

COUNTY COUNCIL OF BEAUFORT COUNTY

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CLERK TO COUNCIL

AGENDA NATURAL RESOURCES COMMITTEE

Tuesday, November 5, 2013

2:00 p.m.

Executive Conference Room
Administration Building

Staff Support: Tony Criscitiello

Committee Members:
Brian Flewelling, Chairman
Cynthia Bensch, Vice Chairman
Gerald Dawson
William McBride
Jerry Stewart
Tabor Vaux
Laura Von Harten

1. CALL TO ORDER – 2:00 P.M.
2. DISCUSSION / FRIENDS OF DAUFUSKIE ISLAND PARK
3. SOUTHERN BEAUFORT COUNTY ZONING MAP AMENDMENT / REZONING REQUEST FOR R601-031-000-0048-0000 (1 ACRE AT THE NORTH SIDE OF GOETHE ROAD AND BLUFFTON ROAD (S.C. HIGHWAY 46) FROM SUBURBAN (S) TO COMMERCIAL SUBURBAN; OWNER/APPLICANT: GILBERTO MATEUS ([backup](#)))
4. TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE/ZDSO, ARTICLE V. USE REGULATIONS, TABLE 106-1098. LIGHT INDUSTRY USES (ADDS LIGHT INDUSTRIAL AND WAREHOUSING / DISTRIBUTION AS ALLOWED USE IN COMMERCIAL REGIONAL DISTRICTS); APPLICANT: MICHAEL G. DAVIS / AGENT: MICHAEL KRONIMUS ([backup](#))
5. DISCUSSION / CHECHESSEE PROPERTY RESOLUTION ([backup](#))
6. CONSIDERATION OF REAPPOINTMENTS AND APPOINTMENTS
 - A. Northern Corridor Review Board
 - B. Southern Corridor Review Board
 - C. Stormwater Management Utility Board
7. EXECUTIVE SESSION
 - A. Discussion of negotiations incident to proposed contractual arrangements and proposed purchase of property
8. ADJOURNMENT





MEMORANDUM

TO: Natural Resources Committee of County Council
FROM: Anthony Criscitiello, Beaufort County Planning Director *TC*
DATE: October 28, 2013
SUBJECT: Rezoning Request for a one acre parcel at the intersection of S.C. Highway 46 (Bluffton Road) and Goethe Road from Suburban (S) Zoning District to Commercial Suburban (CS) Zoning District

Excerpt of PLANNING COMMISSION RECOMMENDATION from its October 7, 2013, draft meeting minutes:

Mr. Anthony Criscitiello briefed the Commission. This map amendment is consistent with the County's Comprehensive Plan and the proposed zoning request is consistent with the surrounding area. A 7,840-square foot building can occupy the property if the existing home were removed. Staff recommended approval of this rezoning request and Southern Beaufort County Subcommittee recommended approval to the Planning Commission.

Applicant's Comment: Mr. Gilberto Mateus, the applicant, agreed with the staff recommendation.

Public Comment: Mr. William Godfrey owns an abutting property. There is a day care across the street from the property. He is concerned that property's egress and ingress might affect the nearby day care center. Mr. Criscitiello noted that the situation would be addressed during future site development of the property to insure that the day care center would not be impacted.

Motion: Ms. Diane Chmelik made a motion, and Mr. Charles Brown seconded the motion, to recommend approval to County Council of the Map Amendment / Rezoning Request for Southern Beaufort County Map Amendment for R600-040-000-001C-0000 (1 acre at 2 Goethe Road, Bluffton, SC) from Suburban to Commercial Suburban. No discussion occurred. The motion was carried unanimously (FOR: Bihl, Brown, Chmelik, LeGree, Petit, Riley, Stewart, and Thomas).

STAFF REPORT:

A. BACKGROUND:

Case No.	ZMA-2013-06
Applicant / Owner:	Gilberto Mateus
Property Location:	North side of Goethe Road at the intersection of S.C. Hwy 46 (Bluffton Rd.) – Bluffton Township

District/Map/Parcel:	R601-031-0048
Property Size:	1 acre
Current Future Land Use Designation:	Regional Commercial
Proposed Future Land Use Designation:	No Change Proposed
Current Zoning District:	Suburban (S)
Proposed Zoning District:	Commercial Suburban (CS)

B. SUMMARY OF REQUEST:

The applicant is requesting a rezoning for this parcel to permit commercial development.

C. ANALYSIS: Section 106-492 of the ZDSO states that a zoning map amendment may be approved if the weight of the findings describe and prove:

1. *The change is consistent with the County's Comprehensive Plan and the purposes of the ZDSO.*

The 2010 Beaufort County Comprehensive Plan designates the area north of Goethe Road to U.S. Hwy. 278, which includes this parcel, "Regional Commercial" (refer to the attached Future Land Use Map). Regional Commercial areas are intended to accommodate those commercial uses that, due to their size and scale, will attract shoppers and visitors from a large area of the county and beyond. Typical uses include "big box" retail stores, chain restaurants, and supporting retail. The Future Land Use Map for southern Beaufort County is a result of a cooperative effort between Beaufort County, the Town of Hilton Head Island and the Town of Bluffton to develop a joint land use plan to address future residential densities and land uses in southern Beaufort County. The requested Commercial Suburban zoning district, while less intensive than Regional Commercial, is not inconsistent with the Future Land Use Plan given that the majority of parcels fronting S.C. Hwy. 46 (Bluffton Road) are currently zoned Commercial Suburban. The Commercial Suburban zoning district is intended to provide a limited number of retail, service and office uses intended to serve surrounding neighborhoods.

