



**County Council of
Beaufort County
Planning Commission
Meeting**

Chairman
ED PAPPAS

Vice Chairman
RANDOLPH STEWART

Commission Members
KEVIN HENNELLY
CAROLINE FERMIN
CECILY MCMILLAN
DANIEL RIEDEL
FRANK DUCEY
ARMIN WAHL
GAIL MURRAY

County Administrator
ERIC GREENWAY

Staff Support
ROBERT MERCHANT

Administration Building
Beaufort County Government
Robert Smalls Complex
100 Ribaut Road

Contact
Post Office Drawer 1228
Beaufort, South Carolina 29901-1228
(843) 255-2140
www.beaufortcountysc.gov

Planning Commission Agenda

Thursday, September 8, 2022 at 6:00 PM

Council Chambers

County Administration Building, 100 Ribaut Road, Beaufort, SC

ALL OF OUR MEETINGS ARE AVAILABLE FOR VIEWING ONLINE AT WWW.BEAUFORTCOUNTYSC.GOV AND CAN ALSO BE VIEWED ON HARGRAY CHANNELS 9 AND 113, COMCAST CHANNEL 2, AND SPECTRUM CHANNEL 1304.

MEETING LINK:

Meeting number (access code): 161 740 0255

Passcode: PLANNING

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. FOIA – PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT
4. APPROVAL OF MINUTES – June 6, 2022
5. APPROVAL OF AGENDA
6. CITIZEN COMMENTS – NON-AGENDA ITEMS
(Comments are limited to 3 minutes.)

ACTION ITEMS

7. **ZONING MAP AMENDMENT/REZONING REQUEST** FOR 4.25 ACRES AT 175 FORDING ISLAND ROAD (R600 022 000 011A 0000) FROM T2 RURAL TO C5 REGIONAL CENTER MIXED USE DISTRICTS. AGENT: JOSH TILLER/OWNER: LAURA LEWIS
8. **TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC):** SECTION 5.11.60 (RIVER BUFFER) TO CLARIFY PENALTIES FOR REMOVING TREES FROM THE RIVER BUFFER WITHOUT APPROPRIATE PERMITS.
9. **TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC):** TABLE 3.1.60 (CONSOLIDATED USE TABLE) AND SECTION 3.2.100.H (T4HC, T4VC, AND T4HCO ALLOWED USES) TO AMEND THE MAXIMUM BUILDING SIZE FOR GENERAL RETAIL FOR THE T4 VILLAGE CENTER (T4VC) DISTRICT.

DISCUSSION ITEMS

10. CHAIRMAN'S REPORT
11. ADJOURNMENT



COUNTY COUNCIL OF BEAUFORT COUNTY
Beaufort County Planning and Zoning Department

Beaufort County Government Robert Smalls Complex
Physical: Administration Building, Room 115 100 Ribaut Road
Mailing: Post Office Drawer 1228, Beaufort, SC 29901-1228
Phone: 843-255-2140 / FAX: 843-255-9432

The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held in Council Chambers on Monday, June 6, 2022 at 6:00 p.m.

MEMBERS PRESENT:

Mr. Ed Pappas, Chairman
Mr. Randolph Stewart, Vice Chairman
Dr. Caroline Fermin
Ms. Gail Murray
Mr. Kevin Hennelly
Ms. Cecily McMillan
Mr. Dan Riedel
Mr. Armin Wahl

MEMBERS ABSENT:

Mr. Frank Ducey

STAFF PRESENT:

Mr. Eric Greenway, County Administrator
Mr. Chuck Atkinson, Assistant County Administrator, Development/Recreation
Mr. Mark Davis, Planning and Zoning Deputy Director
Ms. Juliana Smith, Long Range Planner
Ms. Chris DiJulio-Cook, Senior Administrative Specialist

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

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

REVIEW OF MEETING MINUTES: A motion was made to approve the April 4, 2022 minutes. Dr. Caroline Fermin seconded. The motion passed unanimously.

AGENDA REVIEW: Mr. Pappas asked if there were any comments or additions to the agenda. There were none.

CITIZEN COMMENTS: Chairman Pappas asked if there were any non-agenda citizen comments. There were none.

ACTION ITEMS:

TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 4.1.330 (ECOTOURISM) TO CLARIFY GUIDING PRINCIPLES FOR ECOTOURISM DEVELOPMENT AND ESTABLISH BASE SITE AREA CALCULATIONS FOR ECOTOURISM DEVELOPMENT.

Ms. Juliana Smith explained that, after the April 4th meeting, the Staff revisited some of the proposed changes and made adjustments based on the Commissioners’ feedback. She reviewed the updated changes, including suggestions made by the County’s legal team. Mr. Armin Wahl motioned to approve

the changes, including those not included in the original packet, Mr. Daniel Riedel seconded the motion. The motion received unanimous support.

Ms. Jessie White, of the Coastal Conservation League, gave her endorsement of the changes but asked to have wastewater addressed as part of the changes.

Ms. Smith offered a suggestion where the change, to consider wastewater management, could be made.

Dr. Fermin made a motion to amend the original vote to accept the addition regarding wastewater. Ms. Cecily McMillan seconded. The motion passed unanimously.

ZONING MAP AMENDMENT/REZONING REQUEST FOR 94.47 ACRES (R600 008 000 0016 0000 AND R600 008 000 0001 0000) KNOWN AS THE COOLER TRACT LOCATED ACROSS THE INTERSECTION OF OKATIE HIGHWAY (SC 170) AND LOWCOUNTRY DRIVE (SC 462) FROM T2 RURAL TO C3 NEIGHBORHOOD MIXED USE AND C5 REGIONAL CENTER MIXED USE DISTRICTS.

