



COUNTY COUNCIL OF BEAUFORT COUNTY
Beaufort County Community Development Department

Beaufort County Government Robert Smalls Complex
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The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Monday, April 1, 2019, in Council Chambers, County Administration Building, 100 Ribaut Road, Beaufort, South Carolina.

Members Present:

Mr. Robert Semmler, Chairman	Dr. Caroline Fermin
Mr. Randolph Stewart, Vice Chairman	Ms. Diane Chmelik
Mr. Jason Hinchler	Ms. Cecily McMillan

Members Absent: Mr. Ed Pappas, Mr. Kevin Hennelly, and Mr. Harold Mitchel

Staff Present:

Mr. Eric Greenway, Community Development Director
Mr. Robert Merchant, Assistant Community Development Director
Ms. Melissa Peagler, Community Development Long-range Planner
Ms. Diane McMaster, Community Development Senior Admin Specialist

CALL TO ORDER: Chairman Semmler called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE: Chairman Semmler led those assembled with the pledge of allegiance.

CITIZEN COMMENTS: There were none.

AGENDA REVIEW: Chairman Semmler asked to add one item to the existing meeting agenda. Dr. Caroline Fermin made a motion to add Impact Fee presentation by Mr. Eric Greenway, Community Development Director, to the agenda, seconded by Mr. Jason Hinchler. All Commission members were in favor of adding the additional agenda item.

REVIEW OF MEETING MINUTES: The Commissioners reviewed the March 4, 2019, meeting minutes. Dr. Caroline Fermin made a motion to accept the minutes as written, and Ms. Cecily McMillan seconded the motion. The motion carried (**FOR: Semmler, Stewart, Fermin, Chmelik, Hinchler, and McMillan; ABSENT: Pappas, Hennelly, and Mitchel**).

CHAIRMAN'S REPORT: Chairman Semmler stated that the Braves had better start winning.

Northern Beaufort County Map Amendment / Rezoning Request for R100 029 000 0046 0000 (10.69 acres at 126 Broad River Blvd, Beaufort, SC) from C3 Neighborhood Mixed Use to C5 Regional Center Mixed Use; Applicant: 10 Frontage Rd, LLC Agent: Mr. Andy Burris

Mr. Robert Merchant, Community Development Assistant Director, stated that the 126 Broad River Blvd property is located in the Burton area. The owner has expressed interest in developing multi-family housing on the site and possibly affordable housing. It was noted that approximately one half of the 10.69 acres is wetlands. The proposed parcel is located within the growth boundary as set forth in the Northern Beaufort County Regional Plan. The Regional Plan and the Intergovernmental Agreement which implements the Plan require that all increases in zoning in unincorporated Beaufort County, located within the growth boundary, explore options to annex into the appropriate municipality – in this case, the City of Beaufort.

Said report has been sent to City of Beaufort staff. Beaufort County staff recommendation, pending feedback from City of Beaufort staff, is to recommend the requested zoning change. The Metro Planning Commission voted unanimously to support the Beaufort County staff recommendation at their March 18, 2019, meeting.

Mr. Edward Durst, managing partner of Athenian Investments LP, which owns a nearby parcel, supports the requested zoning change.

Dr. Skeet Burris addressed the December 19, 2016, Metro Planning Commission meeting and explained that the parties involved could not reach an agreement regarding the matching-style configuration. He is now requesting the rezoning in order to move forward with development.

Mr. Randolph Stewart suggested approving the rezoning request with a condition regarding affordable housing. Mr. Eric Greenway explained to the Commission that the State of South Carolina does not allow for conditional rezoning. He went on to say that the County may want to adopt a text amendment regarding the C3 zoning to exceed the 80-unit cap if the design criteria meets the affordable housing formula.

Chairman Semmler asked for a motion regarding the rezoning request. Mr. Jason Hinchler made a motion to approve the rezoning request from C3 Neighborhood Mixed Use to C5 Regional Center Mixed Use with a strong recommendation to forward the affordable housing issue to the Natural Resources Committee for their input. Dr. Caroline Fermin seconded the motion. The motion to approve the request was unanimous.

County staff will report back to the Commission regarding either text amendment or adoption of the rezoning request presented today.

IMPACT FEES

Mr. Eric Greenway explained that the SC Impact Fee Act requires that the process for adopting an impact fee ordinance begins with a resolution of the Council directing the local Planning Commission to conduct the necessary studies and recommend an impact fee ordinance developed in accordance with the Act. An impact fee study for Beaufort County Schools is on County Council's meeting agenda for Monday, April 8, 2019.

Refunds of Impact Fees

- If the impact fees have not been expended within three years of the date they were scheduled to be expended on a first-in, first-out basis; and

Annexation

- A county development impact fee ordinance imposed in an area which is annexed by a municipality is not affected by this article until the development impact fee terminates, unless the municipality assumes any liability which is to be paid with the impact fee revenue. (City of Hardeeville will be required to collect impact fees for transportation, libraries, and parks.)

Tischler Bise, Impact Fee Consultants, is currently updating the County's fee study for transportation, libraries, and parks. They are currently conducting a new study regarding Beaufort County Schools. County Council is also considering expanding the consultant's scope to include fire, emergency medical services, public safety, and capital equipment.

In relation to the work scope for the County Schools Impact Fees project, the Beaufort County Planning Commission will be asked to assist with the following:

- Preparation of School Impact Fee Report

- Stakeholder outreach
- Preparation of School Impact Fee Ordinance
- Preparation of inter-local Agreements


Mr. Greenway clarified that under State law, the County would be responsible for payment of any affordable housing impact fee waivers which occur. He also asked the Commission members to begin considering economic development issues when discussing the need for affordable housing in Beaufort County.

NEW/OTHER BUSINESS:


Other Business: The next regularly scheduled Planning Commission meeting will be Monday, May 6, 2019, 6:00 p.m., Council Chambers, County Administration Building, 100 Ribaut Road, Beaufort, SC.

ADJOURNMENT: Chairman Semmler requested a Motion to adjourn the meeting at approximately 6:50 p.m. Dr. Caroline Fermin made a motion, and Mr. Jason Hinchler seconded, to adjourn the meeting. All Commission members in attendance were in favor of adjournment.

SUBMITTED BY:



Diane McMaster, Community Development Senior Admin Specialist



Robert Semmler, Beaufort County Planning Commission Chairman

APPROVED: June 3, 2019