2. *The change is consistent with the character of the neighborhood.*

The parcel under consideration currently contains a single family home that fronts Bluffton Road and takes access from Goethe Road. It is at an intersection where this area transitions from commercial uses near and along S.C. Hwy. 46, to residential development on the west side of Goethe Rd., south to the Bluffton Pkwy. The proposed rezoning is consistent with the character of this area.

3. *The extent to which the proposed zoning and use of the property are consistent with the zoning and use of nearby properties.*

The properties to the west and north of the site are zoned Suburban and contain a single-family home used as a CPA office and a mobile home, respectively. The properties to the south, across

Goethe Rd., are developed with commercial uses, including a daycare center and a heating/air conditioning business. The properties to the east, across S.C. Hwy. 46, are developed with commercial uses that are part of the Kitties Landing development. A commercial use on the proposed site would be consistent with the surrounding area.

4. The suitability of the property for the uses to which it has been proposed.

The site does not contain any environmental features that would prohibit uses allowed in the Commercial Suburban district.

5. Allowable uses in the proposed district would not adversely affect nearby property.

The Commercial Suburban zoning district permits retail, offices, services, and restaurants at a lesser intensity than what is allowed in the Regional Commercial district along U.S. Hwy. 278. The maximum allowable floor area ratio (FAR) for retail uses and restaurants in the Commercial Suburban district is 0.18. For this one acre parcel under consideration, that equates to a building no larger than 7,840 sq. ft. The property is also within the Highway Corridor Overlay District, which means that development of the site will undergo Corridor Review Board review for architecture, landscaping, lighting, and signage. It is unlikely, given the size of this parcel and its location at the intersection of S.C. 46 and Goethe Road, that commercial development under the Commercial Suburban zoning district will adversely affect nearby property.

6. The length of time a property has remained vacant as zoned, where the zoning is different from nearby developed properties.

The property currently contains a single-family residence.

7. The current zoning is not roughly proportional to the restrictions imposed upon the landowner in light of the relative gain to the public health, safety and welfare provided by the restrictions.

The public interest will be served by ensuring that development of this property is consistent with the Beaufort County Comprehensive Plan.

8. A traffic impact analysis (TIA) indicates that the rezoning request to a higher intensity will not adversely impact the affected street network and infrastructure in the higher zoning classification.

Given the size of the property, a TIA was not required with the rezoning application. Should the proposed development of the site trigger the need for a TIA (i.e. generate more than 50 peak hour trips), a TIA will be required during the development review process.

D. RECOMMENDATION:

After review of the guidelines set forth in Section 106-492 of the ZDSO, staff recommends approval of this rezoning request from Suburban (S) to Commercial Suburban (CS).