Mr. Mark Davis explained the requested zoning change and the Staff's recommendation that the request be denied.

Mr. Josh Tiller, JK Tiller Associates, Inc., representing the property owners, stated they were willing to separate the rezoning request from the development agreement included with the original application.

After much discussion, Chairman Pappas opened the meeting up to public comment.

Ms. Jessie White spoke against the rezoning.

Mr. Bruce Duncan chose not to make a public address.

Mr. Neal Pugliese spoke against the rezoning

Mr. Mark Rovnak, President of the Board of Oldfield Club, spoke against the rezoning

Mr. Wally Swanson spoke against the rezoning

Ms. Diane Schwerin chose not to comment

Ms. Mary-Jo Kilcher spoke against the rezoning

Ms. Nancy Gorr passed on her opportunity to speak publicly

Mrs. Donna Dobrzynski spoke against the rezoning

Ms. LouAnn Kelly chose not to comment

Ms. Sue Smilari passed on commenting publicly

Mr. Joe Cooler spoke on behalf of the rezoning, stating he and his brothers want to be treated fairly and be able to develop the property that's been in their family for 130 plus years.

Mr. Hennelly, Mr. Wahl, Mr. Stewart, and Mr. Pappas all made further comments regarding their concerns with the proposed rezoning.

Chairman Pappas asked for a motion. Mr. Hennelly made a motion to deny the proposal for the property to be rezoned from T2R to C3NMU and C5RCMU. Dr. Caroline Fermin seconded the motion. The motion to deny the rezoning passed unanimously.

CHAIRMAN'S REPORT:

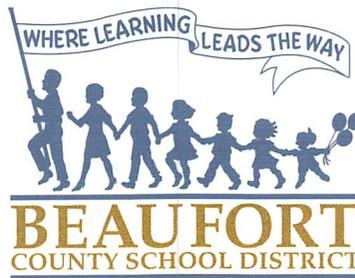
Chairman Pappas stated he did not have a report but wanted to remind everyone that the next meeting, July 7th, would fall on a Thursday night instead of a Monday.

ADJOURNMENT: Chairman Pappas, with no further business to discuss, adjourned the meeting at 7:13 p.m.

SUBMITTED BY: Chris DiJulio-Cook
Planning & Zoning Senior Administrative Specialist

Ed Pappas
Beaufort County Planning Commission Chairman

Date: _____



June 3, 2022

Robert Merchant
Community Development Deputy Director
Beaufort County Community Development Department
P.O. Drawer 1228
Beaufort, SC 29901-1228
RE: Zoning Map Text Amendment

Mr. Merchant,

The Beaufort County School District been made aware of the zoning change request made by Cooler's Corner LLC for the property located at the corner of Hwy 170 and Hwy 462 and west of the Oldfield PUD. We have also been provided a copy of the "Zoning Map or Text Amendment / PUD Master Plan Change Application dated March 2021 (Rev) which includes a Preliminary Traffic Summary dated December 20, 2019.

There are several concerns that the school district has related to the rezoning of this property:

1. The District does not have excess capacity to address the potential increase in the number of students that this neighborhood could generate with 170 residential units shown in the application. With the students anticipated with the nearby Malind Bluff neighborhood (Osprey Point PUD) and River Oaks PUD adjacent to Okatie Elementary we anticipate enrollment to exceed capacity. The school is currently functioning at 85% capacity. This development would also attend May River High school, with 91% capacity usage even with the recent opening of a 22-classroom wing as part of the 2019 Referendum. We anticipate May River to be over 100% capacity usage by 2023-2024 school year.
2. Both Malind Bluff and River Oaks PUDs were approved with school impact fees that would help generate funds for additional classrooms. As of this date, the school district has seen nothing to indicate that this development would have similar fees for approval. We propose that the county incorporate that discussion into this approval process. But we have also been recently made aware that the development agreement for the River Oaks PUD was allowed to expire, potentially affecting that school impact fee agreement and potentially generating even less funds for future school capacity expansions.

We respectfully request that this zoning change for the residential portion of the request be postponed until discussions can be had with the developer on school impact fees as part of the development agreement. Beaufort County School District staff would be more than welcome to discuss with the developer our concerns about this project. To date we have had no contact or inquiries.

Robert S. Oetting, PE
Chief Operations Officer
Beaufort County School District

cc: Dr. Frank Rodriguez, Superintendent BCSD
Carol Crutchfield, Planning Coordinator BCSD



6/6/22

Dear Beaufort County Planning Commissioners,

Thank you for the opportunity to offer comments on behalf of the Coastal Conservation League regarding: 1) text amendments to the Community Development Code (CDC) for ecotourism, and 2) a rezoning request for the Cooler Tract from T2 Rural to C5 Regional Center (C5) and C3 Neighborhood Mixed Use (C3NMU).

First, we fully support staff's recommended changes to clarify and further refine the CDC's requirements for ecotourism uses. The changes are in line with the intent of the ecotourism use and provide greater specificity for staff to rely on in evaluating proposals. In addition, we'd suggest that operational plans should also be required to detail how wastewater generated on site will be managed.

Second, we respectfully ask the commission to deny the rezoning of the Cooler Tract. The request would amount to a significant increase in density from the 32 dwelling units permitted under existing zoning to nearly 580 potential new dwelling units plus commercial. As laid out in the staff report, this request runs in direct conflict with Beaufort County's 2040 Comprehensive Plan and Future Land Use Map. It also undermines the well-reasoned design standards and natural resource protections afforded under the CDC.

