



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, June 5, 2017, in County Council Chambers, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

Members Present:

Mr. Robert Semmler, Chairman
Mr. Ed Pappas

Mr. Jason Hinchler
Mr. Eric Walsnovich

Mr. Harold Mitchell

Member Absent: Ms. Diane Chmelik; Ms. Caroline Fermin; Mr. Marque Fireall; and Mr. Randolph Stewart, Vice-Chairman

Staff Present:

Mr. Anthony 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 6:11 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.

Mr. Semmler noted the delay in the start of meeting was due to a parliamentary issue that has since been resolved. He noted that there was a quorum and the meeting would proceed.

REVIEW OF MEETING MINUTES: The Commissioners reviewed the May 1, 2017 minutes. **Motion:** Mr. Ed Pappas made the motion, and Mr. Jason Hinchler seconded the motion, **to accept the minutes, as written.** The motion carried (**FOR: Hinchler, Semmler, and Walsnovich; ABSTAIN: Mitchell and Pappas; ABSENT: Chmelik, Fermin, Fireall, and Stewart**).

CHAIRMAN'S REPORT: Lady's Island Community Preservation Committee: Mr. Semmler noted that the Committee met this morning, and Mr. Jim Hicks, the Committee Chairman, was absent due to medical reasons. Mr. Semmler noted that the Committee was a part of the Planning Commission, so he attended and chaired the meeting to keep the process going. He noted that at the next meeting, the Committee would vote for an acting chair until Mr. Hick's return.

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

PRESENTATION – DAUFUSKIE ISLAND PLAN AMENDMENT

Mr. Criscitiello introduced Ms. Beverly Davis and Mr. Sonny Timmerman, both experienced in regional planning. Mr. Criscitiello noted that Ms. Davis would be discussing the process to amend the 2009 Daufuskie Island (DI) Plan. The amendment will come before the Planning Commission for its recommendation, then move forward to County Council for adoption.

Ms. Deborah Smith, of the Daufuskie Island Council and Chairman of the DI Council's Plan and Code Committee, noted that Mr. Criscitiello had covered the basic part. Mr. Semmler noted that input from the DI Council was asked for by the Commission during the Bloody Point rezoning. Ms. Smith thanked Mr. Semmler for the courtesy and proposed projects have been brought before the DI Council thereafter. Ms. Smith noted that the review would be done by Ms. Davis and Mr. Timmerman, pro bono, and that both have extensive experience in community planning. She also noted that Mr. Timmerman was a professional

engineer. Ms. Davis will have her consulting firm, RS&H, working on the Plan. Ms. Smith also reached out to Ecological Planning Services in Savannah, GA, who agreed to offer their services pro bono. Additionally, she stated that funding was not being requested from the County for this review. She stated that the review process must have robust and diverse community participation like Daufuskie Island, be a public and transparent process, and be consistent with state planning requirements and in full coordination with the County—staff, Planning Commission, and Council.

Ms. Beverly Davis showed a power point presentation. She noted the DI Council Plan and Code Committee makeup, the professional background of several committee members, the intent to be compliant with the SC planning requirements, obtaining diverse opinions from the community, the Committee's vision and goals, the project timeline and schedule, etc. Discussion included clarification of a milestone presentation schedule, clarification of the Planning Department interaction with the committee, and clarification on DI buildout and its impacts.

Mr. Semmler thanked Ms. Smith, Ms. Davis, and Mr. Timmerman for the presentation. Mr. Semmler asked about the DI ferry plan—he was assured that the plan was being worked on.

Mr. Ed Pappas asked about visiting Daufuskie Island to see what was going on there since he represents Southern Beaufort. Mr. Semmler suggesting coordinating the visit with Mr. Criscitiello.

PROPOSED AMENDMENT TO THE BEAUFORT COUNTY OFFICIAL ZONING MAP—SECTION 3.1.20 (ESTABLISHMENT OF ZONES) TO ADOPT THE 2013 F-35B AICUZ (AIR INSTALLATION COMPATIBILITY USE ZONE) MAP AS THE MCAS-AO OVERLAY ZONE

Mr. Harold Mitchell, Planning Commissioner, recused himself from the discussion due to possible personal interests. He left the Council Chambers.

Mr. Anthony Criscitiello briefed the Commission on the map amendment. He noted that the Metropolitan Planning Commission recommended approval of the map amendment to adopt the 2013 F-35B AICUZ map to replace the F-18 map approved by County Council in 2004. The difference between the two maps is 2,200 acres because of the increased noise contours for the F-35B. Mr. Criscitiello noted that the text amendment associated with the map amendment (Section 3.4.30) included County notification requirements to the Marine Corps Air Station-Beaufort and their response time to such notifications.

