

COUNTY COUNCIL OF BEAUFORT COUNTY  
ADMINISTRATION BUILDING  
BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX  
100 RIBAUT ROAD  
POST OFFICE DRAWER 1228  
BEAUFORT, SOUTH CAROLINA 29901-1228  
TELEPHONE: (843) 255-2180  
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INTERIM COUNTY ADMINISTRATOR

CONNIE L. SCHROYER  
CLERK TO COUNCIL

AGENDA  
NATURAL RESOURCES COMMITTEE

Tuesday, January 22, 2019  
2:00 p.m.

Executive Conference Room, Administration Building  
Beaufort County Government Robert Smalls Complex  
100 Ribaut Road, Beaufort

Committee Members:

Alice Howard, Chairman  
Gerald Dawson, Vice Chairman  
Michael Covert  
York Glover  
Chris Hervochon

Staff Support:

Eric Greenway, Community Development Director  
Ebony Sanders, Interim Assessor  
Eric Larson, Division Director Environmental Engineering  
Dan Morgan, Mapping & Applications Director

1. CALL TO ORDER – 2:00 p.m.
2. APPROVAL OF AGENDA
3. CITIZEN COMMENTS
4. UPDATES – *Eric Greenway*
  - A. Previous Planning Commission Meeting
  - B. Previous Southern Lowcountry Regional Planning Board (SOLOCO) Meeting
5. PASSIVE PARK BOND FUNDING RESOLUTION – *Stefanie Nagid* ([backup](#))
6. NORTHERN BEAUFORT COUNTY MAP AMENDMENT (ZONING CHANGE OF KATY CIRCLE)  
*Melissa Peagler* ([backup](#))
7. SOUTHERN BEAUFORT COUNTY MAP AMENDMENT (ZONING CHANGE OF SAWMILL FOREST  
PLANNED UNIT DEVELOPMENT) – *Melissa Peagler* ([backup](#))
8. SOUTHERN BEAUFORT COUNTY MAP AMENDMENT (ZONING CHANGE OF STROUP LANE  
AREA) – *Robert Merchant* ([backup](#))
9. LADY’S ISLAND PLAN 2018 – *Robert Merchant* ([backup](#))
10. DISCUSSION / REGULATION OF SHORT TERM RENTALS – *Chris Inglese, Eric Greenway* ([backup](#))
11. PRESENTATION / GIS APPLICATION OF THE SLIDER APP – *Dan Morgan* ([backup](#))



12. CONSIDERATION OF APPOINTMENTS AND REAPPOINTMENTS ([backup](#))

- A. Design Review Board / (1) reappointment
- B. Historic Preservation Review Board / (2) vacancies, (2) reappointments
- C. Planning Commission / (2) reappointments
- D. Rural and Critical Lands Preservation Board / (2) vacancies, (6) reappointments
- E. Southern Beaufort County Corridor Beautification Board / (1) vacancy
- F. Stormwater Management Utility Board / (1) vacancy
- G. Zoning Board of Appeals / (1) vacancy, (1) reappointment

13. ADJOURNMENT



## BEAUFORT COUNTY COUNCIL

### Agenda Item Summary

#### Item Title:

Passive Park Bond Funding Resolution

#### Council Committee:

Natural Resources

#### Meeting Date:

January 22, 2019

#### Committee Presenter (Name and Title):

Stefanie Nagid, Passive Parks Manager

#### Issues for Consideration:

Council to consider a formal dedication of funding towards passive park improvement projects from the Rural and Critical Lands Preservation bond funding. The attached project list provides a 5-year park improvement vision based on priorities set forth in the Passive Parks Public Use Work Plan as adopted by Resolution in October 2018. All Tier 1 and Tier 2 priority projects, and up to 6 Tier 3 projects, could be completed with this dedicated funding request.

#### Points to Consider:

1) The 2012, 2014, and 2018 bonds state that an amount "not to exceed 20%" of those respective bond totals may be used to improve existing and newly acquired lands. 2) Dedication of funding will allow for more efficient planning on both the acquisition and park improvement sides of the Program. 3) Dedication of funding will reduce/remove competitive conflicts between the acquisition and park improvement sides of the Program. 4) A firm budget allows both sides of the Program to have a clear vision for project goals.

#### Funding & Liability Factors:

20% of each of the three bonds totals \$14 million, some of which has already been expensed and is under current contract.

#### Council Options:

1) Approve the resolution. 2) Do not approve the resolution.

#### Recommendation:

Approve the Resolution to Support the Passive Parks Program and recommend to County Council for the February 11, 2019 agenda.

**RESOLUTION 2019/\_\_\_**

**A RESOLUTION TO SUPPORT THE PASSIVE PARKS PROGRAM**

**WHEREAS** Beaufort County has been a frontrunner among local governments in land preservation since 1999 with the creation of the Rural and Critical Land Preservation Program, and;

**WHEREAS** the 2012, 2014, and 2018 Land Preservation Bond referenda passed with 62%, 73%, and 70% approval, respectively, by the citizens of Beaufort County, and;

**WHEREAS** the 2012, 2014, and 2018 Land Preservation Bond referenda state that an amount not to exceed 20% of the funds may be used to improve existing and newly acquired open space and natural areas protected under the Program, and;

**WHEREAS** Beaufort County has acquired over 11,700 acres of fee-simple properties with Land Preservation funding, and anticipates acquiring additional fee-simple properties with Land Preservation funding, and;

**WHEREAS** Beaufort County understands and recognizes the benefits of open space and passive recreation on community health and vibrancy, tourism, education, and quality of life for its citizens, and;

**WHEREAS** Beaufort County believes and supports that the preserved lands should be publically accessible with passive recreation improvements, and;

**WHEREAS** Beaufort County adopted the Passive Parks Public Use Work Plan (Resolution 2018/22) on October 22, 2018, and the Passive Parks Ordinance (2018/53) on December 10, 2018.

**NOW THEREFORE, BE IT RESOLVED, THAT THE COUNTY COUNCIL OF BEAUFORT COUNTY, SOUTH CAROLINA** provides \$14 million from the Land Preservation Bond funding towards the Passive Parks Program for the implementation of passive recreation on County fee-simple owned Rural and Critical Preservation lands.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2019.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: \_\_\_\_\_  
Stewart Rodman, Chairman

APPROVED AS TO FORM:

\_\_\_\_\_  
Thomas J. Keaveny, II, Esquire  
Beaufort County Attorney

ATTEST:

\_\_\_\_\_  
Connie Schroyer, Clerk to Council

**Passive Park Project List**

**Version: 1/14/19**

<b>Park Project</b>	<b>Priority Tier</b>	<b>Amount</b>	<b>FY</b>	<b>Type</b>	<b>Stage</b>	<b>Subtotal</b>
Factory Creek	N/A	\$29,050	2014	Planning	Expensed	
Duncan Farms	N/A	\$51,268	2015	Planning	Expensed	
Fort Fremont	1	\$102,070	2014-2018	Planning	Expensed	
Crystal Lake	1	\$1,285,937	2014-2018	Planning/Construction (I/II)	Expensed	
Okatie Reg Preserve	3	\$16,710	2018-2019	Planning	Expensed	<i>\$1,485,035</i>
Crystal Lake	1	\$25,000	2018-2019	Planning (III)	Contracted	
Widgeon Point	1	\$37,200	2018-2019	Planning	Contracted	
Fort Fremont	1	\$1,135,000	2018-2020	Construction	Contracted	
Mitchelville	1	\$250,000	2018-2020	Planning	Contracted	
Whitehall	2	\$250,000	2019-2020	Planning/Construction	Contracted	<i>\$1,697,200</i>
Crystal Lake	1	\$1,000,000	2019-2020	Construction (III)	Bidding	
Widgeon Point	1	\$1,000,000	2019-2020	Construction	Bidding	<i>\$2,000,000</i>
Fort Fremont	1	\$750,000	2019-2021	Safety/Security Measures	Upcoming	
Mobley	1	\$1,100,000	2019-2021	Planning/Construction	Upcoming	
Fort Frederick	2	\$500,000	2019-2021	Planning/Construction	Upcoming	
Mitchelville	1	\$575,000	2020-2022	Construction	Upcoming	
Okatie Marsh/Olsen	2	\$1,100,000	2020-2023	Planning/Construction	Upcoming	<i>\$4,025,000</i>
Station Creek	3	\$1,000,000		Planning/Construction	Future	
Stoney Preserve	3	\$400,000		Planning/Construction	Future	
Jenkins Creek	3	\$200,000		Planning/Construction	Future	
Ford Shell Ring	3	\$200,000		Planning/Construction	Future	
Pinckney Point	3	\$1,500,000		Planning/Construction	Future	
Okatie River	3	\$1,500,000		Planning/Construction	Future	<i>\$4,800,000</i>