The Cooler Tract is located on a regional corridor that is already experiencing substantial growing pains and traffic issues. Indeed, the site straddles an already inefficiently functioning intersection at Highways 170 and 462, which has been identified as a priority study area for the Lowcountry Council of Governments long-range regional transportation planning. It is irresponsible to introduce hundreds of more vehicles and daily trips at this location without the proper infrastructure in place to support it.

Over the past several weeks, Beaufort-Jasper (BJSWA) has been pleading with residents to cooperate in reducing their water uses, particularly for irrigation, and just this weekend issued a temporary water restriction specifically for Okatie due to a surge causing power outages. This is just on the heels of the Authority reporting a new peak for usage on May 18 when customers used 34.9 million gallons of water at a rate faster than the system's ability to treat it.

The Okatie/170 Corridor is losing rural lands and natural resources at break-neck speed. The Cooler Tract is among multiple other rezoning requests for projects in this area, some of which are before Jasper County this evening as well. We cannot keep adding more homes without ensuring that our utilities can provide for basic needs, that our roadways are safe and accessible for all users, and that the unique environment that defines our region and makes it such a desirable place to live, work, and play will remain for future generations.

Planning staff has laid out in great detail how the Cooler rezoning runs afoul of governing growth management plans and policies. We urge you to deny this rezoning request so that the applicant can work with staff to pursue alternatives that are better aligned with the future vision for this regionally significant corridor.

Thank you for your time and consideration.

Respectfully,

Jessie White
South Coast Office Director
843.522.1800 | jessiew@sccl.org



MEMORANDUM

TO: Beaufort County Planning Commission
FROM: Juliana Smith, Beaufort County Planning and Zoning Department
DATE: August 1, 2022
SUBJECT: Zoning Map Amendment/Rezoning Request for 4.25 acres at 175 Fording Island Road (R600 022 000 011A 0000) from T2 Rural (T2R) to C5 Regional Center Mixed Use (C5); Applicant: Laura Lewis

STAFF REPORT:

A. BACKGROUND:

Case No. CDPA-000020-2022
Owner/Applicant: Laura Lewis
Property Location: Located at 175 Fording Island Road
District/Map/Parcel: R600 022 000 011A 0000
Property Size: 4.25 acres
Current Future Land Use Designation: Community Commercial
Current Zoning District: T2 Rural
Proposed Zoning District: C5 Regional Center Mixed Use

B. SUMMARY OF REQUEST: The applicant seeks to change the zoning of a 4.25-acre lot at 175 Fording Island Road from T2 Rural (T2R) to C5 Community Center Mixed Use (C5). The property is currently the site of a vacant, detached single family home. The owner has been approached by Hilton Head Honda, which sits on the neighboring property, to purchase the property with the intent to extend their operations (see attached conceptual plan). As a part of the due-diligence period in Hilton Head Honda's purchase of the property, the owner is seeking a zoning map amendment.

C. EXISTING ZONING: The lot is currently zoned T2R, which is intended to preserve the rural character of Beaufort County. This zone applies to areas that consist of sparsely settled lands in an open or cultivated state. It may include large lot residential, farms where animals are raised or crops are grown, parks, woodland, grasslands, trails, and open space areas. Residential development is permitted at a density of one (1) dwelling unit per three (3) acres. T2R also permits very limited non-residential uses.

- D. PROPOSED ZONING:** The proposed C5 zoning district permits a full range of retail, service, and office uses. Due to the intensity of the district, it can accommodate regional and community commercial and business activities, including larger commercial activities that serve the entire County or highway-oriented businesses that need to be located on major highways. The design requirements for this zone are intended to create more attractive commercial areas than can be found in other counties in order to maintain the attractive tourist and business environment and produce minimal impacts on surrounding residential areas. C5 zoning shall be located in areas designated “regional commercial” in the Comprehensive Plan.
- E. COMPREHENSIVE PLAN FUTURE LAND USE MAP:** This 4.25-acre lot is designated Community Commercial on the Future Land Use Map which is associated with the C4 Community Center Mixed Use zoning district. The Comprehensive Plan states that these areas typically serve nearby residential areas, such as a shopping district anchored by a grocery store.
- F. ZONING MAP AMENDMENT REVIEW STANDARDS:** In determining whether to adopt or deny a proposed Zone Map Amendment, the County Council shall weigh the relevance of and consider whether and the extent to which the proposed amendment:
1. **Is consistent with and furthers the goals, and policies of the Comprehensive Plan and the purposes of this Development Code;** The Land Use chapter of the 2040 Comprehensive Plan indicates this area as Community Commercial. The proposed zoning is inconsistent with the Community Commercial future land use.
 2. **Is not in conflict with any provision of this Development Code, or the Code of Ordinances;** The proposed zoning district is consistent with the neighboring parcel to the west, which is zoned C5. However, the Community Development Code expressly states that C5 shall only be located in areas where the future land use is designated Regional Commercial. This area is designated Community Commercial.
 3. **Addresses a demonstrated community need;** N/A.
 4. **Is required by changed conditions;** Given the commercial nature of this portion of the corridor, T2 Rural zoning is no longer appropriate. This 4.25-acre lot is one of two remaining T2 Rural properties on this stretch of Fording Island Road. The other T2 Rural property is the neighboring property to the east. Both represent holdovers from a time when this corridor was indeed rural. Additionally, the neighboring Honda dealership is zoned C5. And, in October 2016, County Council approved the rezoning of Pepper Hall, which is on the western side of the extant Honda Dealership. That rezoning converted the land use in the area to C5. In sum, it is appropriate to rezone this property to a more commercially oriented use given the present-day conditions on this portion of Highway 278.
 5. **Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zone and uses for the land;** It is compatible with existing uses surrounding the property. To the west of this lot there is a Hilton Head Honda dealership, zoned C5 Regional Center Mixed Use. The lot to the east is zoned T2 Rural and, as mentioned in #4, is a lot held over from a time when Highway 278 was more rural. To the north, the property borders an undeveloped and unplatted open-space portion of the Berkeley Hall PUD that is

owned by the Berkeley Hall HOA. Fording Island Road, also known as Highway 278, borders the property's southern edge. Directly across Fording Island Road is the Island West PUD.