Discussion included clarification of the recourse of property owners within the new AICUZ (*Mr. Criscitiello noted that the property owners upon sale of their property are to notify future owners that the property is in the AICUZ. There is no financial benefit; however, in the future the Transfer of Development Rights (TDR) Program when implemented may provide some financial assistance. Mr. Semmler noted that the process for adopting the new overlay has been going on for over two years and it now exists—to not adopt it would be negating all the conversations, meetings, and discussion that has occurred for over two years.*).

For the Record: Mr. Semmler stated that the meeting started with a quorum; despite Mr. Mitchell recusing himself for this amendment, a quorum still exists.

Further discussion included clarification on the difference between the F-18 and F-35B AICUZ zones (*Mr. Criscitiello noted that the staff deemed reasonable to use the F-35B map rather than working with two maps simultaneously since the F-35B zones encompassed the F-18 zones, and the F-35Bs will eventually replace the F-18s.*); and acknowledging that F-18s would be used for several years.

Public Comment: None were received.

Motion: Mr. Ed Pappas made the motion, and Mr. Jason Hinchler seconded the motion, to accept the Proposed Amendment to the Beaufort County Official Zoning Map– Section 3.1.20 (Establishment of Zones) to adopt the 2013 F-35B AICUZ (Air Installation Compatibility Use Zone) map as the MCAS-AO overlay zone. The motion carried (FOR: Hinchler, Pappas, Semmler, and Walsnovich; RECUSED: Mitchell; ABSENT: Chmelik, Fermin, Fireall, and Stewart).

Note: Mr. Harold Mitchell returned to the meeting, after leaving the Council Chambers due to his recusal of the Amendment to the Official Zoning Map.

**TEXT AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE (CDC);
APPLICANT: BEAUFORT COUNTY PLANNING STAFF:**

- A. SECTION 3.4.30 MCAS AIRPORT OVERLAY (MCAS-AO) ZONE STANDARDS (ADDS NOTICE REQUIREMENTS IN COMPLIANCE WITH SECTION 6-29-1610 OF THE SOUTH CAROLINA CODE);**
- B. SECTION 5.3.20 APPLICABILITY (ARCHITECTURAL STANDARDS AND GUIDELINES) (CLARIFIES THAT ARCHITECTURAL STANDARDS ONLY APPLY TO NON-RESIDENTIAL AND MULTI-FAMILY STRUCTURES THAT ARE WITHIN 500-FEET OF ARTERIALS AND MAJOR COLLECTOR ROADS IN CONVENTIONAL, PUD (PLANNED UNIT DEVELOPMENT), AND CP (COMMUNITY PRESERVATION) DISTRICTS)**
- C. SECTION 5.5.30 GENERAL PARKING STANDARDS (ALLOWS PARKING OF COMMERCIAL TRUCKS AND SEM-TRAILER TRACTORS/CABS ON RESIDENTIAL LOTS OF ONE ACRE OR LARGER IN THE T2 DISTRICTS); AND**
- D. SECTION 5.8.20 APPLICABILITY (LANDSCAPING, BUFFERS, AND SCREENING STANDARDS) (ADDS TREE REQUIREMENTS FOR NEW SINGLE-FAMILY AND DUPLEX LOTS).**

Mr. Criscitiello briefed the Commission on the text amendments proposed by the staff. This is part of an 18-month review of the Code. The Staff has chosen to withdraw the following amendments that the Commission forwarded from last month's meeting since the Staff agreed with the Commission from its last month's meeting discussion:

- Section 3.2.90.D regarding increasing the maximum lot coverage from 30% to 50% for the T3-Neighborhood district;
- Sections 3.1.60, 3.1.70, and 4.1.410 regarding the stand-alone use for boat/vehicle storage; and
- Section 5.8.20 regarding tree requirements on new residential lots.

Mr. Semmler noted that he would like the Commission to separately discuss and approved each text amendment, and no objection was offered by the Commissioners.

- **Section 5.5.30:** Mr. Criscitiello noted that a member of County Council requested allowing tractor cabs only in one acre lots or large of T2 districts, and staff agreed. Commission discussion included clarification that tractor cabs and not trailers would be allowed in 1-acre lots in T2, clarification of service professionals with trailers attached to their vehicles were allowed especially with home occupations, noting a hardship if only 1 vehicle was allowed in a 1-acre or larger residential lot, and clarification on multi-acre residential lots and the number of vehicles allowed.