**TOTAL FUNDING** **\$14,007,235**



## BEAUFORT COUNTY COUNCIL

### Agenda Item Summary

**Item Title:**

NORTHERN BEAUFORT COUNTY MAP AMENDMENT-T3 NEIGHBORHOOD TO T4 HAMLET CENTER OPEN

**Council Committee:**

NATURAL RESOURCES

**Meeting Date:**

January 22, 2019

**Committee Presenter (Name and Title):**

MELISSA PEAGLER, COMMUNITY DEVELOPMENT LONG-RANGE PLANNER

**Issues for Consideration:**

(PARCELS R200 015 000 0310 0000, R200 015 000 0308 0000, R200 015 000 302A 0000). THE PROPERTIES ARE LOCATED AT 5, 7, AND 9 KATY CIRCLE ON LADY'S ISLAND; APPLICANT: THOMAS KOLEN. The applicant is proposing to change the zoning of the parcel from T3 Neighborhood to T4 Hamlet Center Open.

**Points to Consider:**

Beaufort County Planning Commission felt the rezoning would add to traffic congestion and change the personality of the neighborhood. The proposed Lady's Island plan recommends careful consideration of any increase in density and traffic, the change in zoning could result in those increases.

**Funding & Liability Factors:**

None

**Council Options:**

Approve or Deny Request

**Recommendation:**

Staff recommends denial of this rezoning. The requested zoning could allow potential traffic and density increases that could result in negative impacts on the residential neighborhood and street. The proposed Lady's Island plan recommends careful consideration of any increase in density and traffic, the change in zoning could result in those increases.



## PLANNING DIVISION MEMORANDUM

**TO:** Beaufort County Planning Commission  
**FROM:** Melissa Peagler, Long Range Planner  
**DATE:** December 20, 2018  
**SUBJECT:** Proposed Beaufort County Community Development Code (CDC) Zoning Map Amendment/Rezoning Request for approximately 2 acres at 5, 7, and 9 Katy Circle (R200 15 000 0310, R200 15 000 0308, and R200 015 000 302A) from T3N- Neighborhood to T4 – Hamlet Center Open

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### STAFF REPORT:

#### A. BACKGROUND:

**Case No.** ZMA-2018 - 16  
**Owner/Applicant/Agent:** Thomas Kolen  
**Property Location:** 5, 7 and 9 Katy Circle  
**District/Map/Parcel:** R200 15 000 0310, R200, 15 000 0308, and R200 015 000 302A  
**Property Size:** 2 acres approximately  
**Current Future Land Use Designation:** Neighborhood / Mixed Use  
**Proposed Future Land Use Designation:**  
**Current Zoning District:** T3 -Neighborhood  
**Proposed Zoning District:** T4 – Hamlet Center Open

#### B. SUMMARY OF REQUEST

The subject property consists of 2 acres located on Katy Circle Drive in on Lady's Island. Currently a residential structure is located on the property. Historically, the property had a light industrial use of a welding shop located on the property. The property is zoned T3-Neighborhood. The property owner intends to clean the property up and restore a user friendly environment with the option to extend the commercial uses from the adjacent T4-Hamlet Center to potential development.

**C. ZONING MAP AMENDMENT ANALYSIS:** Section 7.3.40 of the Community Development Code (CDC) states that a zoning map amendment may be approved if 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 proposed rezoning is consistent with the goals and policies of the Comprehensive Plan. The Land Use chapter designates the future land use of the property as Neighborhood –Mixed Use. The T4-Hamlet Center Open is a consistent zone with that proposed use. The proposed Lady’s Island Plan identifies the area as Village Edge resulting in the T4-Hamlet Center Open as an acceptable zone. The Lady’s Island Plan places additional focus on managing future growth. Any rezoning that could result in dense residential or commercial growth is recommended to be carefully considered by the Lady’s Island Community Preservation Committee.
2. **Is not in conflict with any provision of this Development Code, or the Code of Ordinances:** The proposed rezoning is not in conflict with the CDC or Code of Ordinances.
3. **Addresses a demonstrated community need:** Based on the recent support of the Lady’s Island Plan to effectively manage growth, the rezoning to T4 HCO, a mixed use district, could potentially result in a commercial use, light industrial or dense residential development.
4. **Is required by changing conditions:** The neighborhood has an older housing stock that is currently in transition of being remodeled or replaced.
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.** The proposed rezoning is adjacent to existing T4-Hamlet Center Open property but is accessed through Katy Circle which is zoned T3 Neighborhood. Katy Circle currently consists of only single-family homes.
6. **Would not adversely impact nearby lands.** It is unclear if this zoning would adversely impact or improve the property. Cleaning up and renovation of the current structure would improve the structure and some of the additional commercial uses that the T4-HCO zone would allow could be beneficial to the neighborhood. The current zoning would maintain the integrity of the neighborhood as residential. The road does not currently meet the required standards of some of the commercial activities that could develop under the T4-HCO zone. However, the T3N zone would also allow moderate-density multi-family development such as duplexes and mansion apartments developments which could result in a greater impact on Katy Circle than some of the potential commercial uses. T4HCO also allows higher density multi-family than what is permitted in T3N, such as apartment houses and townhouses. The rezoning of this property would not guarantee a commercial use and could result in higher residential density.
7. **Would result in a logical and orderly development pattern.** The proposed rezoning would result in a logical and orderly development pattern as it is adjacent to T4-HCO.

8. **Would not result in adverse impacts on the natural environment – including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.** The proposed rezoning should result in minimal impact on the natural environment. Any additional development of the property will need to be addressed through adherence to the natural resource and stormwater standards in the Community Development Code.
9. **Would result in development that is adequately served by public facilities (e.g. streets, potable water, sewerage, storm water management, solid waste collection and disposal, schools, parks, police, and fire and emergency facilities):** The proposed rezoning would not result in an increase on the public facilities or infrastructure. The rezoning is located in a part of the island where public facilities are readily available. Lady's Island is currently experiencing a higher capacity of traffic than desired. The Proposed Lady's Island Plan identifies a need to preserve transportation capacity on the bridges and the main intersection. This rezoning could potentially result in additional traffic onto Lady's Island.

#### **D. STAFF RECOMMENDATION**

After review of the guidelines set forth in Section 7.3.40 of the Community Development Code, staff would recommend denial of this rezoning. The requested zoning could allow potential traffic and density increases that could result in negative impacts on the residential neighborhood and street. The proposed Lady's Island plan recommends careful consideration of any increase in density and traffic, the change in zoning could result in those increases.

#### **E. Lady's Island Community Preservation Committee**

The Metropolitan Planning Commission met on December 17, 2018 and discussed the Katy Circle rezoning request. The committee voted against making a recommendation of approval for the zoning request. Those voting in favor were Pat Harvey-Palmer and Cecil Mitchell. Those voting against included Jason Hinchey, Bob Simmerly, and Paul Butare.