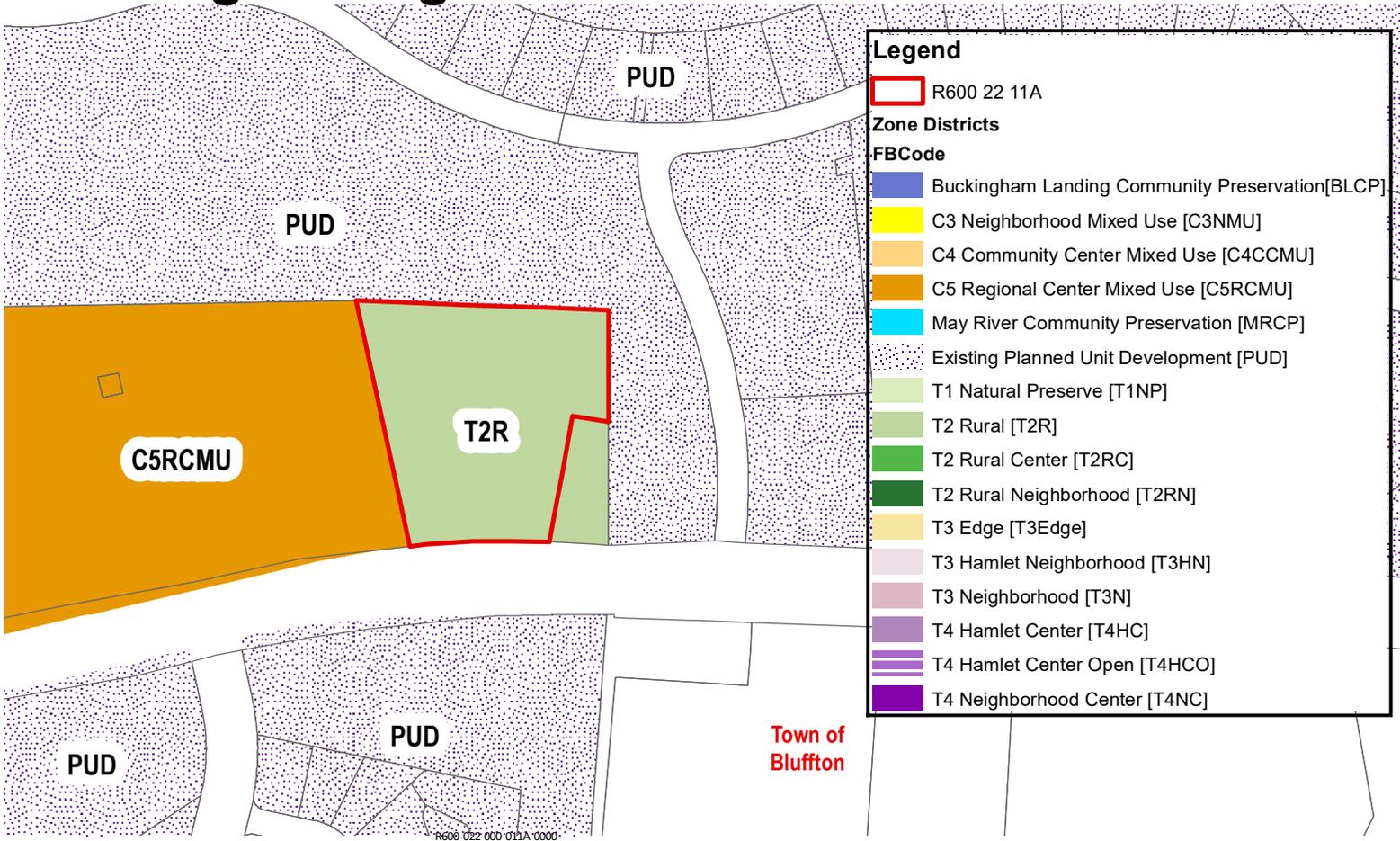
6. **Would not adversely affect nearby lands;** See 5 above.
7. **Would result in a logical and orderly development pattern;**
See 4, 5, and 6 above.
8. **Would not result in adverse impacts on the natural environment – including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment:** Any future development would be required to adhere to the natural resource protections, tree protections, wetland protections, and stormwater standards in the Community Development Code and Stormwater BMP Manual. The conceptual plan submitted shows a proposal for how the development would avoid significant wetlands that are on the property.
9. **Would result in development that is adequately served by public facilities (e.g. streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities):** The property is not served by sewer or water, though both are nearby making extensions achievable. Otherwise, the proposed commercial development is adequately served by public facilities.

G. STAFF RECOMMENDATION: Though the proposed zoning change from T2R to C5 is in conflict with the Future Land Use designation laid out in the 2040 Comprehensive Plan and the Community Development code, it is compatible with the changed conditions of the area as a result of the recent Pepper Hall rezoning approved by Council and the Honda dealership's zoning. Staff recommends approval.