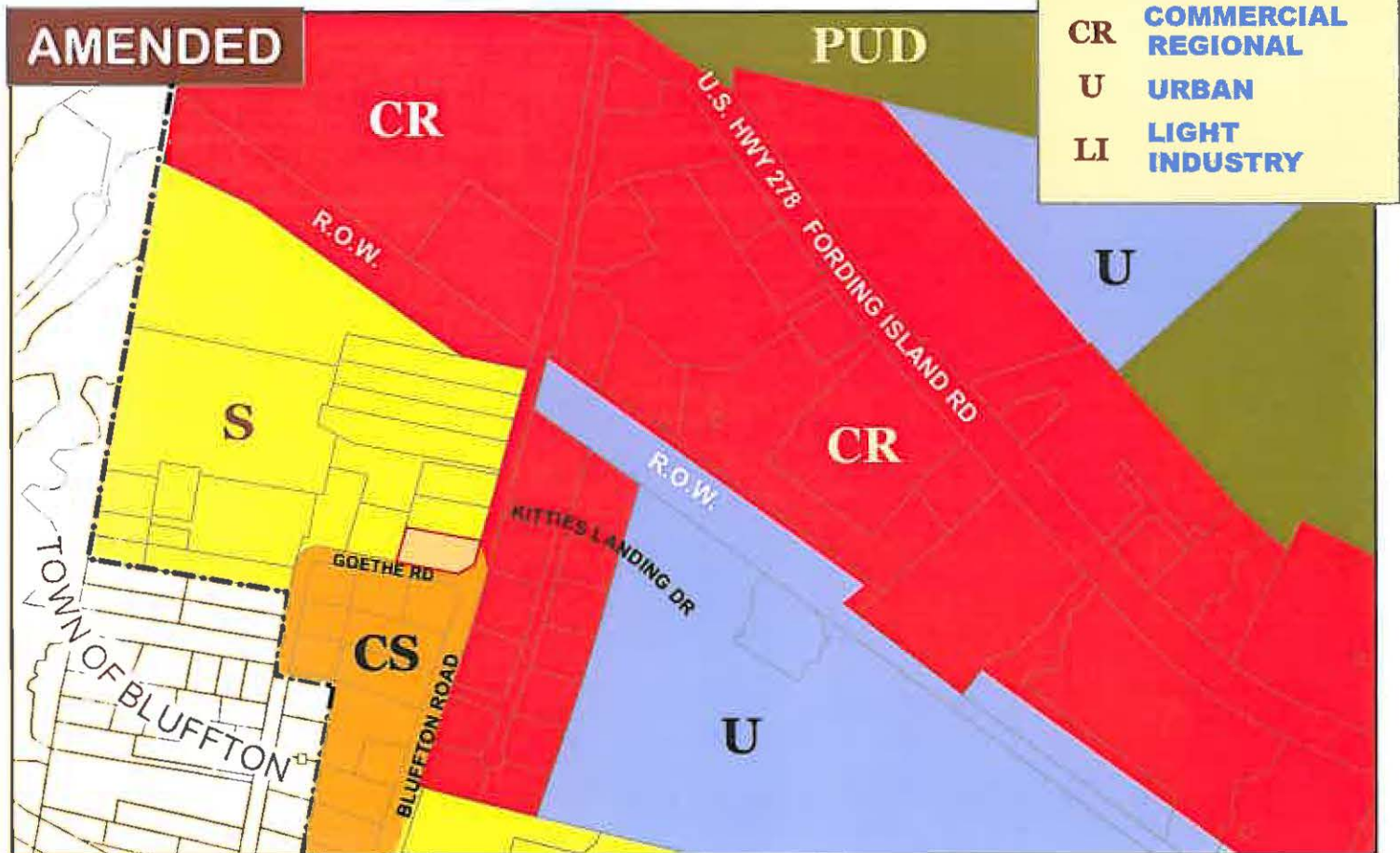
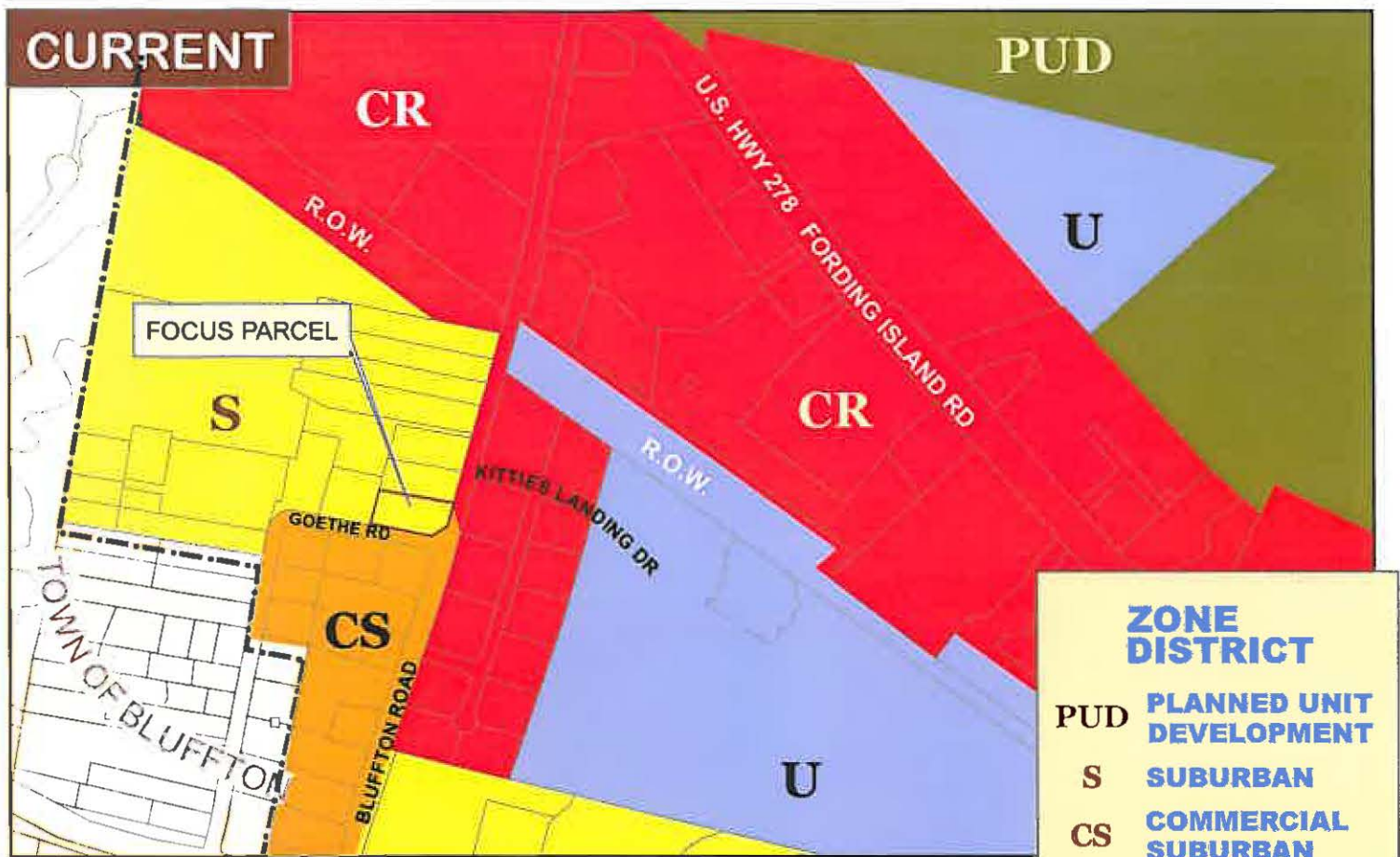
E. SOUTHERN BEAUFORT COUNTY SUBCOMMITTEE RECOMMENDATION:

The Southern Beaufort County Subcommittee of the Beaufort County Planning Commission met on September 12, 2013, to consider this rezoning request. Members present: Ed Riley, Bob

Semmler, and Randolph Stuart. Staff present: Delores Frazier. The applicant was not present. There were no comments from the public. Mr. Stuart asked if staff had received any comments from surrounding property owners and Ms. Frazier answered that only one phone call was received by staff asking for clarification. Mr. Stuart also asked if the Town of Bluffton had received notice of the application. Ms. Frazier answered that the Town had received the same packet of material as the subcommittee members, including an invitation to attend the subcommittee meeting. There being no further discussion, Mr. Stuart made a motion to forward the rezoning application to the Planning Commission with a recommendation of approval. The motion was seconded by Mr. Semmler and was carried unanimously (FOR: Riley, Semmler, Stuart).

