



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 virtually on Tuesday, August 4, 2020, 6:00 p.m.

Members Present:

Mr. Ed Pappas, Chairman	Dr. Caroline Fermin	Mr. Frank Ducey
Ms. Diane Chmelik	Ms. Cecily McMillan	General Harold Mitchell
Mr. Kevin Hennelly	Mr. Jason Hinchler	Mr. Randolph Stewart, Vice Chairman

Members Absent:

None

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.

ADOPTION OF VIRTUAL MEETING RESOLUTION: Mr. Eric Greenway confirmed renewal of Resolution 2020/05 establishing standards for electronic meetings as authorized by FOIA during a declared state of emergency. Chairman Ed Pappas requested a motion to accept Resolution 2020/05. Mr. Jason Hinchler made the motion to accept said Resolution, and Dr. Caroline Fermin seconded the motion. All members present voted in favor of the motion except Mr. Kevin Hennelly who was experiencing technical difficulty at the time.

REVIEW OF MEETING MINUTES: The Commissioners reviewed the July 6, 2020 and July 21, 2020 meeting minutes. Chairman Ed Pappas entertained a motion to amend the July 6, 2020, minutes as follows: 1. Include Mr. Tony Criscitiello’s presentation notes as part of the meeting minutes; and 2. Note that the second motion to approve the Graves’ rezoning request was made by Mr. Frank Ducey and seconded by Mr. Jason Hinchler. Dr. Caroline Fermin made a motion, seconded by Ms. Cecily McMillan, to accept the July 6, 2020, minutes as amended. There was unanimous support for the motion.

Chairman Ed Pappas entertained a motion to approve the July 21, 2020, workshop minutes as submitted. General Harold Mitchell made a motion, seconded by Mr. Jason Hinchler, to approve the July 21, 2020, minutes as submitted. There was unanimous support for the motion.

CITIZEN COMMENTS (non-agenda items): There were none.

ACTION ITEMS

Text Amendment to the Community Development Code (CDC) Article 5, Section 5.6.50.E(2) To Allow for Minor Modifications to Billboards to Improve Safety Standards During Hurricanes and High Wind Events.

Mr. Robert Merchant, BC Community Development Deputy Director, presented the staff report regarding the proposed text amendment submitted by Adams Outdoor Advertising. Staff feels the request is more in line with prolonging the life of existing signage and therefore, does not recommend approval. Mr. Merchant also stated that the current Ordinance was designed to phase out existing billboards over time.

Mr. Bo Hodges, Real Estate Manager for Adams Outdoor Advertising, asked to state for the record that the current issue was more in line with CDC Article 5, Section 5.6.50.E(3) than E(2). Mr. Hodges explained that the modification request addresses two (2) points: 1. Public safety from flying debris during high wind/hurricane events; and 2. Ease of operation for Adams Outdoor when preparing for high wind/hurricane events.

Chairman Ed Pappas requested a motion to approve the proposed text amendment. Mr. Jason Hinchler made a motion to approve the proposed Text Amendment recommending County Council approve aluminum framing be placed on existing billboards in unincorporated Beaufort County, seconded by Dr. Caroline Fermin. The motion passed by a vote of 5:4 (**FOR: Ms. Diane Chmelik, Mr. Frank Ducey, Mr. Jason Hinchler, Dr. Caroline Fermin, and General Harold Mitchell and OPPOSED: Chairman Ed Pappas, Mr. Kevin Hennelly, Ms. Cecily McMillan, and Vice Chairman Randolph Stewart.**)

At approximately 7:07 p.m., Vice Chairman Randolph Stewart left the meeting due to a prior commitment.

Consideration of Approval – Impact Fee Study Update

Mr. Eric Greenway, Community Development Department Director, answered the following impact fee questions from Planning Commission members, after further review of the Study:

- How and when are impact fees implemented?
- Do existing development agreements include impact fees?
- Can impact fees be implemented to limit the impact on small home builders?
- Why were north of the Broad River School Impact Fees not included in the Study?
- Were Bluffton's accelerated growth rate and the fact that some schools north of the Broad River are underutilized taken into consideration regarding the School Impact Fee Study?
- How and who determines the maximum supportable fee?
- How are impact fees calculated when a "change of use" occurs?
- Why were less than 10% of the 2019 School Bond Referendum credits taken into consideration when calculating the School Impact Fee?

