



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, July 6, 2020, 6:00 p.m., in Council Chambers, County Administration Building, 100 Ribaut Road, Beaufort, South Carolina.

Members Present:

| | | |
|-------------------------|---------------------|---------------------|
| Mr. Ed Pappas, Chairman | Dr. Caroline Fermin | Mr. Frank Ducey |
| Ms. Diane Chmelik | Ms. Cecily McMillan | Mr. Harold Mitchell |
| Mr. Kevin Hennelly | Mr. Jason Hinch | |

Members Absent:

Mr. Randolph Stewart, Vice Chairman

Staff Present:

Mr. Eric Greenway, BC Community Development Director
Mr. Robert Merchant, BC Community Development Assistant Director
Mr. Noah Krepps, BC 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.

REVIEW OF MEETING MINUTES: The Commissioners reviewed the January 6, 2020, meeting minutes. Chairman Ed Pappas entertained a motion to accept the minutes as written. Dr. Caroline Fermin made a motion, seconded by Ms. Diane Chmelik, to accept the minutes as written. There was unanimous support for the motion.

AGENDA REVIEW: Chairman Ed Pappas requested a motion amending the meeting agenda for non-agenda-related comments to occur at the beginning of the meeting. Dr. Caroline Fermin made the motion to amend, seconded by Ms. Cecily McMillan. There was unanimous support for the motion.

CITIZEN COMMENTS: Mr. Tony Criscitiello gave a brief presentation on the Bindon Plantation conservation easement. Mr. Criscitiello's presentation notes have been made a part of these minutes.

ACTION ITEMS

Southern Beaufort County Map Amendment / Rezoning Request for

R600 021 000 0003 0000, R600 021 000 002A 0000, R600 021 000
003A 0000 (approx 4.2 acres at 143 Graves Road, 145 Graves Road, and 147 Graves Road, Bluffton,
SC) from T2R Rural to C3 Neighborhood Mixed Use; Applicant: Judy Graves

Mr. Noah Krepps, BC Long Range Planner, presented the staff report regarding the three (3) parcels. The Planning Commissioners expressed concern regarding possible adverse effects to the Okatie River.

Chairman Ed Pappas requested a motion to approve the proposed Rezoning Request. Mr. Jason Hinchler made a motion to approve the proposed Rezoning Request, seconded by Mr. Harold Mitchell. The motion failed with a vote of 4:4 (**FOR: Ms. Diane Chmelik, Mr. Frank Ducey, Mr. Jason Hinchler, and Mr. Harold Mitchell and OPPOSED: Chairman Ed Pappas, Mr. Kevin Hennelly, Dr. Caroline Fermin, and Ms. Cecily McMillan and ABSENT: Mr. Randolph Stewart.**)

Chairman Ed Pappas requested a second motion to approve the proposed Rezoning Request. Mr. Frank Ducey made the second motion to approve and Mr. Jason Hinchler seconded the motion. The motion to approve the proposed Rezoning Request was defeated by a vote of 3:5 (**FOR: Mr. Frank Ducey, Mr. Jason Hinchler, and Mr. Harold Mitchell and OPPOSED: Chairman Ed Pappas, Mr. Kevin Hennelly, Dr. Caroline Fermin, Ms. Diane Chmelik, and Ms. Cecily McMillan and ABSENT: Mr. Randolph Stewart.**)

Mr. Jason Hinchler stated for the record that due to the vote, he felt it appropriate to send the Request to County Council. The Rezoning Request will be heard at the Natural Resources Committee and then County Council.

Northern Beaufort County Zoning Map Amendment/Rezoning

Request for 18.3 acres (R100 024 000 032A 0000, R100 024 000 0276 0000,

R100 024 000 030C 0000, and R100 024 000 033A 0000) at the Intersection of Bay Pines Road and Laurel Bay Road from T2 Rural and S1 Industrial to C4-Community Center Mixed-Use District; Applicant:

Robert M. Deeb

Mr. Robert Merchant spoke on behalf of Beaufort County staff. He stated that the Rezoning Request was presented in March 2020 at the Metropolitan Planning Commission (MPC). Both the MPC and Beaufort County staff are in favor of this Rezoning Request. Mr. Robert Deeb, attorney for the property owner, and Mr. David Bennett, Bennett & Reindl Companies, spoke during the meeting. Public comment was also heard during the presentation.