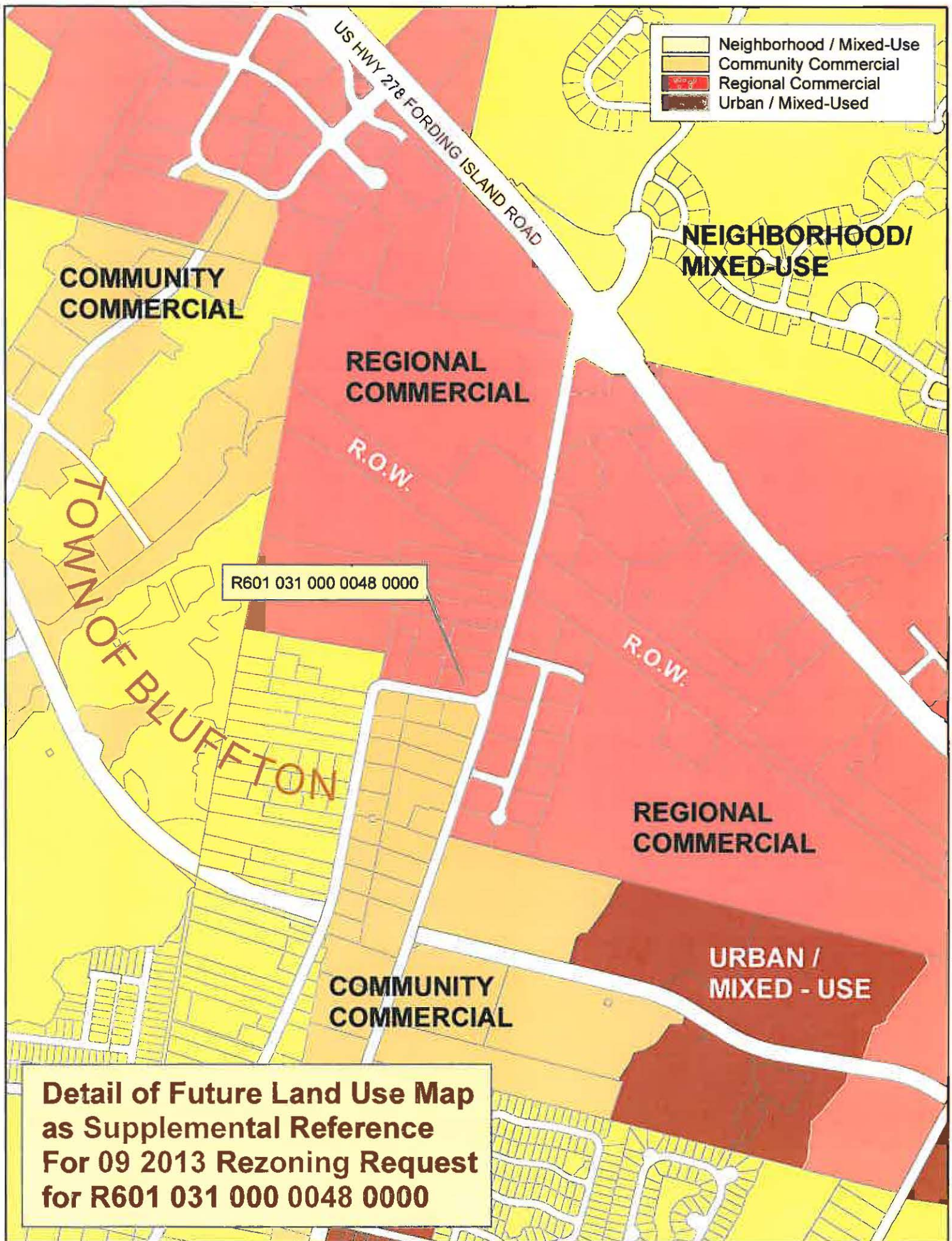
F. ATTACHMENTS:

- Zoning Map
- Future Land Use Map
- Rezoning Application
- List of Property Owners Notified of Rezoning
- Notification Letter



REZONING AMENDMENT

Parcel: R601 031 000 0048 0000



BEAUFORT COUNTY, SOUTH CAROLINA
PROPOSED ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO)
ZONING MAP / TEXT AMENDMENT / PUD MASTER PLAN CHANGE APPLICATION

TO: Beaufort County Council

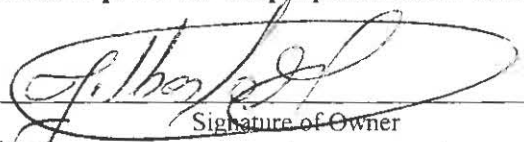
The undersigned hereby respectfully requests that the Beaufort County Zoning/Development Standards Ordinance (ZDSO) be amended as described below:

1. This is a request for a change in the (check as appropriate): ☐ PUD Master Plan Change
☒ Zoning Map Designation/Rezoning ☐ Zoning & Development Standards Ordinance Text
2. Give exact information to locate the property for which you propose a change:
Tax District Number: 600 Tax Map Number: 31 Parcel Number(s): 48
Size of subject property: 1 Square Feet / Acres (circle one)
Location: 2. Goethe Rd. / Bluffton SC 29910
3. How is this property presently zoned? (Check as appropriate)
☐ Urban/U ☐ Community Preservation/CP ☐ Light Industrial/LI
☒ Suburban/S ☐ Commercial Regional/CR ☐ Industrial Park/IP
☐ Rural/R ☐ Commercial Suburban/CS
☐ Rural Residential/RR
☐ Rural Business/RB ☐ Research & Development/RD ☐ Resource Conservation/RC
☐ Planned Unit Development/PUD
4. What new zoning do you propose for this property? COMMERCIAL SUBURBAN
(Under Item 10 explain the reason(s) for your rezoning request.)
5. Do you own all of the property proposed for this zoning change? ☒ Yes ☐ No
Only property owners or their authorized representative/agent can sign this application. If there are multiple owners, each property owner must sign an individual application and all applications must be submitted simultaneously. If a business entity is the owner, the authorized representative/agent of the business must attach: 1- a copy of the power of attorney that gives him the authority to sign for the business, and 2- a copy of the articles of incorporation that lists the names of all the owners of the business.
6. If this request involves a proposed change in the Zoning/Development Standards Ordinance text, the section(s) affected are: _____
(Under Item 9 explain the proposed text change and reasons for the change.)
7. Is this property subject to an Overlay District? Check those which may apply:
☐ AOD - Airport Overlay District ☐ MD - Military Overlay District
☒ COD - Corridor Overlay District ☐ RQ - River Quality Overlay District
☐ CPOD - Cultural Protection Overlay District
8. The following sections of the Beaufort County ZDSO (see attached sheets) should be addressed by the applicant and attached to this application form:
 - a. Section 106-492, Standards for zoning map amendments.
 - b. Section 106-493, Standards for zoning text amendments.
 - c. Sections 106-2441 and 106-2442, General and Special Considerations for Planned Unit Developments (PUDs)
 - d. Section 106-2450, Traffic Impact Analysis (for PUDs)

9. Explanation (continue on separate sheet if needed):

- This property is located in a main road (46).
- It is a beautiful corner for commercial development.
- Some realtor and Builders proposed for commercial development.

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proof for the proposed amendment rests with the owner.


Signature of Owner
Date: 8-13/13
Printed Name: Gilberto Mateus
Telephone Number: 843-816-0951
Address: 81 Heritage Lakes Dr. / Bluffton SC 29910
Email: Gil00003@gmail.com.
Agent (Name/Address/Phone/email):

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN SEC. 106-402(D) OF THE BEAUFORT COUNTY ZDSO.

UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORK DAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. THE COMPLETED APPLICATIONS WILL BE REVIEWED FIRST BY THE BEAUFORT COUNTY PLANNING COMMISSION SUBCOMMITTEE RESPONSIBLE FOR THE AREA WHERE YOUR PROPERTY IS LOCATED. MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED). COMPLETE APPLICATIONS MUST BE SUBMITTED BY NOON FOUR (4) WEEKS PRIOR FOR PLANNED UNIT DEVELOPMENTS (PUDs) OR THREE (3) WEEKS PRIOR FOR NON-PUD APPLICATIONS TO THE APPLICABLE SUBCOMMITTEE MEETING DATE.

PLANNED UNIT DEVELOPMENT (PUD) APPLICANTS ARE REQUIRED TO SUBMIT FIFTEEN (15) COPIES TO THE PLANNING DEPARTMENT. CONSULT THE STAFF PLANNER FOR DETAILS.

CONTACT THE PLANNING DEPARTMENT AT (843) 255-2140 FOR EXACT APPLICATION FEES.

FOR PLANNING DEPARTMENT USE ONLY:

Date Application Received:
(place received stamp below)



Date Posting Notice Issued:

Application Fee Amount Received: \$250.00

Receipt No. for Application Fee: 218068

**PROPERTY OWNERS NOTIFIED OF MAP AMENDMENT/REZONING REQUEST OF
R601-031-000-0048-0000 from Suburban to Commercial Suburban Zoning**