Motion: Mr. Jason Hinchler made the motion and Mr. Harold Mitchell seconded the motion, to recommend approval to County Council on the Text Amendment **Text Amendment to the Community Development Code (CDC) Section 5.5.30 General Parking Standards that allows parking of commercial trucks and semi-trailer tractors/cabs on residential lots of one acre or larger in the T2 district.** Discussion included concern for potential abuses of other vehicles, querying

the genesis for this amendment came from a resident asking his Councilman to alleviate his situation to allow him to park his tractor-trailer cab at his residence, clarification on the T2 zoning district being affected, noting that covenants may prevent this amendment, and recommending citizens who may be affected by this amendment to contact the Planning Department. The motion **carried (FOR: Hinchler, Mitchell, Pappas, Semmler, and Walsnovich; ABSENT: Chmelik, Fermin, Fireall, and Stewart).**

- **Section 5:3.20:** The Staff is adding architectural guidelines within existing PUDs (Planned Unit Developments). This standard was in the ZDSO (Zoning and Development Standards Ordinance), but not included in the Code, unintentionally. Mr. Criscitiello noted that if existing PUDs did not have architectural guidelines in their PUD agreement, then this standard would be used. Discussion included clarification on the effect of this proposed amendment to existing PUDs on Highway 278 being impacted by road widenings.

Motion: Mr. Eric Walsnovich made the motion and Mr. Ed Pappas seconded the motion, to **recommend approval to County Council on the Text Amendment to the Community Development Code (CDC) Section 5.3.20 Applicability (Architectural Standards and Guidelines) that clarifies that architectural standards only apply to non-residential and multi-family structures that are within 500-feet of arterials and major collector roads in conventional, PUD (Planned Unit Development), and CP (Community Preservation) Districts.** No further discussion occurred. The motion **carried (FOR: Hinchler, Mitchell, Pappas, Semmler, and Walsnovich; ABSENT: Chmelik, Fermin, Fireall, and Stewart).**

- **Section 5.8.20:** Mr. Criscitiello noted that this is a way to have better tree standards and tree cutting requirements on residential lots. Discussion included clarification on supporting the standard.

Motion: Mr. Ed Pappas made the motion and Mr. Eric Walsnovich seconded the motion, to **recommend approval to County Council on the Text Amendment to the Community Development Code (CDC) Section 5.8.20 Applicability (Landscaping, Buffers, and Screening Standards) that adds tree requirements for new single-family and duplex lots.** The motion **carried (FOR: Hinchler, Mitchell, Pappas, Semmler, and Walsnovich; ABSENT: Chmelik, Fermin, Fireall, and Stewart).**

- **Section 3.4.30:** Mr. Criscitiello noted that this text amendment was related to the earlier map amendment that the Commission recommended approval to County Council; therefore a separate vote was not needed. Discussion included clarification on the proposed text amendment regarding public notification to the Air Station (*Mr. Criscitiello noted that the verbiage was in accordance to state law and as recommended by the JLUS (Joint Land Use Study)*).

Public Comments: None were received.

NEW BUSINESS:

1. **Mining Standards:** Mr. Semmler asked Mr. Criscitiello on an update regarding mining standards. Mr. Criscitiello stated that sand mining was a special use with various requirements such as fencing, slope of the embankments, road impacts, noise, and hours of operation. The Planning Staff has not evaluated any additional standards. He explained the special use process that included the Staff Review Team and the Zoning Board of Appeals. He noted the distinction between agricultural and commercial uses for digging a pond (sand mining).

Mr. Semmler noted that Mr. Marque Fireall raised the issue at the last Planning Commission meeting based on Councilman York Glover's request. Mr. Semmler stated that it was incumbent upon the Planning Commission determine whether to pursue the issue and to what end. Discussion included not having enough information to determine what to request from the Planning staff, querying Mr. Criscitiello on Councilman Glover's intent (*the current regulations being a stumbling block to one of his constituents after receiving a negative result from the Planning staff*). Having not received

clarification from Councilman Glover, Mr. Semmler proposed to speak with Councilman Glover for further direction and will update staff at the next meeting. No objections were noted from the other Commissioners.

2. **Tree Standards:** Mr. Pappas noted he was glad to see the proposed tree standards brought forward by staff. He asked if there were other tree standards being considered by staff. Mr. Criscitiello noted that staff did consider all the suggestions and are incrementally moving those that staff agreed with forward for consideration.

OTHER BUSINESS: Next Planning Commission Meetings:


- a. The next scheduled regular Planning Commission meeting is Thursday, July 6, 2017, at 6:00 p.m. in the County Council Chambers, 100 Ribaut Road, Beaufort, SC.
- b. The Special Planning Commission meeting scheduled for June 13, 2017, at 5:30 p.m. will occur; details will follow when available.

ADJOURNMENT: Motion: Mr. Pappas made the motion, and Mr. Jason Hincer seconded the motion, to adjourn the meeting. The motion carried (**FOR: Hincer, Mitchell, Pappas, Semmler, and Walsnovich; ABSENT: Chmelik, Fermin, Fireall, and Stewart**). Mr. Semmler adjourned the meeting at approximately 7:30 p.m.

SUBMITTED BY:



Barbara Childs, Administrative Assistant to the Planning Director



Robert Semmler, Beaufort County Planning Commission Chairman

APPROVED: July 6, 2017

Note: The video link of the June 5, 2017, Planning Commission meeting is:
http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=3275