



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 6, 2017, 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-Chairman Ms. Diane Chmelik
Ms. Caroline Fermin Mr. Jason Hincer Mr. Harold Mitchell
Mr. Ed Pappas

Member Absent: Mr. Marque Fireall and Mr. Eric Walsnovich

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 6:05 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: Mr. Semmler commented on the 4th of July celebration and the fireworks display at the Marine Corps Recruit Depot-Parris Island.

REVIEW OF MEETING MINUTES: The Commissioners reviewed the June 5, 2017 minutes.
Motion: Mr. Ed Pappas made the motion, and Mr. Harold Mitchell seconded the motion, **to accept the minutes, as written.** The motion carried (**FOR: Hincer, Mitchell, Pappas, Semmler, and; ABSTAIN: Chmelik, Fermin, and Stewart; ABSENT: Fireall and Walsnovich**).

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

STREET NAME CHANGE FROM BENS RUN TO LAKE VISTA DRIVE (ON LADY'S ISLAND OFF SUNSET OAKS DRIVE IN THE PLEASANT POINT SUBDIVISION); OWNER/APPLICANT: EXCEL COASTAL, LLC / JEN TU CHING; CONTACT/AGENT: CHARLES HWANG / DAVID YOUMANS

Mr. Criscitiello briefed the Commission on the street name change. He stated that the lots are adjacent to a water feature, hence the proposed name of Lake Vista Drive. The road surface is architectural brick. There is a possibility that the owner may make the lots larger, thereby reducing the total number of lots so a rezoning or master plan amendment may possibly occur. The 33 lots that touch Ben's Run are undeveloped/vacant and owned by one owner. Since the applicant is the owner of all the lots, written notification to property owners was not sent by the Planning staff. Staff recommended approval of the street name change.

Discussion included having viewed the area of the properties; having contacted various individuals including the realtor of the properties, the president of the Pleasant Point Plantation property owners association (POA), and the applicant's contact Mr. Charles Hwang (*Mr. Semmler read an email that*

indicated Ben's Run referred to a young boy who had cancer and a 10K run fundraiser to raise awareness and funds for cancer research. Mr. Semmler noted that the fundraiser continues and one of the organizers asked for the street sign, but there was no street sign posted. The email also indicated that the POA had no objections to the name change. Mr. Semmler indicated that the applicant's contact stated the name change was to attract buyers to the lots.); querying whether the Ben's Run name could be placed on another street in the neighborhood; and querying whether development had been approved (Mr. Criscitiello noted that the lots were fully approved and awaiting development.).

Applicant's Comments: None were received.

Public Comment: None were received.

Motion: Mr. Jason Hincer made a motion, and Ms. Carolyn Fermin seconded the motion, **to approve the street name change from Ben's Run to Lake Vista Drive (on Lady's Island, off Sunset Oaks Drive in the Pleasant Point Plantation subdivision).** No further discussion occurred. The motion carried (**FOR: Chmelik, Fermin, Hincer, Mitchell, Pappas, Semmler, and Stewart; ABSENT: Fireall and Walsnovich).**

TEXT AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE, DIVISION A.2 (LADY'S ISLAND COMMUNITY PRESERVATION DISTRICT–LICP) OF APPENDIX A, COMMUNITY PRESERVATION DISTRICT: TABLE A.2.40.A (LAND USES) AND SECTION A.2.50 (CONDITIONAL AND SPECIAL USE STANDARDS) TO PERMIT COMMUNITY RESIDENCES (E.G. DORMS, CONVENTS, ASSISTED LIVING FACILITIES, TEMPORARY SHELTERS) AS A SPECIAL USE SUBJECT TO ADDITIONAL STANDARDS; APPLICANT: JADE EASTRIDGE

Mr. Criscitiello briefed the Commission on the text amendments. The Planning staff asked the Lady's Island Community Preservation (LICP) Committee for their recommendation on the text amendments. Since the text amendments were a change to the intent (see Section A.2.40 of the Community Development Code) of the LICP District, the LICP Committee felt making the use a Special Use would be acceptable since additional review by the Zoning Board of Appeals (ZBOA) would be required. Mr. Criscitiello then explained the ZBOA process. The Housing Chapter of the Comprehensive Plan notes that more infill development is needed for elderly residents, especially assisted living and continuing care facilities in urbanized areas of the County. The proposed 9.5-acre assisted living project meets a community need. Staff established additional conditions for the Special Use to include: a minimum site area of 5.0 acres, a maximum height of 35 feet, adjoining buffers and setbacks of 50 feet for LICP Districts and 20 feet for all other districts, 50 feet for local/collector; and Community Residences being limited to sites within one and one-half mile from the centerline of the intersection of Sea Island Parkway (US 21) and Sam's Point Road/Lady's Island Drive. The Metropolitan Planning Commission forwarded no comment since there was not a quorum.

Applicant's Comments:

1. Mr. Greg Baisch with Ward Edwards Engineering noted that he and the applicant met several times with staff and the LICP Committee. Generally, the LICP Committee accepted the revisions of the project after the applicant addressed the site area and setbacks in order to be sensitive of the area. The staff's addition as a special use and additional requirements would open other properties to the use and allow the public to see site-specific details as a Special Use. *(Commission discussion included noting that this is the first time the public hears about this proposal and asking for additional information from the applicant; concerns with temporary shelters being included in the text amendment; Mr. Criscitiello noting that the staff added the use to accommodate the community; noting that County-wide temporary shelters are kept private to provide privacy to individuals in the*

shelter; Mr. Criscitiello noted that the staff must have the ability to address such uses across the population spectrum; clarification on the text amendment covering the LICP District, and reiterating that the amendment was not site/parcel specific.)

