



COUNTY COUNCIL OF BEAUFORT COUNTY
Beaufort County Community Development Department

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The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Monday, November 4, 2019, in Council Chambers, County Administration Building, 100 Ribaut Road, Beaufort, South Carolina.

Members Present:

Mr. Ed Pappas, Chairman
Ms. Diane Chmelik
Mr. Kevin Hennelly

Dr. Caroline Fermin
Ms. Cecily McMillan
Mr. Jason Hinch

Members Absent:

Mr. Randolph Stewart, Vice Chairman
Mr. Harold Mitchell

Staff Present:

Mr. Robert Merchant, Assistant Community Development Director
Mr. Noah Krepps, Long Range Planner
Ms. Diane McMaster, Senior Administrative Specialist

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

PLEDGE OF ALLEGIANCE: Chairman Ed Pappas led those assembled in the pledge of allegiance.

CITIZEN COMMENTS: There were none.

REVIEW OF AGENDA: Chairman Ed Pappas asked if there were any revisions or additions to the meeting agenda. There being none, he addressed the next agenda item.

REVIEW OF MEETING MINUTES: The Commissioners reviewed the October 7, 2019, meeting minutes. Chairman Ed Pappas entertained a motion to accept the minutes as written. Dr. Caroline Fermin made a motion, seconded by Ms. Cecily McMillan, to accept the minutes as written. There was unanimous support for the motion.

CHAIRMAN'S REPORT: Chairman Ed Pappas reminded everyone to vote on Tuesday.

ZTA 2019-02 TEXT AMENDMENT TO THE T4 HAMLET CENTER (T4HC) DISTRICT TO ADD RECREATION FACILITY: COMMERCIAL INDOOR (ARTICLE 3, SECTION 3.2.100). APPLICANT: STEPHEN VAN HOUT

The Community Development Code (CDC) allows Recreation Facility: Commercial Indoor in the T4VC, T4HCO, T4NC, C4, and C5 districts. The applicant is requesting to allow Recreation Facility: Commercial Indoor in the T4 Hamlet Center District as well.

Mr. Noah Krepps, Beaufort County Long Range Planner, presented information to the Commission regarding the proposed Text Amendment. He noted there are two (2) sub-zones within the T4 District: 1. T4 Village Center (St. Helena Island – Corners Community) and 2. T4 Hamlet Center – Open.

The proposed Text Amendment is consistent with the goals, objectives, and policies of the Comprehensive Plan and does not conflict with any provisions of the Community Development Code or Code of Ordinances. To date, there are three (3) T4HC Districts within Beaufort County: Sea Island Parkway, Shell Point, and along Burnt Church Road in Bluffton.

The applicant, Stephen Van Hout, spoke to the Commission. He explained that sound-dampening panels would be installed on all walls within the facility and that the existing energy conservation doors and windows were relatively thick and should help in keeping noise to a minimum. Parking should not be an issue since his facility's peak hours of operation, weekends and after-school, are generally outside the normal 9:00 a.m. – 5:00 p.m. business hours. The facility will require parental supervision and will be sensory inclusive, providing a suitable environment for special-needs children as well.

Staff feels the proposed change would have minimal impact on parking/traffic volume/infrastructure and that it demonstrates a community need as currently, there are no indoor playgrounds in Northern Beaufort County. Therefore, Beaufort County staff recommends approval.

Chairman Ed Pappas requested a motion to approve the proposed Text Amendment. Mr. Kevin Hennelly made a motion to approve the proposed Text Amendment, seconded by Dr. Caroline Fermin. The motion passed by a vote of 4:2 (**FOR: Ms. Diane Chmelik, Dr. Caroline Fermin, Mr. Kevin Hennelly, Ms. Cecily McMillan and OPPOSED: Chairman Ed Pappas and Mr. Jason Hinchler**).

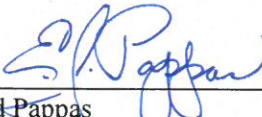
NEW/OTHER BUSINESS:

New Business: None

Other Business: The next scheduled Planning Commission meeting will be Monday, December 2, 2019, 6:00 p.m., Council Chambers, County Administration Building, 100 Ribaut Road, Beaufort, SC.

ADJOURNMENT: With no further business to discuss, Chairman Ed Pappas adjourned the meeting at 6:27 p.m. All Commission members in attendance were in favor of adjournment.

SUBMITTED BY: Diane McMaster
Community Development Senior Administrative Specialist



Ed Pappas
Beaufort County Planning Commission Chairman

Date: 01-07-20