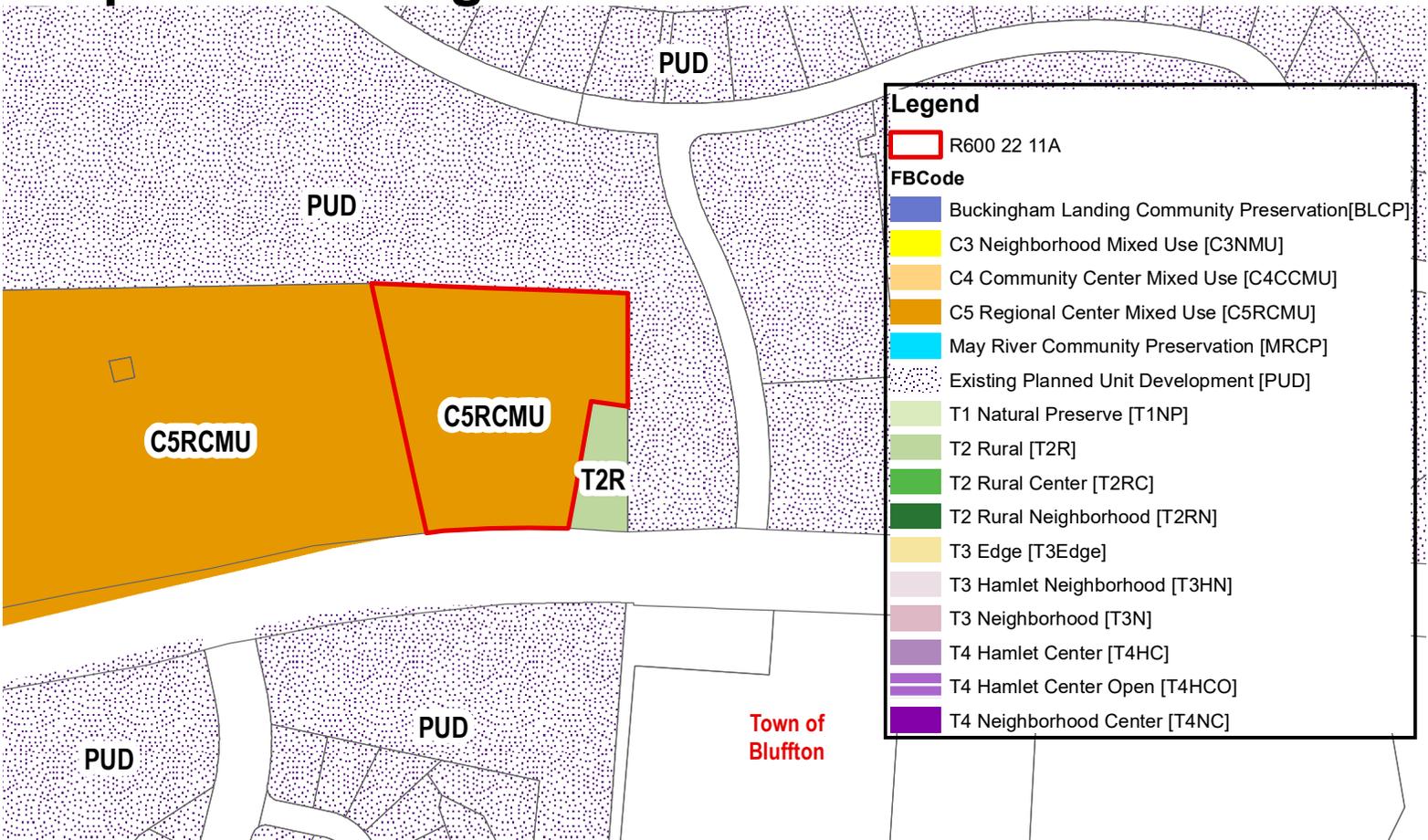
I. ATTACHMENTS

- Zoning Map (existing and proposed)
- Location Map
- Conceptual Site Plan submitted with the Application