PIN_	Owner1	MailingAdd	City	State	ZIP
R601 31 0186	BASLER WAYNE G	POST OFFICE BOX 2049	KINGSPORT	TN	37662-2049
R601 31 0184	CRAM HANK	POST OFFICE BOX 600	BLUFFTON	SC	29910
R601 31 0082	DFF BLUFFTON LLC	1845 ST JULIAN PLACE	COLUMBIA	SC	29204
R601 31 37, 81 & R602 31 92-93	GODFREY WILLIAM J	1 GODFREY PLACE	BLUFFTON	SC	29910
R602 31 0084	GODFREY WILLIAM J INDIANA UNIVERSITY	POST OFFICE BOX 500	BLOOMINGTON	IN	47402
R601 31 032A	GOETHE HOWELL DENNIS	14 GOETHE ROAD	BLUFFTON	SC	29910
R601 31 0052	GOETHE RAY M	POST OFFICE BOX 1335	BLUFFTON	SC	29910-1335
R601 31 032E	GOODWIN MARLENE O	2396 KATIE BRIDGE ROAD	WALTERBORO	SC	29488
R600 31 032H	GRAVES BERTHA G	378 SAMS POINT ROAD	BEAUFORT	SC	29902
R602 31 0083	GRAVES PAUL B (LIFE ESTATE) Sr	1836 OMNI BOULEVARD	MT PLEASANT	SC	29466
R602 31 0089	HUDSON HERMAN E TRUSTEE HUDSON JOYCE	3830 MARSHFIELD ROAD	JOHNS ISLAND	SC	29455
R600 31 032J	KERSEY PROPERTIES LLC	POST OFFICE BOX 120	BLUFFTON	SC	29910
R601 31 0048	MATEUS GILBERTO & AGUILERA MARY	81 HERITAGE LAKES DRIVE	BLUFFTON	SC	29910
R601 31 0178	MONTANAS ACQUISITON LLC	10 COTTINGHAM ROAD	BLUFFTON	SC	29910
R601 31 0177	POWER GROUP LLC	14 ROSEBUD DRIVE	BLUFFTON	SC	29910
R601 31 0185	SAXON REAL ESTATE INC	POST OFFICE BOX 607099	ORLANDO	FL	32860
R601 31 0176	SCOTT'S REAL PROPERTIES LLC	1462 JACKSON ROAD	AUGUSTA	GA	30909
R600 31 0041	SEWELL ERNEST M	6 GOETHE ROAD	BLUFFTON	SC	29910-4972
R601 31 0042	SHAPIRO RENEE L	POST OFFICE BOX 2628	BLUFFTON	SC	29910
R600 31 134 & R601 31 32B	SMITH ROSALIND G REX E MARK E RAY M	171 SAWMILL CREEK ROAD	BLUFFTON	SC	29910
R601 31 0179	SS & K LLC	POST OFFICE BOX 6958 SUITE 203	HILTON HEAD ISLAND	SC	29938
R601 31 0187	T J INVESTMENTS LLC	9 KITTIES LANDING	BLUFFTON	SC	29910
R601 31 0189	ULMER ASSOCIATES	5624 FOSTER STORE ROAD	LIBERTY	NC	27298
R601 31 0188	YI SUK HYON	POST OFFICE BOX 6299	HILTON HEAD ISLAND	SC	29938



MEMORANDUM

To: Natural Resources Committee of County Council
From: Anthony J. Criscitiello, Planning & Development Director *T.C.*
Date: October 28, 2013
Subject: Proposed Amendments to the Zoning and Development Standards Ordinance (ZDSO)

Excerpt of PLANNING COMMISSION RECOMMENDATION from its October 7, 2013, draft meeting minutes:

Mr. Criscitiello briefed the Commissioners on the proposed amendments for the warehousing and distribution uses in regional commercial districts. The origin of the text amendment is to accommodate a property owner since the use currently was not allowed. The text amendment is consistent with the Comprehensive Plan. The Staff recommended approval for the use as limited instead of permitted as requested by the applicant. The Staff also included additional standards for the limited use.

Commission discussion included the limited standard that would allow the staff to review development plans at submission on a case-by-case basis, and concern that the change is across the board rather than property related.

Applicant's Comments: Mr. Michael Kronimus, the applicant's agent, explained that the applicant would like to expand his business and the existing standards do not allow the expansion in an existing building. When asked by Mr. Thomas if the staff recommendations were acceptable, Mr. Kronimus stated he was fine with the staff recommendations.

Motion: Ms. Mary LeGree made a motion, and Ms. Jennifer Bihl seconded the motion, to recommend approval to County Council of the text amendment to the Beaufort County Zoning and Development Standards Ordinance/ZDSO, Article V. Use Regulations, Table 106-1098. Light Industry Uses, that adds light industrial and warehousing/distribution as a limited use in Commercial Regional Districts, as recommended by the Staff. No further discussion occurred. The motion was carried unanimously (FOR: Bihl, Brown, Chmelik, LeGree, Petit, Riley, Stewart, and Thomas).

STAFF REPORT:

A. BACKGROUND:

Case No. ZTA 2013-05
Applicant: Michael G. Davis / Agent: Michael Kronimus

Proposed Text Change: Amendment to add Light Industry, and Warehousing/Distribution as allowed uses in the Commercial Regional Zoning District

B. SUMMARY OF REQUEST:

The applicant is proposing to amend Table 106-1098 (General Use Table) so that Light Industry uses, and Warehousing/Distribution are permitted in the Commercial Regional District as follows (deletions are shown as ~~strike through~~ and additions are shown underlined). The origin of this text amendment is derived from the applicant's specific client's need to utilize an existing building in a Commercial Regional District for small assembly and custom manufacturing of household amenities.

ARTICLE V. USE REGULATIONS

TABLE 106-1098. GENERAL USE TABLE [Excerpt]

	Priority Areas							Rural Areas					
Land Use	U	S	CR	CS	RD	LI	IP	R	RR	RB	RC	Additional Standards (See Section)	Use Definition
INDUSTRIAL USES													
Light industry	N	N	N <u>Y</u>	N	L	Y	Y	N	N	L	N	106-1359	Incubator development, light manufacturing, processing, assembly, or finishing operations in enclosed buildings, with limited exterior storage. The following uses shall be classified as light industry: 1. Any light industrial use not requiring more than 10 percent of its gross floor area for exterior storage 2. Any light industrial use that does not exceed 200,000 sq. ft. of gross floor area 3. Building, development and general contracting 4. Special trade contractors 5. Food products 6. Textiles and apparel 7. Fuel dealers 8. Furniture and fixtures 9. High tech industry 10. Lumber and other building materials 11. Printing and publishing 12. Office and computing machines 13. Electric and electronic equipment 14. Instruments and related products

													15. Transportation services 16. Wholesale trade, durable and nondurable, except farm products 17. Recreational equipment rental 18. Heavy truck, recreational vehicle and mobile home sales 19. Heavy truck rental 20. Trucking and warehousing 21. Other allowable uses under light industrial in general use table 106-1098
STORAGE													
Warehousing /distribution	N	N	<u>N</u> <u>Y</u>	N	L	Y	Y	N	N	N	N	106-1366	Storage, wholesale, and distribution of manufactured products, supplies and equipment. This use excludes bulk storage of materials that are flammable, explosive, toxic or create hazardous conditions, and that are defined as business storage uses, above.