Chairman Ed Pappas requested a motion to approve the proposed Rezoning Request. Dr. Caroline Fermin made a motion to approve the proposed Rezoning Request, seconded by Ms. Cecily McMillan. The motion was approved with a vote of 7:0 (**FOR: Ms. Diane Chmelik, Mr. Frank Ducey, Mr. Harold Mitchell, Chairman Ed Pappas, Mr. Kevin Hennelly, Dr. Caroline Fermin, and Ms. Cecily McMillan RECUSED: Mr. Jason Hinchler and ABSENT: Mr. Randolph Stewart.**)

Text Amendment to the Beaufort County Community Development Code (CDC):

Campground Standards: Article 4, Section 4.1.190 (Recreation Facilities: Campgrounds) and Article 3, Section 3.1.60 (Consolidated Use Table) to provide distinctions between primitive, semi-developed, and developed campgrounds.

Mr. Eric Greenway spoke on behalf of County staff. There was discussion regarding the three (3) campground categories: primitive, semi-developed, and developed. Due to textual errors vs the use table and feedback from the public, this matter will be heard at a Planning Commission Special Workshop session scheduled for July 21, 2020. Mr. Chester Williams sent a draft amendment on this subject to Mr. Eric Greenway for review and discussion.

Public comments were heard from the following meeting attendees: Mr. Pat Parkinson, Mr. Thomas Mike, and Mr. Neal Turner. Additional public comment was received through the County's Facebook live stream. Chairman Ed Pappas requested a motion to hold further discussion of this matter at the Planning Commission Special Workshop set for Tuesday, July 21, 2020, 4:00 p.m. Dr. Caroline Fermin made a motion to hold further discussion of this matter at the Tuesday, July 21, 2020, Planning Commission Special Workshop, seconded by Ms. Cecily McMillan. The motion was approved with a vote of 8:0 (**FOR: Ms. Diane Chmelik, Mr. Frank Ducey, Mr. Harold Mitchell, Mr. Jason Hinchler, Chairman Ed Pappas, Mr. Kevin Hennelly, Dr. Caroline Fermin, and Ms. Cecily McMillan and ABSENT: Mr. Randolph Stewart.**)

Text Amendment To the Beaufort County Community Development Code (CDC):

Article 5, Section 5.3.20 Applicability – To Apply Architectural Standards and Guidelines to Two-Family (Duplex) Residential

Mr. Robert Merchant presented this staff-initiated Text Amendment.

Chairman Ed Pappas requested a motion to approve the requested Text Amendment. Ms. Diane Chmelik made a motion to approve the requested change, seconded by Dr. Caroline Fermin. The motion was approved with a vote of 8:0 (**FOR: Ms. Diane Chmelik, Mr. Frank Ducey, Mr. Harold Mitchell, Mr. Jason Hinchler, Chairman Ed Pappas, Mr. Kevin Hennelly, Dr. Caroline Fermin, and Ms. Cecily McMillan and ABSENT: Mr. Randolph Stewart.**)

Text amendment To the Community Development Code (CDC):

Appendix B (Daufuskie Island Community Development Code), Sections B.1.50, B.1.60, B.1.70, and B.1.80 to Eliminate Maximum Lot Size Requirement for Minor Subdivisions

Mr. Robert Merchant presented this staff-initiated Text Amendment. He stated that the Daufuskie Island Council was not in favor of the proposed change.

Chairman Ed Pappas requested a motion to approve the requested Text Amendment. Mr. Jason Hinchler made a motion to approve the requested change, seconded by Dr. Caroline Fermin. The motion was approved with a vote of 7:1 (**FOR: Ms. Diane Chmelik, Mr. Frank Ducey, Mr. Harold Mitchell, Mr. Jason Hinchler, Chairman Ed Pappas, Mr. Kevin Hennelly, Dr. Caroline Fermin OPPOSED: Ms. Cecily McMillan and ABSENT: Mr. Randolph Stewart.**)

NEW/OTHER BUSINESS:

New Business: None

Other Business: A **Planning Commission Special Workshop** session is set for Tuesday, July 21, 2020, 4:00 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 8:26 p.m. All Commission members were in favor of adjournment.