Mr. Frank Ducey requested an amendment to the Study exempting property owners in 55+ age-restricted communities from the \$9,500 School Impact Fee assessment. The remaining Commission members did not support his request.

Mr. Frank Ducey then made a motion to approve the Impact Fee Study as presented. There was no executable second in response to his motion.

Chairman Ed Pappas asked if it was feasible to reconsider a motion to approve Impact Fees as presented, excluding the School Impact Fees.

Mr. Eric Greenway explained that Impact Fees consist of what government is assessing to capture the proportional share of the cost burden for infrastructure and capital improvement needs to plan for growth within the County. He also mentioned that the Planning Commissioners could request additional school data/analysis prior to the next Natural Resources Committee meeting.

Mr. Greenway also explained that we are mandated to review impact fee data every five (5) years. A more frequent review schedule would be cost prohibitive.

Public comment was received from the following individuals: Alex James, Meg James, Brian Quinn, Brandon Edwards, and Jocelyn Staigar.

Chairman Ed Pappas requested a motion to approve the Impact Fee Study Update as presented. Mr. Jason Hinchler made a motion to approve the Impact Fee Study Update as presented, seconded by General Harold Mitchell. The motion to approve failed with a vote of 4:4 (**FOR: Mr. Jason Hinchler, Ms. Diane Chmelik, General Harold Mitchell, and Chairman Ed Pappas; OPPOSED: Mr. Kevin Hennelly, Dr. Caroline Fermin, Ms. Cecily McMillan, and Mr. Frank Ducey; and ABSENT: Mr. Randolph Stewart.**) The Impact Fee Study Update and the Planning Commission's voting results will be presented at the August 10, 2020, Natural Resources Committee meeting for review and discussion.

Dr. Caroline Fermin made a motion to forward Mr. Tony Criscitiello's Bindon Plantation presentation to County Council requesting they invoke Ordinance 2018/53 creating the next steps to include Bindon Plantation in Beaufort County's 2020 Comprehensive Plan update, priority investment element. There was no second for Dr. Fermin's motion.

Mr. Eric Greenway stated that the property acquisition process/program is not a Planning Commission responsibility and should be presented before the Rural and Critical Land Board.

General Harold Mitchell stated that he did not feel he had adequate information to vote on Dr. Fermin's Bindon Plantation motion and proposed, by way of a separate motion, to add Bindon Plantation to the next Planning Commission meeting agenda. Ms. Cecily McMillan agreed and seconded General Mitchell's motion. After further discussion, General Mitchell withdrew his Motion to add Bindon Plantation to the next Planning Commission meeting agenda.

Mr. Jason Hinchler made a motion requesting County Council and Staff review the Bindon Plantation material for future reference and action, and Dr. Caroline Fermin seconded the motion. There was unanimous support for the motion. Mr. Greenway stated that Staff would communicate to Mr. Criscitiello that the appropriate avenue for this project is the Rural and Critical Land Board and County Council.

Ms. Cecily McMillan requested clarification regarding the Impact Fee Study presentation before the NRC and if the Planning Commission's 4:4 vote would be explained. Mr. Eric Greenway stated that all details would be discussed. He further explained that impact fees must be allocated within three (3) years of their collection date and are only used for the service area in which they were collected.

NEW/OTHER BUSINESS:

New Business: None

Other Business: The next Planning Commission meeting is scheduled for Thursday, September 10, 2020, 6:00 p.m. Additional meeting details will be made available prior to the September 10 meeting date.

ADJOURNMENT: With no further business to discuss, Chairman Ed Pappas adjourned the meeting at 8:45 p.m.

SUBMITTED BY: Diane McMaster
Community Development Senior Administrative Specialist



Ed Pappas
Beaufort County Planning Commission Chairman

Date: 10/16/20