C. ANALYSIS:

The proposed amendments are consistent with the goal of the Comprehensive Plan for Commercial Land Uses, i.e., “where appropriate, small non-retail commercial uses such as contractor’s offices, small assembly facilities, and light industrial operations that do not adversely impact surrounding retail uses are encouraged.” This amendment to the ZDSO would directly implement the Article IV Sections of the Comprehensive Plan by allowing commercial regional uses to complement surrounding light industrial land uses where the districts may abut each other.

The problem with use-based codes like our current ZDSO is that a light-industrial use may be excluded from a zoning district that makes perfect sense to include; but is unavailable unless a map amendment to another district is attempted. This has led to spot zoning in some instances. The text amendment is the only alternative to this problem. The better alternative is to have form-based zoning districts. Additional limited standards are proposed by staff to address potential adverse impacts from outdoor loading and storage areas.

D. STAFF RECOMMENDATION:

After review of the guidelines set forth in Section 106-493 of the ZDSO, staff recommends a modification to the requested text amendment as follows: changes are shown as underlined for additions and ~~strike through~~ for deletions:

TABLE 106-1098. GENERAL USE TABLE [Excerpt]

	Priority Areas							Rural Areas					
Land Use	U	S	CR	CS	RD	LI	IP	R	RR	RB	RC	Additional Standards (See Section)	Use Definition
INDUSTRIAL USES													
Light industry	N	N	N L	N	L	Y	Y	N	N	L	N	106-1359	[no changes proposed]
STORAGE													
Warehousing/ distribution	N	N	N L	N	L	Y	Y	N	N	N	N	106-1366	[no changes proposed]

Sec. 106-1359. Light Industry.

(a) *Limited/special standards for use in all applicable districts.* Limited/special standards for light industry uses in all applicable districts are as follows:

- (1) A setback of at least 100 feet from the district boundary shall be required for all uses having such a boundary.
- (2) Operators of this use shall ensure that no residentially zoned district receives levels of noise beyond 70 decibels between 6:00 a.m. and 7:00 p.m. The maximum receiving noise between 7:01 p.m. and 5:59 a.m. shall be 55 decibels.
- (3) No use shall produce vibration levels that are received at residential property lines.
- (4) No use shall produce noxious or nuisance-oriented emissions.
- (5) No light industry use shall exceed a maximum square footage of 200,000 square feet of floor area per building.

(b) *Reports/studies required.* All applications for this use shall include an environmental impact assessment.

(c) *Research and development district.* In the research and development district, light industrial uses shall be permitted only where it is a pilot plant or manufacturing facility that produces products developed at the research facility and occupies no more than 40 percent of the floor area. The manufacturing facility shall be built of the same materials and be in the same architectural style as the research and development facilities.

(d) *Rural business district.* Limited standards for light industrial uses within rural business districts are as follows:

- (1) This use is limited to 5,000 square feet of floor area.
- (2) The following uses are not permitted as part of this use:
 - a. Mini-warehouses (NAICS 53113);
 - b. Heavy truck, recreational vehicle and mobile homes sales (NAICS 441222, 441229, 44121, 45393); and
 - c. Heavy truck rental (NAICS 53212).

(e) Commercial regional district. Limited standards for light industrial uses within commercial regional districts are as follows:

(1) Outdoor loading areas shall be located to the rear of the principal structure and screened from adjacent roads and properties.

(2) Loading and unloading of goods and supplies shall not interfere with the on-site circulation of vehicles and pedestrians.

Sec. 106-1366. Warehousing/distribution.

(a) *Limited/special standards for this use in all applicable districts.* Limited/special standards for warehousing/distribution uses in all applicable districts are that there shall be no bulk storage of materials that are toxic, flammable, explosive, or create hazardous conditions.

(b) *Reports/studies required.* All applications for this use shall include a traffic impact analysis.

(c) *Additional standards for research and development district.* In the research and development district, light warehousing shall be permitted only where it is an accessory use to the primary research facility and occupies no more than ten percent of the floor area. The warehouse shall be built of the same materials and be in the same architectural style as the research and development facilities.

(d) Additional standards for commercial regional district.

(1) The use shall have direct access onto an arterial or major collector road.

(2) Outdoor storage and loading areas shall be located to the rear of the principal structure to the maximum extent practicable and be screened from adjacent roads and properties.

BEAUFORT COUNTY, SOUTH CAROLINA
PROPOSED ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO)
ZONING MAP / TEXT AMENDMENT / PUD MASTER PLAN CHANGE APPLICATION

TO: Beaufort County Council

The undersigned hereby respectfully requests that the Beaufort County Zoning/Development Standards Ordinance (ZDSO) be amended as described below:

1. This is a request for a change in the (check as appropriate): ☐ PUD Master Plan Change
☐ Zoning Map Designation/Rezoning ☒ Zoning & Development Standards Ordinance Text
2. Give exact information to locate the property for which you propose a change: N/A
Tax District Number: _____, Tax Map Number: _____, Parcel Number(s): _____
Size of subject property: _____ Square Feet / Acres (circle one)
Location: _____
3. How is this property presently zoned? (Check as appropriate) N/A
☐ Urban/U ☐ Community Preservation/CP ☐ Light Industrial/LI
☐ Suburban/S ☐ Commercial Regional/CR ☐ Industrial Park/IP
☐ Rural/R ☐ Commercial Suburban/CS
☐ Rural Residential/RR
☐ Rural Business/RB ☐ Research & Development/RD ☐ Resource Conservation/RC
☐ Planned Unit Development/PUD
4. What new zoning do you propose for this property? N/A
(Under Item 9 explain the reason(s) for your rezoning request.)
5. Do you own all of the property proposed for this zoning change? ☒ Yes ☐ No N/A
Only property owners or their authorized representative/agent can sign this application. If there are multiple owners, each property owner must sign an individual application and all applications must be submitted simultaneously. If a business entity is the owner, the authorized representative/agent of the business must attach: 1- a copy of the power of attorney that gives him the authority to sign for the business, and 2- a copy of the articles of incorporation that lists the names of all the owners of the business.
6. If this request involves a proposed change in the Zoning/Development Standards Ordinance text, the section(s) affected are: Table 106-1098; commercial regional; retail
(Under Item 10 explain the proposed text change and reasons for the change.)
7. Is this property subject to an Overlay District? Check those which may apply: N/A
☐ AOD - Airport Overlay District ☐ MD - Military Overlay District
☐ COD - Corridor Overlay District ☐ RQ - River Quality Overlay District
☐ CPOD - Cultural Protection Overlay District
8. The following sections of the Beaufort County ZDSO (see attached sheets) should be addressed by the applicant and attached to this application form:
 - a. Section 106-492, Standards for zoning map amendments.
 - b. Section 106-493, Standards for zoning text amendments.
 - c. Sections 106-2441 and 106-2442, General and Special Considerations for Planned Unit Developments (PUDs)
 - d. Section 106-2450, Traffic Impact Analysis (for PUDs)

9. Explanation (continue on separate sheet if needed): amend land use table to allow for the addition of Light Industry land uses and further allow for Warehousing / distribution land uses in the CR District as it applies to the subject property. The land use table in Section 106-1098 is proposed to be amended accordingly. The proposed amendments are supported by the surrounding light industrial land uses, the existing building as it was designed / approved and built as well as supported by the existing road and utility infrastructure that is in place to support the subject property. *aw*

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proof for the proposed amendment rests with the owner.

Michael G. Davis
Signature of Owner
August 1, 2013
Date
Printed Name: Michael G. Davis
Telephone Number: 843-384-1751

Address: 18 Knightsbridge Lane, Hilton Head, SC 29928

Email: hhidavis@aol.com

Agent (Name/Address/Phone/email): Michael Kronimus ~ KRA, Inc. 2 Verdier Plantation Rd., Bluffton, SC

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN SEC. 106-402(D) OF THE BEAUFORT COUNTY ZDSO.

UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORK DAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. THE COMPLETED APPLICATIONS WILL BE REVIEWED FIRST BY THE BEAUFORT COUNTY PLANNING COMMISSION SUBCOMMITTEE RESPONSIBLE FOR THE AREA WHERE YOUR PROPERTY IS LOCATED. MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED). **COMPLETE APPLICATIONS MUST BE SUBMITTED BY NOON FOUR (4) WEEKS PRIOR FOR PLANNED UNIT DEVELOPMENTS (PUDs) OR THREE (3) WEEKS PRIOR FOR NON-PUD APPLICATIONS TO THE APPLICABLE SUBCOMMITTEE MEETING DATE.**

PLANNED UNIT DEVELOPMENT (PUD) APPLICANTS ARE REQUIRED TO SUBMIT MULTIPLE COPIES TO THE PLANNING DEPARTMENT. CONSULT THE APPLICABLE STAFF PLANNER FOR DETAILS.

CONTACT THE PLANNING DEPARTMENT AT (843) 255-2140 FOR EXACT APPLICATION FEES.

FOR PLANNING DEPARTMENT USE ONLY:

Date Application Received:
(place received stamp below)



Date Posting Notice Issued: *N/A*

Application Fee Amount Received: *\$250.00*

Receipt No. for Application Fee: *218067*

Rev. 1/5/13

214-05
FILE NO: *2013-05* // Initiated by: STAFF OWNER
(Circle One)

WHEREAS, Beaufort County County Council purchased 43.57 acres in the Chechessee area, known as R600 010 000 001A 0000 (the "PROPERTY") on July 12, 2013 for the purpose of building a trash transfer facility.

WHEREAS, it is no longer the intention of County Council that such a facility be built on the PROPERTY.

WHEREAS, the Port Royal Sound Area is a unique and vital ecological system that has supported life for humans and many critical species for thousand of years; and

WHEREAS, both the quality of life and the economic well being of the Port Royal Sound Area continues to be directly connected to our waterways; and

WHEREAS, Conservation of the majority of the PROPERTY, except for the 3.57 acres on the eastern side of Sutler Road which may be sold for residential use, as open space which provides scenic enjoyment to the general public and yields a significant public benefit and will advance the County's conservation policy; and

NOW, THEREFORE, BE IT RESOLVED, THAT the 40 acres of the PROPERTY on the western side of Sutler Road be placed on the list of previously preserved properties under the Rural and Critical Lands Program; and

THAT sufficient funds equal to the purchase price of the PROPERTY be transferred from the Rural and Critical Lands Program funds to replace the General obligation funds used to purchase the PROPERTY; and

THAT the 3.57 acre parcel on the eastern side of Sutler Road be listed for sale as residential property at a price equal to the appraised value, and the proceeds be reimbursed to the Rural and Critical Lands Program.

Bruce Flewelling
Oct. 14, 2013 Council meeting