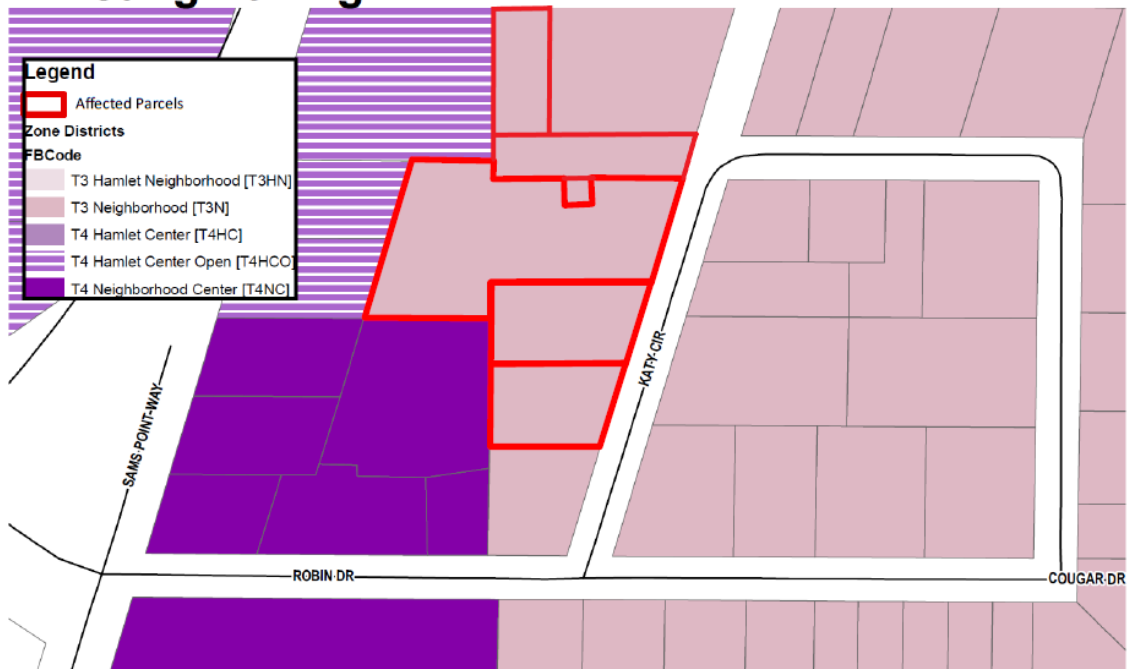
#### **F. METROPOLITAN PLANNING COMMISSION RECOMMENDATION**

The Metropolitan Planning Commission met on December 17, 2018 and discussed the Katy Circle rezoning request. Mike Tomy motioned to recommend denial of the rezoning application. Caroline Fermin seconded. Motion failed with Mike Tomy, Caroline Fermin and Robert Semmler voting yes; and Jim Crowder, Bill Harris and Judy Alling voting no. The rezoning moves forward to the Beaufort County Planning Commission with no recommendation from the Metropolitan Planning Commission.

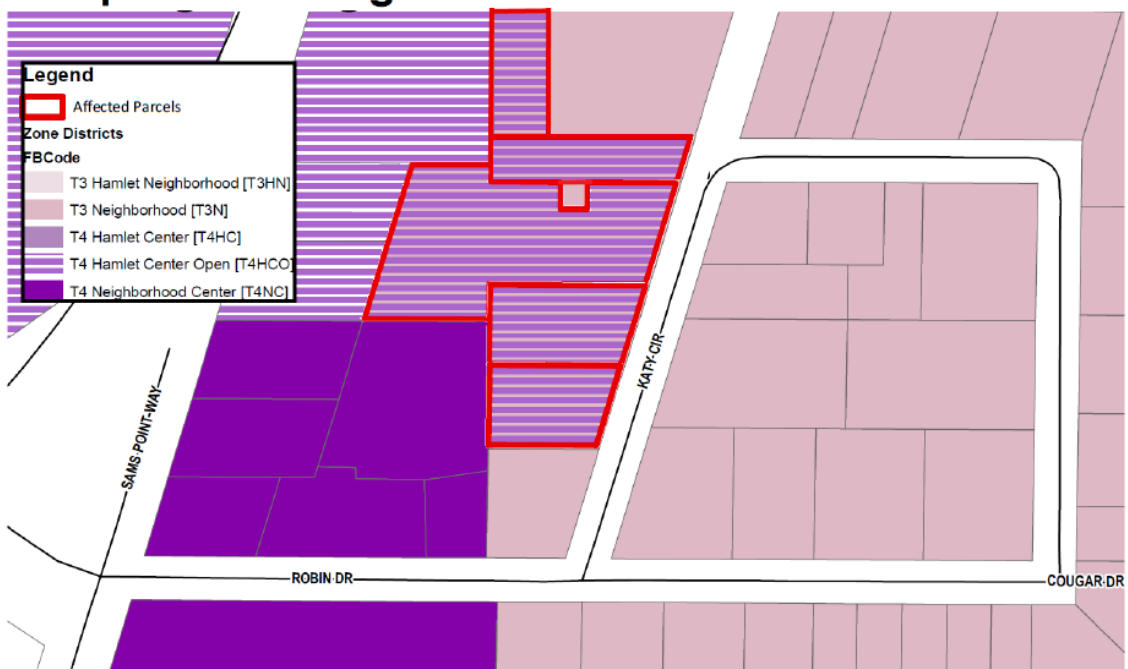
#### **G. ATTACHMENTS:**

- Before and After Zoning Map of site

## Existing Zoning



## Proposed Zoning









**BEAUFORT COUNTY, SOUTH CAROLINA**  
**PROPOSED COMMUNITY DEVELOPMENT CODE (CDC)**  
**ZONING MAP OR 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 ☐ Community Development Code Text
2. Give exact information to locate the property for which you propose a change:  
Tax District Number: \_\_\_\_\_ Tax Map Number: \_\_\_\_\_ Parcel Number(s): SEE OTHER SIDE  
Size of subject property: APPROX 2 AC Square Feet / Acres (circle one) for list  
Location: # 5 # 7 + # 9 KATY CIRCLE of lots
3. How is this property presently zoned? (Check as appropriate)  
☒ T4NC Neighborhood Center ☐ T2RC Rural Center ☐ C3 Neighborhood Mixed Use  
☐ T4HC Hamlet Center ☐ T2RN Rural Neighborhood ☐ C4 Community Center Mixed Use  
☐ T4HCO Hamlet Center ☐ T2RNO Rural Neighborhood Open ☐ C5 Regional Center Mixed Use  
☒ T4VC Village Center ☐ T2R Rural ☐ S1 Industrial  
☒ T3N Neighborhood ☐ T1 Natural Preserve ☐ Planned Unit Development/PUD  
☐ T3HN Hamlet Neighborhood ☐ Community Preservation (name) \_\_\_\_\_  
☐ T3E Edge (specify) \_\_\_\_\_
4. What new zoning do you propose for this property? T4 Hamlet Center Open  
(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  
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 Community Development Code text, the section(s) affected are: 2  
(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:  
☐ MCAS-AO Airport Overlay District/MCAS ☐ MD Military Overlay District  
☐ BC-AO Airport Overlay District/Beaufort County ☐ RQ River Quality Overlay District  
☐ CPO Cultural Protection ☐ TDR Transfer of Development Rights  
☐ CFV Commercial Fishing Village
8. The following sections of the Community Development Code (CDC) (see attached sheets) should be addressed by the applicant and attached to this application form:
  - a. Division 7.3.20 and 7.3.30, Comprehensive Plan Amendments and Text Amendments.
  - b. Division 7.3.40, Zoning map amendments (rezoning).
  - c. Division 1.6.60, Planned Unit Developments (PUDs) Approved Prior to Dec. 8, 2014
  - d. Division 6.3, Traffic Impact Analysis (for PUDs)

RECEIVED

NOV 20 2018

Community  
Development Dept.

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

I AM PLANNING  
ON CLEANING UP THIS AREA AND RESTORING  
A USER FRIENDLY ENVIRONMENT WITH THE OPTION  
TO HAVE EXISTING ZONING EXTENDED TO INCLUDE  
#5 #7 & #9 KATY CIRCLE LOTS

LOT MAPS INCLUDE R200-15-310/15-734/15-302A/15-308 -

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.

Printed  
Name:

THOMAS KOLEN

Signature of Owner (see Item 5 on page 1 of 2)

Telephone  
Number:

608 781 7213

Date

11-19-2018

Address:

W3615 CEMETERY LANE, COON VALLEY, WI 54623

Email:

GONE FISHIN USA 2 @ YAHOO.COM

Agent (Name/Address/Phone/email):

JAMI RANKIN / 843.321.2187 / rankin.jami@gmail.com

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 THREE WORKING DAYS AND FOUR (4) WEEKS PRIOR FOR PLANNED UNIT DEVELOPMENTS (PUDs) OR THREE (3) WEEKS PRIOR FOR NON-PUD APPLICATIONS TO THE APPLICABLE PLANNING COMMISSION MEETING DATE.