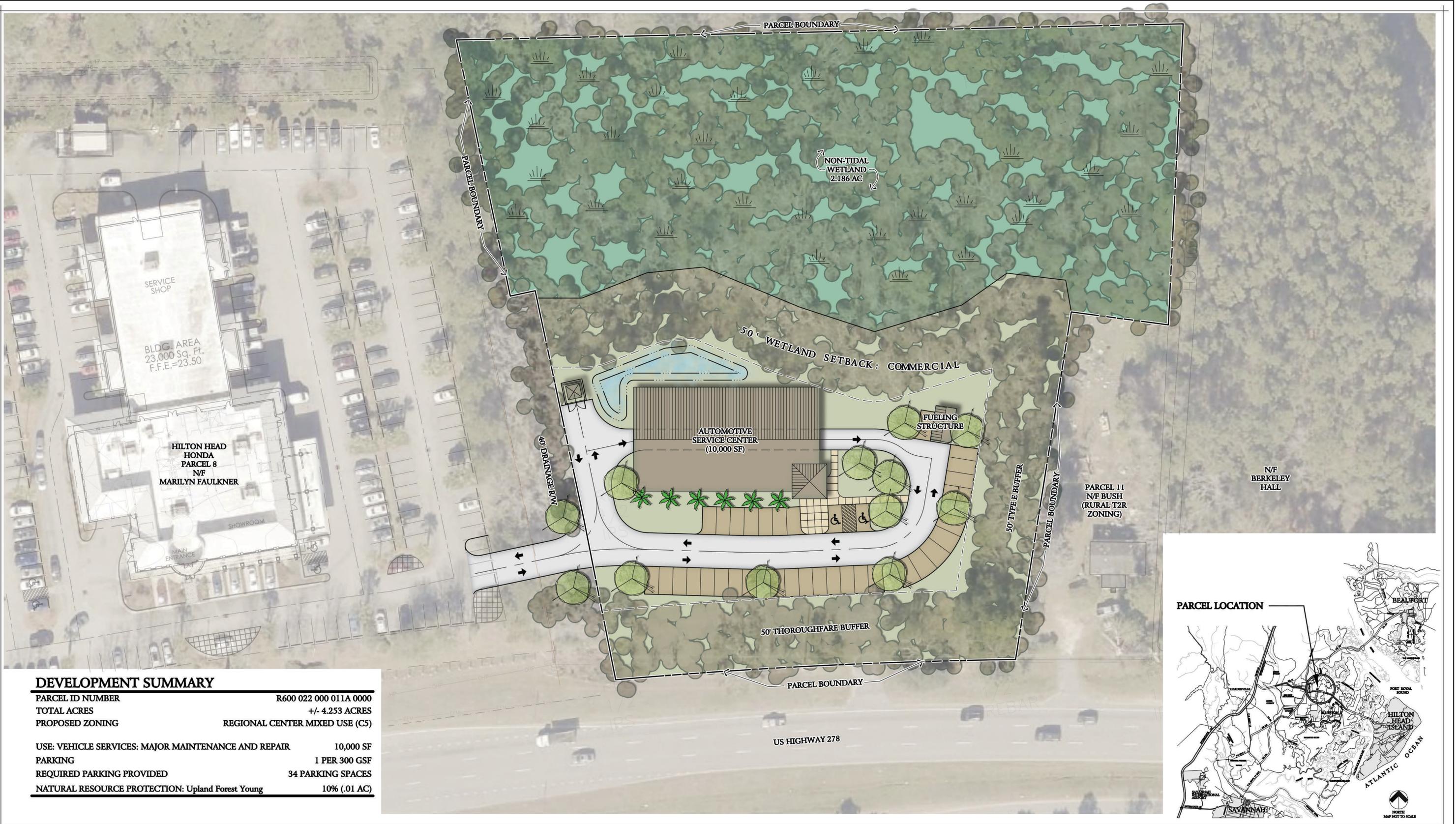
Existing Zoning



Proposed Zoning

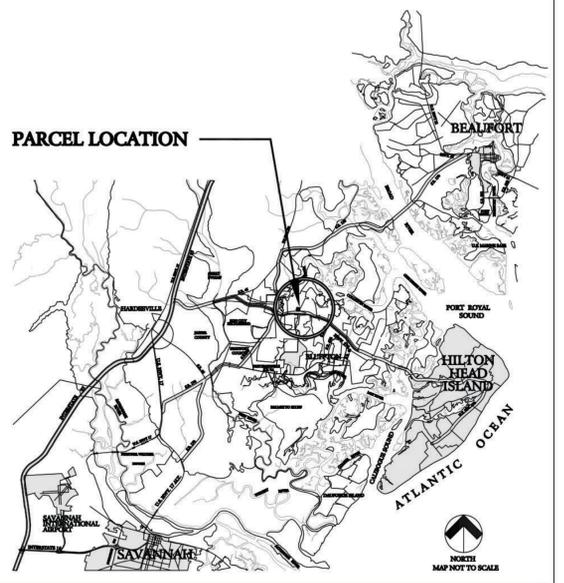






DEVELOPMENT SUMMARY

PARCEL ID NUMBER	R600 022 000 011A 0000
TOTAL ACRES	+/- 4.253 ACRES
PROPOSED ZONING	REGIONAL CENTER MIXED USE (C5)
USE: VEHICLE SERVICES: MAJOR MAINTENANCE AND REPAIR	10,000 SF
PARKING	1 PER 300 SF
REQUIRED PARKING PROVIDED	34 PARKING SPACES
NATURAL RESOURCE PROTECTION: Upland Forest Young	10% (.01 AC)

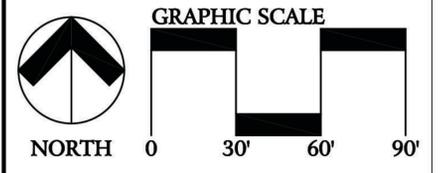


PREPARED FOR:
MFF Enterprises, LLC
PREPARED BY:

J. K. TILLER ASSOCIATES, INC.
 LAND PLANNING LANDSCAPE ARCHITECTURE
 181 BLUFFTON ROAD, SUITE F203 BLUFFTON, SC 29910
 Voice: 843.815.4800 jktiller@jktiller.com Fax: 843.815.4802

HILTON HEAD HONDA SERVICE CENTER CONCEPTUAL SITE PLAN #1

BEAUFORT COUNTY, SOUTH CAROLINA
APRIL 6, 2022



THIS IS A CONCEPTUAL PLAN AND IS SUBJECT TO CHANGE. ALL SURVEY INFORMATION AND SITE BOUNDARIES WERE COMPILED FROM A VARIETY OF UNVERIFIED SOURCES AT VARIOUS TIMES AND AS SUCH ARE INTENDED TO BE USED ONLY AS A GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND NARRATIVE DESCRIPTIONS ARE FOR GRAPHIC REPRESENTATION ONLY, AS AN AID TO SITE LOCATION AND POTENTIAL LAND USE, AND ARE NOT LEGAL REPRESENTATIONS AS TO FUTURE USES OR LOCATIONS. J. K. TILLER ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR STATE OF COMPLETION, OR FOR ANY DECISIONS (REQUIRING ACCURACY) WHICH THE USER MAY MAKE BASED ON THIS INFORMATION.



