansion type building was a barrier to development in the C3 district and did not meet the prevailing development trends for multi-family development in this region. The mansion apartment has its place, but not as a multi-family use in the C3 district. Currently in the Code, multifamily is a conditional use in the C3 district; staff is recommending replacing the language to say that multi-family uses shall be compatible with the surrounding character in size, scale, and architecture. That language was taken from the former County zoning and development ordinance (ZDSO) for similar multi-family housing in its Suburban District, which is analogous with the Code's C3 District. Mr. Merchant noted that staff and the Design Review Board would be reviewing all unincorporated county multi-family development prior to the permitting process. Staff believes the amended language and the review process will provide safeguards for compatible multi-family

development. There is a relationship between this text amendment and the rezoning request next on the agenda where the property owner, represented by Andy Burris, felt the multi-family restrictions were significant enough to request a rezoning. They requested a deferral of their rezoning request at the Commission's January 2017 in hopes that a text amendment would be pursued to solve the problem/barrier and not necessitate the rezoning.

**Public Comment:** No comments were given.

**Commission discussion included** belief that this ~~is a~~ shows that the Community Development Code ~~was~~ is a living document.

**Motion:** Mr. Randolph Stewart made a motion, and Ms. Caroline Fermin seconded the motion, to recommend approval to County Council on the Text Amendments to the Community Development Code: Article 3, Section 3.3.30 Neighborhood Mixed-Use (C3) zone standards, and Article 4, Section 4.1.170 Multi-family dwellings (to modify the requirements for multi-family residential in the C3-Neighborhood Mixed-Use District) as proposed by staff. The motion carried (FOR: Chmelik, Fermin, Fireall, Hincer, Pappas, Semmler, Stewart, and Walsnovich; ABSENT: Mitchell).

**PORT ROYAL ISLAND ZONING MAP AMENDMENT/ REZONING REQUEST FOR R100 029 000 0046 0000 (10.69 ACRES AT 126 BROAD RIVER BOULEVARD); FROM C3-NEIGHBORHOOD MIXED USE DISTRICT TO C5-REGIONAL CENTER MIXED-USE DISTRICT; OWNER: 10 FRONTAGE ROAD LLC, APPLICANT/AGENT: ANDY BURRIS**

Mr. Semmler read a statement signed by Andy Burris, applicant, requesting the withdrawal of his rezoning request upon the recommended approval of the text amendment to modify the requirements for multi-family residential in the C3-Neighborhood Mixed-Use District.

**Public Comment:** No comments were given.

**Motion:** Ms. Caroline Fermin made a motion, and Ms. Diane Chmelik seconded the motion, to accept the withdrawal of the Port Royal Island Zoning Map Amendment / Rezoning Request for R100 029 000 0046 0000 (10.69 acres AT 126 Broad River Boulevard); from C3-Neighborhood Mixed Use District to C5-Regional Center Mixed Used District, as formally requested by Mr. Andy Burris. The motion carried (FOR: Chmelik, Fermin, Fireall, Hincer, Pappas, Semmler, Stewart, and Walsnovich; ABSENT: Mitchell).

**OTHER BUSINESS:** Mr. Semmler noted that the next Planning Commission meeting is scheduled for Monday, March 6, 2017, at 6:00 p.m. at the Beaufort County Council Chambers; and

**ADJOURNMENT:** Mr. Marque Fireall made a motion, and Ms. Caroline Fermin seconded the motion, to adjourn the meeting. The motion carried (FOR: Chmelik, Fermin, Fireall, Hincer, Pappas, Semmler, Stewart, and Walsnovich; ABSENT: Mitchell). Mr. Semmler adjourned the meeting at approximately 6:30 p.m.

**SUBMITTED BY:**



Barbara Childs, Administrative Assistant to the Planning Director



Robert Semmler, Beaufort County Planning Commission Chairman

**APPROVED:**

**May 1, 2017, with deletions marked through and additions underscored.**

*Note: The video link of the February 6, 2017, Planning Commission meeting is:  
[http://beaufort.granicus.com/MediaPlayer.php?view\\_id=3&clip\\_id=3055](http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=3055)*