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

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN DIV. 7.4.50 OF THE COMMUNITY DEVELOPMENT CODE.

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:

Receipt No. for Application Fee:

12-28-2018

Dear Beaufort County Council

My name is Tom Kolen and I have owned most of the Katz circle property that we hope to have zoning lines extended since the Eighties when I got out of the USMC. I had previously operated a welding business from that location and hope to have the Council please consider my request so that I can possibly have a small landscape or similar business there now that I have retired and am no longer working on the road welding. I have cleaned up the area and have spent some of my retirement funds to help bring the area back to a nice area for family's to want to be in. I believe my Property checks all the Boxes To help this neighborhood and hope you will approve this life long hope I had for this Property. THANKS TOM KOLE.

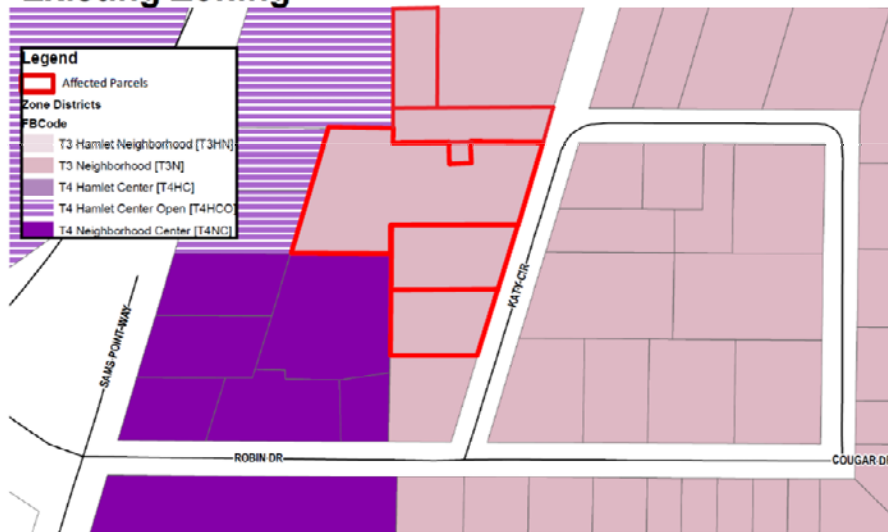
# 5, 7 & 9 Katy Circle Rezoning Request



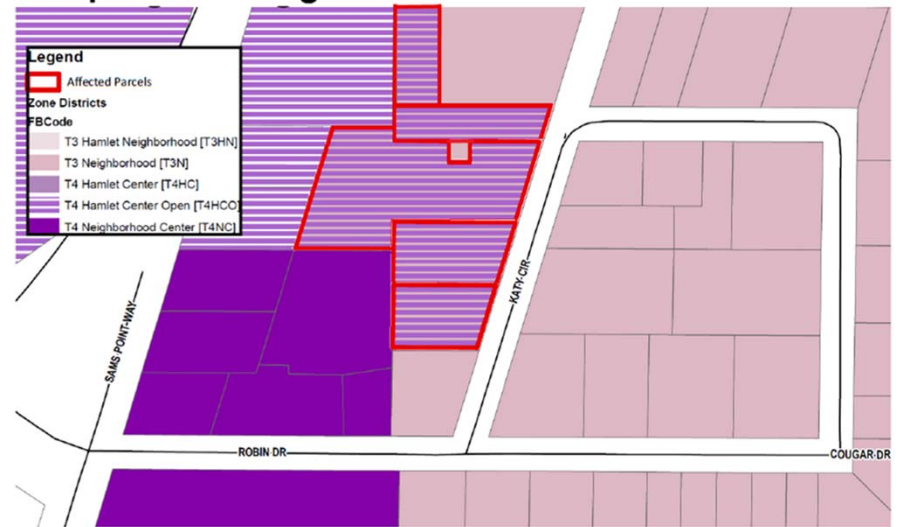
- Approximately 2 acres
- Adjacent to existing T4-HCO
- Requesting a mixed use zone in order to expand opportunities for commercial development
- Lady's Island Preservation Committee recommended denial
- Metro Planning Commission: No recommendation due to tie vote
- Staff Recommendation – In light of the recent community input through the Lady's Island Plan Public Hearings, the increase of additional traffic or density in this area on a residential street is not in the best interest of the community. The rezoning of this property could result in additional traffic and density and therefore we recommend that zoning be left as T3 Neighborhood.