MEMORANDUM

TO: Beaufort County Planning Commission
FROM: Juliana Smith, Beaufort County Planning and Zoning Department
DATE: August 1, 2022
SUBJECT: Proposed Text Amendments to Section 5.11.60 (River Buffer)

STAFF REPORT:

A. BACKGROUND:

Proposed changes to Section 5.11.60 (River Buffer) will clarify penalties for removing trees from the buffer area without first obtaining appropriate tree removal permits. Beaufort County has made efforts to explicitly protect river buffers from disturbance in order to protect properties from erosion, to stabilize stream banks, to protect water quality, to maintain natural habitat for native flora and fauna, and to protect viewsheds from our waterways. Yet, the Community Development Code does not provide clear guidance on the appropriate penalties if a property owner illegally removes trees from the River Buffer. This amendment seeks to provide clarity on the required mitigation and/or fee required if trees are illegally removed from river buffers.

B. SUMMARY OF PROPOSED REVISIONS: To provide clarity, section 5.11.60.F.4 has been added. This new section mirrors, almost in its entirety, the penalties outlined in Section 5.11.100.D.6, which address penalties for illegal tree removals prior to acquiring a development permit. Specifically, the new section identifies mitigation replanting requirements, including the number and size of trees that must be replanted to mitigate for trees illegally removed from the river buffer. An important difference is that illegal removal of trees in the river buffer will trigger a penalty requiring replacement at 2x the total caliper inches lost in illegal tree removals in the river buffer, as opposed to 1.25x for other illegal tree removals. It additionally provides a provision for mitigation in the form of a reforestation fee only after all possible efforts to replant trees have been made by directly referencing Section 5.11.100.D.7 (Reforestation Fee.).

C. STAFF RECOMMENDATION: Staff recommends approval.

D. ATTACHMENTS: Revised Community Development Code Section 5.11.60 (River Buffer)

5.11.60 River Buffer

F. Buffer Disturbance. There shall be no disturbance of the river buffer established in Table 5.11.60.A, except as allowed for bulkheads, rip-rap and erosion control devices, view corridors, and other allowable disturbances authorized in this Section.

1. **Re-vegetation.** Any disturbance of the shoreline within the river buffer landwards of the OCRM critical line shall require submission of a re-vegetation plan. A principle objective of the plan is to preserve and replace as much of the on-site pre-construction native vegetation to the extent possible. Other acceptable landscaping plants are found in the SCDHEC publication entitled "Backyard Buffers", publication CR-003206 (11/00). The re-vegetation plan shall be prepared by a landscape designer or landscape architect. The re-vegetation plan shall be designed so that upon plant maturity, the disturbed area is completely vegetated.
2. **Removal of Trees.** Except for invasive species; see Section 5.11.100.G (Removal of Invasive Tree Species), removal of any tree within a river buffer shall require a tree removal permit; see Section 7.2.50 (Tree Removal Permit). Removal of trees shall require plant back inch for inch (DBH) of trees removed, except in those instances in which a tree is dead, hollow, or has another condition that poses a hazard to people or structures on the property or adjoining property as determined in writing by a certified arborist. In those cases, the tree shall be replaced with one 2.5-inch minimum caliper tree. If all tree inches cannot be planted back on site due to site constraints, the remaining tree inches shall be subject to a general county reforestation fee; see Section 5.11.100.D.3 (Reforestation Fee).
3. **Slope Stabilization of Re-Vegetated Areas.** Re-vegetation of areas landward of the OCRM critical line with slope topography in excess of a 1:3 slope shall also include slope stabilization measures in compliance with SCDOT standards, as set forth in Section 205, Embankment Construction, of the SCDOT Standard Specifications for Highway Construction, Edition of 2000, as amended.
4. **Penalty for Removing Trees Prior to Permitting.** If trees are cut down prior to receiving all necessary permits from the County, mitigation will be required to replace the removed trees. Mitigation shall involve the replanting of trees a minimum of 2.5 caliper inches with a total caliper equal to 2 times that of the DBH of the trees removed. If all tree inches cannot be planted back on site due to site constraints, the remaining tree inches shall be subject to a general county reforestation fee; see Section 5.11.100.D.7 (Reforestation Fee). Reforestation fees will only be considered after all possible mitigation trees are planted within the river buffer.



MEMORANDUM

TO: Beaufort County Planning Commission

FROM: Juliana Smith, Beaufort County Planning and Zoning Department

DATE: August 1, 2022

SUBJECT: Text Amendment to the Community Development Code (CDC): Table 3.1.60 (Consolidated Use Table) and Section 3.2.100.H (T4HC, T4VC, T4HCO Allowed Uses) to amend the maximum building size for general retail for the T4 Village Center (T4VC) district.

STAFF REPORT:

A. BACKGROUND: In 2019, the citizen-led Corners Community Preservation Committee convened to consider additional changes to the Corners Community Preservation District, located along the intersection of the Sea Island Parkway (SC Highway 21) and Martin Luther King, Jr Drive on St. Helena Island. Beaufort County Planning staff attended meetings to provide expertise as the committee considered updates to the Corners Community Preservation District. As a result of those efforts, the Preservation Committee developed recommended changes to the Community Development Code in order to maintain the aesthetics and scale of the Corners Community. This is the first recommended amendment, which includes adjusting the allowed square footage for general retail uses.

B. SUMMARY OF PROPOSED REVISIONS: The committee recommended reducing the allowed maximum square footage for general retail buildings in the T4 Village Center (T4VC) district from 50,000 square feet to 25,000 square feet. The T4VC district only exists on St. Helena Island in the Corners Community. The recommended changes are to update Table 3.1.60 (Consolidated Use Table) to prohibit the “General Retail 50,000 SF or less” use from T4VC and, instead, allow the “General Retail 25,000 SF or less” as a permitted use in T4VC. The same change was made in Section 3.2.100.H (T4HC, T4VC, and T4HCO Allowed Uses), which also details the allowed uses in T4HC, T4VC, and T4HCO districts.