2. Mr. Eric Sauers, partner with CR Senior Living LLC, stated that his project was a 60,000 square foot/66-room facility, with 60-65 employees, about 20-25 employees per shift. His company has 3 sites in Greenville, SC, that have been in operation for 4 years; there is one near Spartanburg, SC, and another at Little River, SC. The site (on Lady's Island) is large enough for nice landscaping appeal; he anticipates 80-90 residents. He stated he would place his mother in the facility. He said the bathrooms are spa-like, and there are interior lights with an atrium in the center of the facility. The facility is large enough to support this smaller market. He believes Beaufort is a little gem. He believes his company will add to the community.
3. Mr. Baisch noted the start of the parcel is where Dore Drive connects Lady's Island Drive to Meridian Road. The parcel has frontage off Lady's Island Drive and Meridian Road. The lot could accommodate 27 homes, the proposed use (as an assisted living facility) would decrease the traffic impact. There is an existing dirt road that the property owner will improve, but the majority of the traffic would be centered off Lady's Island Drive. There are sidewalks on Lady's Island Drive for people to interact with the property. The building will be single-storied. The current zoning only allows the use in a TCP (Traditional Community Plan). The property owner considered annexing into the City of Beaufort but the connection with other parcels did not occur. *(Commission discussion included noting that the property involves heirs property, noting that the area has transportation issues along Sea Island Parkway, concern with property egress/ingress, concern with how this property interacts with the proposed Lady's Island Plan; noting the intent to maintain Polk Road and giving easement to adjoining property owners, and querying the definition of a buffer for public information.)* Mr. Baisch noted the undisturbed buffers were to the east and north on the property--all other buffers must be rebuilt since the majority of the site had been timbered by the former owner. There are no wetlands on the property per the National Wetland Inventory map. He noted that stormwater issues were addressed. He stated that the buffers and setbacks are such that the building can be 50 feet off the road. *(Mr. Criscitiello noted that the Staff Review Team (SRT) would deal with details of the development when the project is submitted for permitting.)* The building will have a Beaufort facade/coastal look.

Public Comment: None were received.

Mr. Criscitiello noted that posting and review will occur at the staff level with the SRT. He explained the Special Use process involving the Zoning Board of Appeals and its level of review.

Further discussion included concern with the grouping of uses such as dorms and convents, along with assisted living facilities; and supporting the additional standards that added another layer of review.

Motion: Mr. Jason Hinchler made a motion, and Ms. Carolyn Fermin seconded the motion, to forward to County Council with a recommendation of approval of the Text Amendments to the Community Development Code, Division A.2 (Lady's Island Community Preservation District--LICP) of Appendix A, Community Preservation District: Table A.2.40.A (Land Uses) and Section A.2.50 (Conditional and Special Use Standards) to permit Community Residences (e.g. dorms, convents, assisted living facilities, temporary shelters) as a Special Use subject to additional standards. No further discussion occurred. The motion carried (FOR: Chmelik, Fermin, Hinchler, Mitchell, Pappas, Semmler, and Stewart; ABSENT: Fireall and Walsnovich).

TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE: APPENDIX A. COMMUNITY PRESERVATION DISTRICT, DIVISION A.13 MAY RIVER COMMUNITY PRESERVATION DISTRICT (MRCP), SECTION A.13.80.G. DESIGN STANDARDS/FENCING (TO ALLOW WOODEN PRIVACY FENCING); APPLICANT: LORETTA E. WELLS, AGENT: RUSSELL P. PATTERSON

Mr. Semmler noted that this text amendment was deferred by the applicant. He stated another avenue was being considered/researched by the applicant's agent. The text amendment would have allowed wooden privacy fencing throughout the May River Community Preservation District. Discussion occurred regarding the location of the existing fence,

NEW BUSINESS: Mining Standards--Mr. Ed Pappas asked the results of Mr. Semmler's conversation with Councilman York Glover. Mr. Semmler believes more must be done before bring to the Planning Commission. Mr. Criscitiello noted that mining requirements are Special Uses. He noted another example of mining (Ernest Mine) where numerous concerns have been voiced by citizens, including fencing, depth of slopes, etc.

Mr. Semmler suggests that the Commissioners either attend or watch on television the Zoning Board of Appeals (ZBOA), for Commission information.

OTHER BUSINESS: Next Planning Commission Meetings:

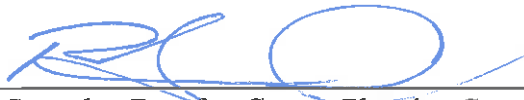
1. The next scheduled regular Planning Commission meeting is Monday, August 7, 2017, at 6:00 p.m. in the County Council Chambers, 100 Ribaut Road, Beaufort, SC.
2. The Special Planning Commission meeting scheduled for July 11, 2017 is cancelled.

ADJOURNMENT: Motion: Ms. Caroline Fermin made the motion, and Mr. Ed Pappas seconded the motion, to adjourn the meeting. The motion carried (**FOR: Chmelik, Fermin, Hincer, Mitchell, Pappas, Semmler, and Stewart; ABSENT: Fireall and Walsnovich**). Mr. Semmler adjourned the meeting at approximately 7:04 p.m.

SUBMITTED BY:



Barbara Childs, Administrative Assistant to the Planning Director



Robert Semmler, Beaufort County Planning Commission Chairman

APPROVED: August 7, 2017, as written

Note: The video link of the July 6, 2017, Planning Commission meeting is:
http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=3315