# 5, 7, & 9 Katy Circle Rezoning Request

## Existing Zoning

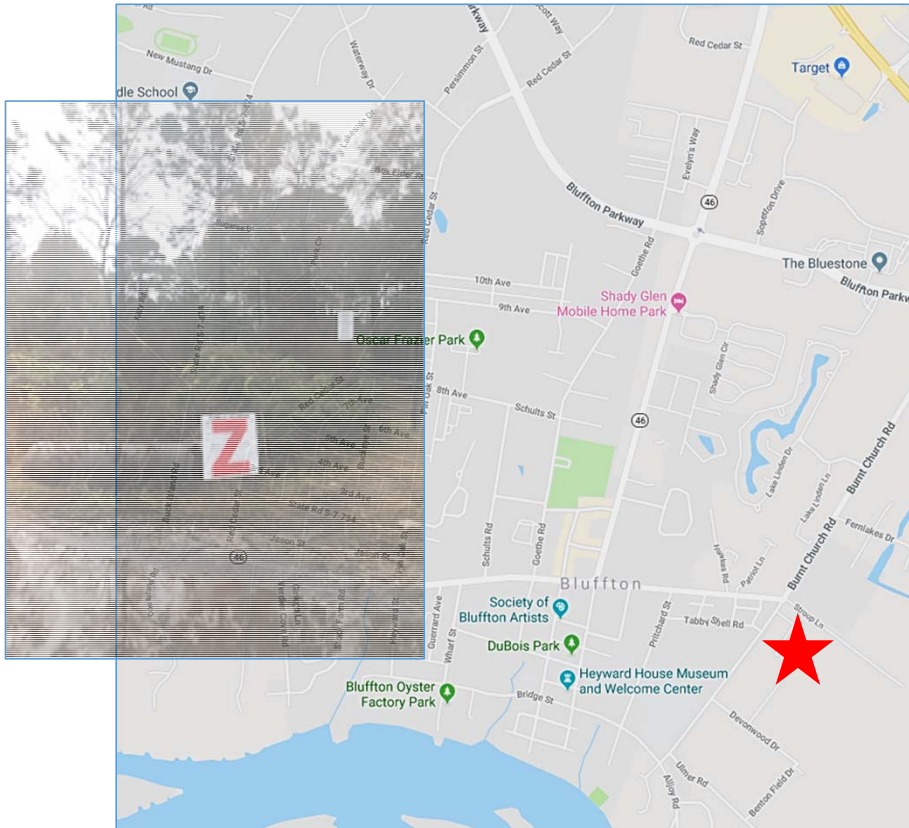


## Proposed Zoning



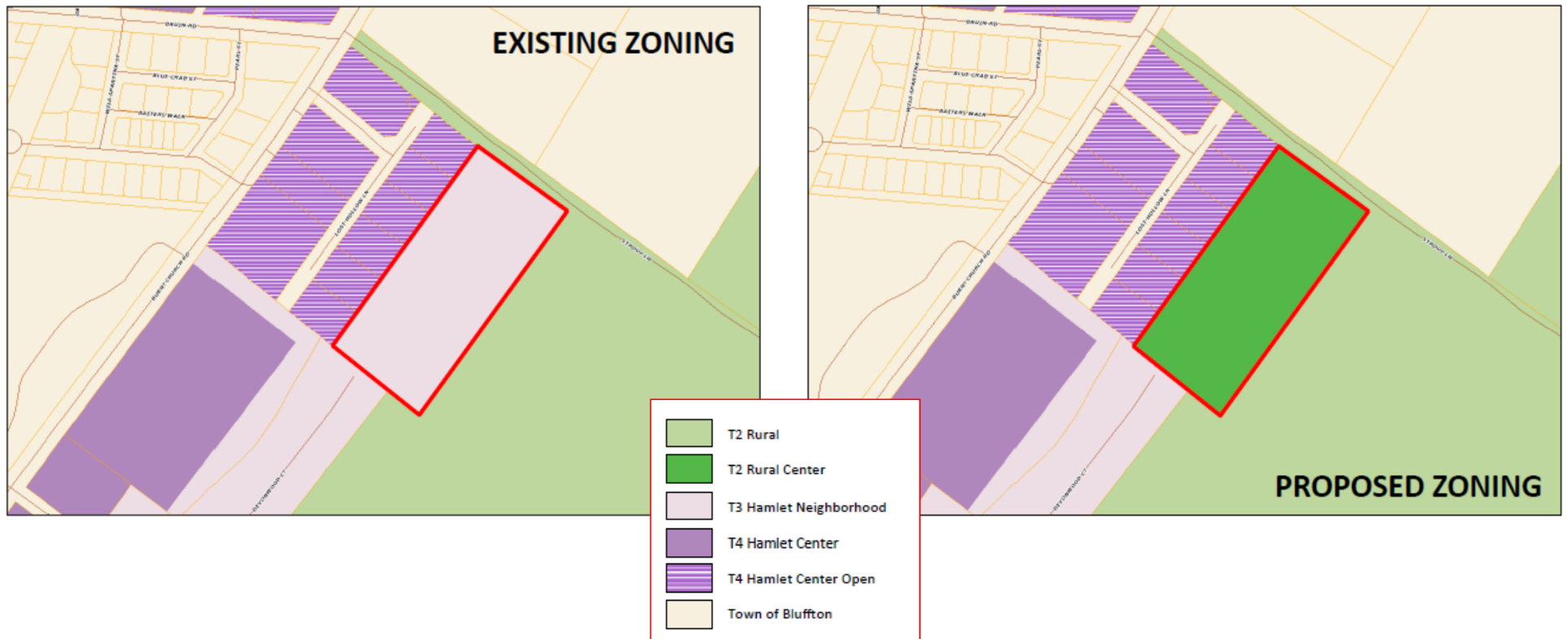
Request: T3 Neighborhood Zone to the T4-HCO Hamlet Center Open

# Stroup Lane Rezoning Request



- Applicant: Nancy Howes
- Location: in the Bluffton area on the south side of Stroup about 475 feet east of Burnt Church Road.
- Size: 5.09 acres
- Current Zoning: T3 Hamlet Neighborhood
- Proposed Zoning: T2 Rural Center

# Stroup Lane Rezoning Request

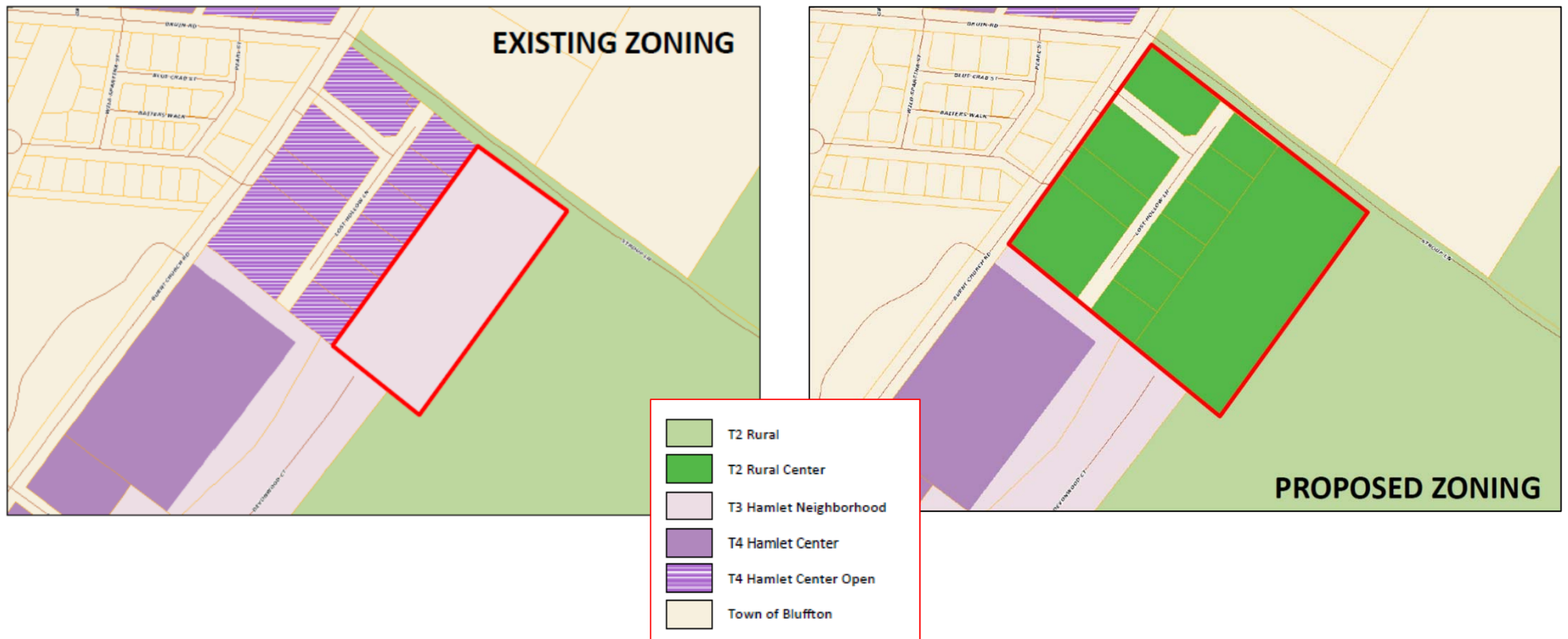


## Staff Recommendation

The proposed zoning would constitute a spot zoning and therefore cannot be supported by Community Development staff. In addition, staff has concerns about vehicular access and potential impacts on the residential subdivision located north of Stroup Lane.

However, this adjoining land uses between this parcel and Burnt Church Road (e.g. Lost Hollow Business Park and Sabrina Square) are more consistent with the uses and development standards of T2 Rural Center. Therefore, staff recommends the Planning Commission consider this rezoning request as part of an area-wide zoning amendment to T2 Rural Center to better accommodate the operation and expansion of these businesses (see Map 2).