C. STAFF RECOMMENDATION: Staff recommends approval.

D. ATTACHMENTS: Revised Community Development Code sections.

3.1.60 Consolidated Use Table

Table 3.1.60: Consolidated Use Table																			
	Land Use Type	T1 N	T2R	T2 RL	T2 RN	T2 RNO	T2 RC	T3E	T3 HN	T3 N	T3 NO	T4 HC	T4 VC	T4 HCO	T4 NC	C3	C4	C5	SI
RETAIL AND RESTAURANTS																			
1.	General Retail 3,500 SF or less	—	C	—	—	P	P	—	—	—	—	P	P	P	P	TCP	P	P	C
2.	General Retail 10,000 SF or less	—	—	—	—	—	P	—	—	—	—	—	P	P	P	—	P	P	C
3.	General Retail 25,000 SF or less	—	—	—	—	—	P	—	—	—	—	—	P	P	P	—	P	P	C
4.	General Retail 50,000 SF or less	—	—	—	—	—	—	—	—	—	—	—	P	P	P	—	P	P	—
5.	General Retail greater than 50,000 SF	—	—	—	—	—	—	—	—	—	—	—	—	—	P	—	—	P	—
6.	General Retail with Drive-Through Facilities	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—	C	C	C
7.	Adult Oriented Business	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C
8.	Bar, Tavern, Nightclub	—	—	—	—	—	P	—	—	—	—	—	—	P	P	—	P	P	—
9.	Gas Station/Fuel Sales	—	S	—	—	—	C	—	—	—	—	C	C	C	C	C	C	C	C
10.	Open Air Retail	—	—	—	—	—	P	—	—	—	—	—	—	—	—	—	—	P	—
11.	Restaurant, Café, Coffee Shop	—	—	—	—	P	P	—	—	—	—	P	P	P	P	TCP	P	P	C
12.	Restaurant, Café, Coffee Shop with Drive-Through Facilities	—	—	—	—	—	—	—	—	—	—	—	—	S	S	—	C	C	C
13.	Vehicle Sales & Rental: Light	—	—	—	—	—	C	—	—	—	—	—	—	C	—	—	C	C	—
14.	Vehicle Sales & Rental: Heavy	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	P
Table 3.1.60: Consolidated Use Table																			
	Land Use Type	T1 N	T2R	T2 RL	T2 RN	T2 RNO	T2 RC	T3E	T3 HN	T3 N	T3 NO	T4 HC	T4 VC	T4 HCO	T4 NC	C3	C4	C5	SI
"P" indicates a Use that is Permitted By Right. "C" indicates a Use that is Permitted with Conditions. "S" indicates a Use that is Permitted as a Special Use. "TCP" indicates a Use that is permitted only as part of a Traditional Community Plan under the requirements in Division 2.3. "—" indicates a Use that is not permitted.																			

(Ord. No. 2015/32, § 1, 11-9-15; Ord. No. 2015/37, 12-14-15; Ord. No. 2017/31, 10-23-17; Ord. No. 2018/26, 6-25-18; Ord. No. 2019/34, 5-28-19; Ord. No. 2020/06, 3-9-20; Ord. No. 2020/32, 9-28-20; Ord. No. 2021/05, 1-11-21)

Division 3.2: Transect Zones

H.T4HC, T4VC, and T4 HCO Allowed Uses

Land Use Type ¹	Specific Use Regulations	T4HC	T4VC	T4HCO
Agricultural				
Agricultural Support Services		P	P	P
Forestry		P	P	P
Residential				
Dwelling: Single-Family Detached		P	P	P
Dwelling: Single-Family Attached		P	P	P
Dwelling: Two-Family Unit (Duplex)		P	P	P
Dwelling: Multi-Family Unit		P	P	P
Dwelling: Family Compound	4.1.80	—	C	—
Dwelling: Group Home		P	P	P
Community Residence (dorms, convents, assisted living, temporary shelters)		P	P	P
Home Office	4.2.90	C	C	C
Home Business	4.2.80	C	C	C
Live/Work		P	P	P
Retail & Restaurants				
General Retail: 3,500 SF or less		P	P	P
General Retail: 25,000 SF or less		—	P	P
General Retail: 50,000 SF or less		—	P	P
Bar, Tavern, Nightclub		—	P	P
Gas Station/Fuel Sales	4.1.100	C	C	C
Restaurant, Café, Coffee Shop		P	P	P
Restaurant, Café, Coffee Shop with Drive-Thru Facilities	4.1.70	—	—	S
Vehicle Sales and Rental: Light	4.1.260	—	—	C

Land Use Type ¹	Specific Use Regulations	T4HC	T4VC	T4HCO
Offices & Services				
General Offices & Services 3,500 SF or less		P	P	P
General Offices & Services 10,000 SF or less		—	P	P
General Offices & Services 25,000 SF or less		—	—	P
General Offices & Services with Drive-Thru Facilities	4.1.110 4.1.70	—	—	C
Animal Services: Clinic/Hospital		P	P	P
Animal Services: Kennel	4.1.40	—	—	C
Day Care: Family Home (up to 8 clients)		P	P	P
Day Care: Commercial Center (9 or more clients)	4.1.60	C	C	C
Lodging: Short-Term Housing Rental (STHR)	4.1.360	S	S	S
Lodging: Inn (up to 24 rooms)		P	P	P
Lodging: Hotel		—	—	P
Medical Service: Clinics/Offices		P	P	P
Vehicle Services: Minor	4.1.270	—	C	C
Maintenance & Repair				
Vehicle Services: Major Maintenance & Repair	4.1.270	—	—	C
<hr/> P Permitted Use C Conditional Use S Special Use Permit Required — Use Not Allowed				
End Notes				
¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.				