SUBMITTED BY: Diane McMaster
Community Development Senior Administrative Specialist



Ed Pappas
Beaufort County Planning Commission Chairman

Date: 8/11/20

**PRESENTATION TO THE BEAUFORT COUNTY
PLANNING COMMISSION**

Subject: Bindon Plantation / A Grant of a Conservation Easement recorded in the Register of Deeds Office on 08/03/2012 at Book 03163 in pages 1814 - 1918.

Agenda item # 10: Public Comment.

My name is Tony Criscitiello, I am a private citizen residing in the Sheldon Township at 64 Huspah Court North. My mailing address is P.O. Box 137, Sheldon, S.C. 29941.

(1). I wish to start off with the observation that **Credibility** is defined as the quality of being trusted and believed in. Bindon Plantation as a conservation easement happened eight (8) years ago and has been stalled ever since.

(2). For the record the origins of the Bindon Plantation can be traced back to 1698 with a Kings Grant that established the 12,000 acre Tomotley Barony. Bindon was part of that event.

(3). The terms of the Conservation Easement states that for \$2,500,000.00 an acreage totaling 1,317 acres is preserved and protected forever.

(4). As part of that agreement - three things must happen:

a. The creation of an Environment Education Center is to be established on 50 acres of land in the center of the property;

b. 20 main houses with 20 connecting houses up to 1,500.00 square feet each fronting on the Pocotaligo River is allowed to be built.

-and-

c. 5 boat docks with access to the Pocotaligo River along with 2 public boat ramps are also allowed.

(5) One of the conditions outlined in the Conservation Easement is that only a local government or public agency will be allowed to own and operate an Environmental Education Center. My question is this? Could this mean that a Botanical Garden or Arboretum with an emphasis on water quality protection be established at Bindon? [Food for thought!].

(6) The County has dedicated \$90,000,000.00 to protect 17,000 acres of land as designed by the Greenprint. (Page 11). Bindon is 1,317 acres or (8%) of the total by itself.

(7) Through the fee simple acquisition that occurred with the \$2,500,000.00 payment, the 50 acres in public ownership for a Environment Education Center will be a recreational value to transcend generation long into the future.

(8) With the Environmental Education Center, Bind on will establish an unmatched opportunity that blends education and the environment.

(9) The public's use of the Pocotaligo River and access to it will be enhanced by the viewshed being preserved in perpetuity.

(10) With all this being said, the reason I am here tonight is to alert you all to the fact that the Beaufort County Council has stimulated a way to expedite the fast tracking of the Bindon question with the passage of Ordinance 2018/53 Establishing a Passive Park ordinance in Chapter 91 of Code of Ordinances for Beaufort County. Stated plainly, the County Council by Resolution may establish a Passive Park at Bindon Plantation!

(Finally)

(11) You are the County Planning Commission, the blue ribbon panel of the County government, and one of your great responsibilities is the creation of the 2020 Comprehensive Plan.

(12) As you know, the Comprehensive Plan requires several mandated elements - one of which is the Priority Investment Element. This element allows local governments to layout a course of financial action and investments over a 20 year period. This is exactly how Bindon Plantation can be treated and dealt with.

(13) I am asking the Planning Commission to contact the County Council and ask the County Council to invoke Ordinance 2018/53. This will then allow the Planning Commission to pursue its objectives with the 2020 Comprehensive Plan.

(14) Indeed, Bindon is in the Greenprint and needs to be treated accordingly.

(15). My feeling is simply this: If an idea cannot stand in the arena of public debate; then, it does not deserve to stand - but it at least ought to get the chance to get there.

Remember This

We conserve what we love; we will love only what we understand; and we will understand what we are taught. Build the Environmental Education Center at Bindon Plantation.