# Staff Recommended Area Rezoning

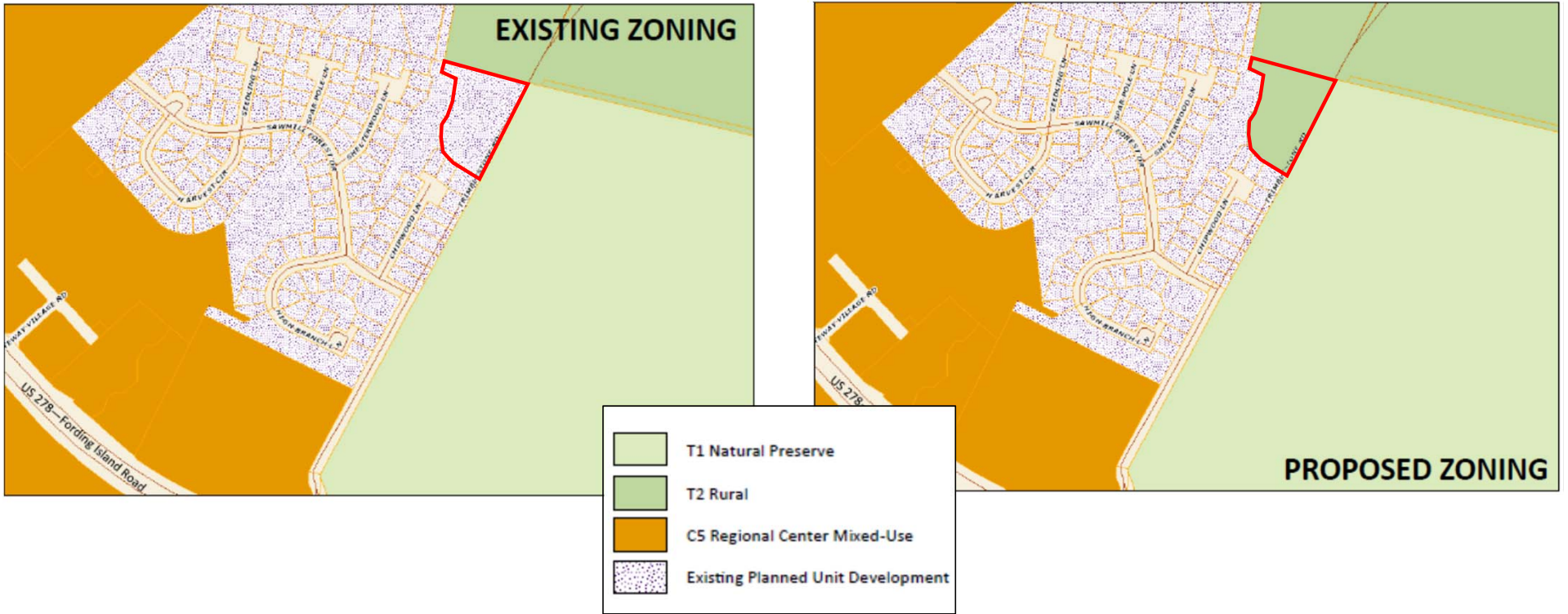


# Sawmill Forest Rezoning Request



- Applicant: Community Development Staff
- Location: West side of Trimblestone Road approximately 550 feet north from the entrance of Sawmill Forest
- Size: 2.42 acres
- Current Zoning: Sawmill Forest PUD
- Proposed Zoning: T2 Rural
- Recommendation: Approval

# Sawmill Forest Rezoning Request





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## BEAUFORT COUNTY COUNCIL

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### Agenda Item Summary

#### Item Title:

SOUTHERN BEAUFORT COUNTY MAP AMENDMENT EXISTING PLANNED UNIT DEVELOPMENT (SAWMILL FOREST PUD) TO T2 RURAL

#### Council Committee:

NATURAL RESOURCES

#### Meeting Date:

January 22, 2019

#### Committee Presenter (Name and Title):

MELISSA PEAGLER

#### Issues for Consideration:

R600 032 000 0005 0000 (2.4 ACRES ON THE WEST SIDE OF TRIMBLESTONE ROAD DIRECTLY NORTH OF SAWMILL FOREST); APPLICANT: COMMUNITY DEVELOPMENT STAFF. Staff proposes to change the zoning of the parcel from Sawmill Forest PUD to T2 Rural.

#### Points to Consider:

THIS IS AN ACTUAL MAP CORRECTION REQUEST FROM BC COMMUNITY DEVELOPEMENT STAFF. THE PARCEL SHOULD NOT HAVE BEEN PART OF THE PUD.

#### Funding & Liability Factors:

#### Council Options:

APPROVE OR DENY

#### Recommendation:

Community Development Staff recommends approval.



COUNTY COUNCIL OF BEAUFORT COUNTY  
**Community Development Department**  
Beaufort County Government Robert Smalls Complex  
Administration Building, 100 Ribaut Road  
Post Office Drawer 1228, Beaufort, South Carolina 29901-1228

**TO:** Beaufort County Planning Commission  
**FROM:** Robert Merchant, AICP, Deputy Community Development Director  
**DATE:** December 20, 2018  
**SUBJECT:** Southern Beaufort County Map Amendment from Existing Planned Unit Development (Sawmill Forest PUD) to T2 Rural for R600 032 000 0005 0000

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**A. BACKGROUND:**

**Case No.** ZMA-2018-14  
**Owner/Applicant:** C. Nonie Johnson and JC Margaret Schultz  
**Property Location:** Located on the west side of Trimblestone Road approximately 550 feet north from the entrance of Sawmill Forest and approximately 1,700 feet north of US 278.  
**District/Map/Parcel:** R600 032 000 0005 0000  
**Property Size:** 2.42 acres  
**Future Land Use:** Neighborhood/Mixed-Use  
**Current Zoning District:** Sawmill Forest Planned Unit Development (PUD)  
**Proposed Zoning District:** T2 Rural

The Community Development Department is requesting the correction of an error in the official zoning map. The subject 2.43 acre property is located in southern Beaufort County on Trimblestone Road approximately 550 feet north of the entrance of Sawmill Forest (R600 032 000 0005 0000). The property is currently vacant. The Department believes that the property was zoned PUD in error as it was never part of the Sawmill Forest PUD. The property owner is interested in correcting the map error and would like the property to be rezoned T2 Rural.

The current PUD zoning presents several issues to the property owner:

- The owner believes that the PUD zoning is affecting their assessed tax value.
- The Sawmill Forest PUD is built out. If the property owner was interested in developing their property, it would be difficult to determine the allowable density, uses, and setbacks applicable to the property.

**Staff recommendation.** Staff recommends that the zoning of R600 032 000 0005 0000 be changed from Sawmill Forest PUD to T2 Rural.

**ATTACHMENT**

- A. Existing and Proposed Zoning Map





## BEAUFORT COUNTY COUNCIL

### Agenda Item Summary

**Item Title:**

SOUTHERN BEAUFORT COUNTY MAP AMENDMENT T3 HAMLET NEIGHBORHOOD TO T2 RURAL CENTER

**Council Committee:**

NATURAL RESOURCES

**Meeting Date:**

January 22, 2019

**Committee Presenter (Name and Title):**

ROBERT MERCHANT, DEPUTY DIRECTOR COMMUNITY DEVELOPMENT

**Issues for Consideration:**

R600 040 000 0448 0000 (5.09 ACRES ON THE SOUTH SIDE OF STROUP LANE ROAD APPROXIMATELY 475 FEET EAST OF BURNT CHURCH ROAD), APPLICANT: NANCY HOWES. The applicant is proposing to change the zoning of the property from T3 Hamlet Neighborhood to T2 Rural Center.

**Points to Consider:**

THE REQUEST MAY REQUIRE AN AREA-WIDE REZONING, NOT ONE SPECIFIC PROPERTY AS PRESENTED.

**Funding & Liability Factors:****Council Options:**

APPROVE OR DENY REQUEST; CONSIDER AREA-WIDE REZONING AND NOT JUST ONE PROPERTY

**Recommendation:**

Staff recommends denial unless considered as part of an areawide rezoning that includes Lost Hollow Business Park, Sabrina Square, and the SCE&G Electric Substation (see map in staff report).



## MEMORANDUM

**TO:** Beaufort County Planning Commission  
**FROM:** Robert Merchant, AICP, Deputy Director, Community Development Department  
**DATE:** December 20, 2018  
**SUBJECT:** Southern Beaufort County Map Amendment from T3 Hamlet Neighborhood to T2 Rural Center for R600 040 000 0448 0000 (5.09 acres on the south side of Stroup Lane Road approximately 475 feet east of Burnt Church Road)

---

### A. BACKGROUND:

**Case No.** ZMA-2018-15  
**Applicant:** Nancy E. Howes  
**Property Location:** Located in the Bluffton area on the south side of Stroup Lane Road approximately 475 feet east of Burnt Church Road  
**District/Map/Parcel:** R600 040 000 0448 0000  
**Property Size:** 5.09 acres  
**Future Land Use Designation:** Urban/Mixed-Use  
**Current Zoning District:** T3 Hamlet Neighborhood  
**Proposed Zoning District:** T2 Rural Center

### B. SUMMARY OF REQUEST:

**Overview:** The Beaufort County Community Development Department received an application to change the zoning of a 5.09 acre parcel off of Burnt Church Road from T3 Hamlet Neighborhood to T2 Rural Center. The subject parcel was zoned Alljoy Road Office Commercial/Mixed Use (OC/MU) District under the Zoning and Development Standards Ordinance from 2005 to 2014. The OC/MU district offered a wide range of residential and commercial uses. In 2014, the County adopted the Community Development Code and the zoning was changed to T3 Hamlet Neighborhood which is primarily a moderate density residential district. The current zoning was originally mapped during a charrette held in November 2011 and took effect when the CDC was adopted in December 2014.

**T2 Rural Center:** The T2 Rural Center zoning district allows for a diverse mix of land uses including residential, retail, service and some limited light industrial. The district is meant to be a lower intensity walkable transect zone. The site planning and design standards of T2 Rural Center are more flexible than those found in the higher transect zones, such as T4 Hamlet Center Open that adjoins this property to the west.

**Neighboring Properties:**

- **Lost Hollow Business Park/Sabrina Square:** To the west, the property adjoins an area (approximately 7.5 acres) that consists of contractor's offices, a sign business, a golf cart repair shop, an electric substation and other similar uses (the applicant, Nancy Howes, has always envisioned having similar land uses on her property). These properties are currently zoned T4 Hamlet Center Open which is a zoning district better suited to the type of development found on Calhoun Street than the mix of uses found in this location.
- **"The Walk" Subdivision:** To the north, on the other side of Stroup Lane is land within the jurisdiction of the Town of Bluffton. This land is currently being developed by Pulte Homes as a 50 lot single-family subdivision called "The Walk."
- **Other Adjoining Properties:** To the east is property owned by the Ulmer Family which is protected from development by a conservation easement purchased through the Rural and Critical Lands Preservation Program. To the south is the Devonwood Court Mobile Home Park.

**C. ANALYSIS:** Section 7.3.40 of the Community Development Code states that a zoning map amendment may be approved if the proposed amendment:

**1. *Is consistent with and furthers the goals and policies of the Comprehensive Plan and the purposes of this Development Code.***

Both the Land Use and Economic Development chapters of the Comprehensive Plan identify the need to provide a sufficient quantity of suitably located land for non-retail commercial uses that promote the region's economic health and diversity. The area proposed to be rezoned adjoins an area that has a mix of service and light industrial uses. The availability of land in southern Beaufort County for these types of uses is very limited.

**2. *Is not in conflict with any provision of this Development Code, or the Code of Ordinances.***

The application as submitted consists of a "spot zoning" since it does not adjoin any other parcels zoned T2 Rural.

**3. *Addresses a demonstrated community need.***

As stated above, the Comprehensive Plan documents a need to accommodate non-retail commercial uses for the purposes of diversifying the region's economy and tax base.

**4. *Is required by changing conditions.***

Not applicable.

**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.***

The proposed zoning change fits well with the surrounding land uses with the exception of the single family subdivision that is currently being developed on the north side of Stroup Lane.

**6. *Would not adversely impact nearby lands.***

As mentioned in #5 the only potential adverse impact would be on the residential development currently being constructed on the north side of Stroup Lane. Staff believes that its design guidelines, landscaping, and screening standards should minimize any adverse visual impacts from development on this site.

**7. *Would result in a logical and orderly development pattern.***

The site adjoins service and light industrial uses and is suitable for this type of development. The zoning would achieve this purpose.

**8. *Would not result in adverse impacts on the natural environment – including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.***

Any future development or redevelopment of this site would be subject to the natural resource and stormwater standards in the Community Development Code.

**9. *Would result in development that is adequately served by public facilities (e.g. streets, potable water, sewerage, storm water management, solid waste collection and disposal, schools, parks, police, and fire and emergency facilities)***

The site currently only has access on Stroup Lane which is an unpaved private road. Future development that generates over 50 peak hour trips will necessitate the need for a traffic impact analysis and would likely trigger improving the access to this site.

**D. STAFF RECOMMENDATION:**

The change of zoning of the subject property from T3 Hamlet Neighborhood to T2 Rural Center would constitute a spot zoning and therefore cannot be supported by Community Development staff. In addition, staff has concerns about vehicular access and potential impacts on the residential subdivision located north of Stroup Lane. Staff has reached out to the Town of Bluffton Planning Staff and will provide the Planning Commission with their comments when we receive them.

However, this adjoining land uses between this parcel and Burnt Church Road (e.g. Lost Hollow Business Park and Sabrina Square) are more consistent with the uses and development standards of T2 Rural Center. These types of uses – contractor's offices, light manufacturing, equipment repair, warehousing, etc. – are needed to support the growth of the greater Bluffton area. Currently, there is a very limited supply of appropriately zoned land to support these

uses. Therefore, staff recommends the the Planning Commission consider this rezoning request as part of an area-wide zoning amendment to T2 Rural Center to better accommodate the operation and expansion of these businesses (see Map 2).

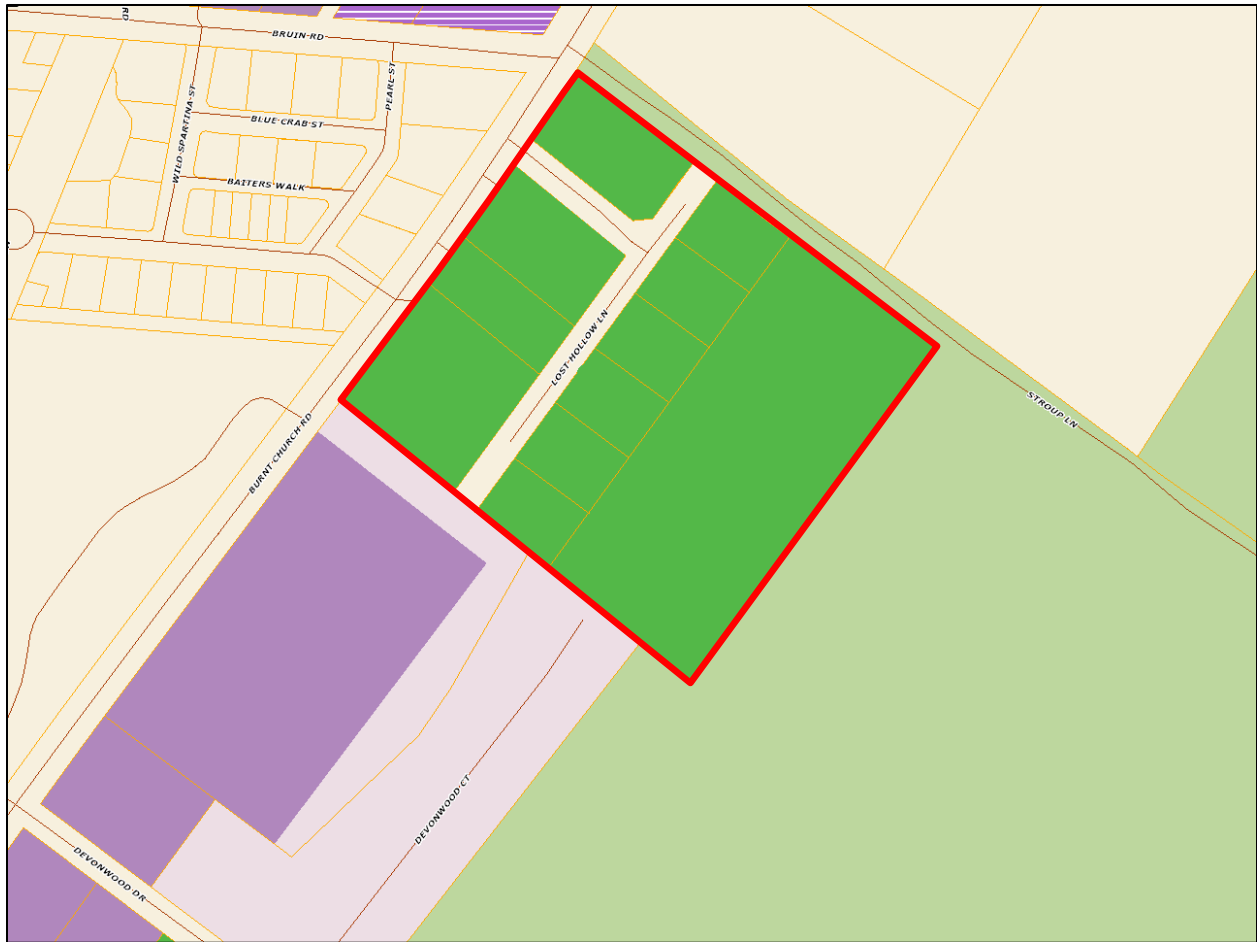
**F. ATTACHMENTS:**

- Existing and Proposed Zoning Map
- Recommended Area-wide Zoning Change

Map 1: Existing and proposed Zoning



Map 2: Recommended Area-wide Zoning Change



**BEAUFORT COUNTY, SOUTH CAROLINA**  
**PROPOSED COMMUNITY DEVELOPMENT CODE (CDC)**  
**ZONING MAP OR 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 ☐ Community Development Code Text
2. Give exact information to locate the property for which you propose a change:  
Tax District Number: 600, Tax Map Number: 40, Parcel Number(s): 448  
Size of subject property: 5 Acres Square Feet / Acres (circle one)  
Location: Off Stroup Road, Bluffton
3. How is this property presently zoned? (Check as appropriate)  

<input type="checkbox"/> T4NC Neighborhood Center	<input type="checkbox"/> T2RC Rural Center	<input type="checkbox"/> C3 Neighborhood Mixed Use
<input type="checkbox"/> T4HC Hamlet Center	<input type="checkbox"/> T2RN Rural Neighborhood	<input type="checkbox"/> C4 Community Center Mixed Use
<input type="checkbox"/> T4HCO Hamlet Center	<input type="checkbox"/> T2RNO Rural Neighborhood Open	<input type="checkbox"/> C5 Regional Center Mixed Use
<input type="checkbox"/> T4VC Village Center	<input type="checkbox"/> T2R Rural	<input type="checkbox"/> S1 Industrial
<input type="checkbox"/> T3N Neighborhood	<input type="checkbox"/> T1 Natural Preserve	<input type="checkbox"/> Planned Unit Development/PUD
<input checked="" type="checkbox"/> T3HN Hamlet Neighborhood	<input type="checkbox"/> Community Preservation	(name) _____
<input type="checkbox"/> T3E Edge	(specify) _____	
4. What new zoning do you propose for this property? T 2 Rural Center  
(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  
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 Community Development Code text, the section(s) affected are: Not in conflict with code  
(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:  

<input type="checkbox"/> MCAS-AO Airport Overlay District/MCAS	<input type="checkbox"/> MD Military Overlay District
<input type="checkbox"/> BC-AO Airport Overlay District/Beaufort County	<input type="checkbox"/> RQ River Quality Overlay District
<input type="checkbox"/> CPO Cultural Protection	<input type="checkbox"/> TDR Transfer of Development Rights
<input type="checkbox"/> CFV Commercial Fishing Village	
8. The following sections of the Community Development Code (CDC) (see attached sheets) should be addressed by the applicant and attached to this application form:
  - a. Division 7.3.20 and 7.3.30, Comprehensive Plan Amendments and Text Amendments.
  - ☒ b. Division 7.3.40, Zoning map amendments (rezoning).
  - c. Division 1.6.60, Planned Unit Developments (PUDs) Approved Prior to Dec. 8, 2014
  - d. Division 6.3, Traffic Impact Analysis (for PUDs)

RECEIVED

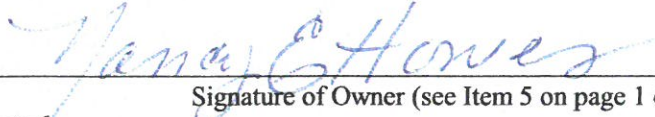
DEC 06 2018

Community  
Development Dept.

**Enclosed Sheets**

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

**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.**

 **December 5, 2018**  
Signature of Owner (see Item 5 on page 1 of 1) Date  
Printed Name: **Nancy E Howes** Telephone Number: **843-384-3333**  
Address: **47 All Joy Rd Bluffton, SC 29910**  
Email: **Artfuldodger@hargray.com**  
Agent (Name/Address/Phone/email): \_\_\_\_\_

**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 THREE WORKING DAYS AND FOUR (4) WEEKS PRIOR FOR PLANNED UNIT DEVELOPMENTS (PUDs) OR THREE (3) WEEKS PRIOR FOR NON-PUD APPLICATIONS TO THE APPLICABLE PLANNING COMMISSION MEETING DATE.**

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

**FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN DIV. 7.4.50 OF THE COMMUNITY DEVELOPMENT CODE.**

**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:

Receipt No. for Application Fee:

**SABRINA ASSOCIATES LLC**  
**POST OFFICE BOX 22395**  
**SAVANNAH, GEORGIA 31403**

December 19, 2018

Eric Greenway  
Community Development Director  
Beaufort County Community Development Department  
Post Office Drawer 1228  
Beaufort, SC 29901-1228

RE: Notice of Public Hearing to Consider a Southern Beaufort County Map  
Amendment (copy attached)

Dear Mr. Greenway.

The above matter will be heard at a meeting on January 7, 2019, at 6 pm at the Bluffton Library Large Meeting Room.

At that meeting, the commission will entertain a proposal to change the zoning on parcel R600 040 000 0448 0000, owned by Nancy Hawes, to T2 Rural Center.

We are the owners of a nearby parcel, R600 039 000 0198 0000.

In addition to supporting Ms. Hawes request, we request that our property also be rezoned to T2 Rural Center at this meeting.

Please contact me directly if necessary.

Thank you for your favorable consideration of this request.

Sincerely,



Kirk M. Duffy, Manager

Phone: 912 656-4407  
Email: Sabrina@kirkduffy.net

# TOWN OF HILTON HEAD ISLAND

One Town Center Court, Hilton Head Island, S.C. 29928  
(843) 341-4600 Fax (843) 842-7728  
www.hiltonheadislandsc.gov

John J. McCann  
Mayor

William D. Harkins  
Mayor ProTem

\_\_\_\_\_  
Council Members

David Ames  
Tamara Becker  
Marc A. Grant  
Thomas W. Lennox

\_\_\_\_\_  
Stephen G. Riley  
Town Manager

January 4, 2019

Robert Merchant, Assistant Director  
Beaufort County Community Development  
PO Drawer 1228  
Beaufort SC 29902

RE: Beaufort County Zoning Map Amendment Application for Stroup Lane

Dear Rob:

Thank you for submitting a copy of the application materials for the Zoning Map Amendment for Stroup Lane to the Town of Hilton Head Island. In the spirit of the Southern Beaufort County Regional Plan's (SCBRP) implementation strategies, Town Staff has taken the opportunity to review the information and make the following comments:

The Town agrees with the County's assessment that the rezoning request to T3 would be spot zoning. However rezoning the entire area to T2 to avoid spot zoning still results in concerns regarding dirt road access and the potential creation of non-conforming uses. Additionally the potential impact of more intense development on the adjacent environmentally sensitive piece of property, the Ulmer Family tract, should be considered.

These comments are provided to for your consideration and review.

Again, thanks for the opportunity to provide input.

Respectfully Submitted,

  
Shawn Colin, AICP, Director of Community Development

Lisa Sulka

*Mayor*

Larry Toomer

*Mayor Pro Tempore*

Marc Orlando

*Town Manager*



*Council Members*

Fred Hamilton

Dan Wood

Harry Lutz

Kimberly Chapman

*Town Clerk*

January 4, 2019

Robert Merchant (email to [robm@bcgov.net](mailto:robm@bcgov.net))

Assistant Director

Beaufort County Planning Director

100 Ribault Road, Room 115

PO Drawer 1228

Beaufort, SC 29901-1228

RE: Stroup Lane Proposed Zoning Map Amendment  
R600-040-000-0448 0000

Mr. Merchant:

Thank you for submitting a copy of the staff report for the Proposed Zoning Map Amendment for Stroup Lane. In the spirit of the Southern Beaufort County Regional Plan's (SBCRP) implementation strategies, Town of Bluffton Staff has taken the opportunity to review the information.

Although the area includes a mix of existing uses, including single family residential, restaurants and commercial businesses, the impacts of any new industrial or similar use should be taken into account with the neighboring developments. Best management practices and design regulations should be considered to minimize the impacts to adjacent property owners. Additional vehicular trips that any new use may generate and the transportation impacts should be taken into account throughout the review.

Overall, the Town of Bluffton staff supports Beaufort County's staff recommendation of denial based on the reasons stated in the staff report dated December 20, 2018 along with the recommendation that a comprehensive, regional approach should be taken into account.

I would like to request that you forward me subsequent staff reports and any supplemental information that is received after this letter to my email at [hcolin@townofbluffton.com](mailto:hcolin@townofbluffton.com) or via standard mail to Town Hall for additional review and consideration.

*Theodore D. Washington Municipal Building*  
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910  
Telephone (843) 706-4500 Fax (843) 757-6720  
[www.townofbluffton.sc.gov](http://www.townofbluffton.sc.gov)

Sincerely,



Heather L. Colin, AICP  
Director of Growth Management  
[hcolin@townofbluffton.com](mailto:hcolin@townofbluffton.com)  
Office (843)706-4592  
Mobile (843)540-6946

Cc: Marc Orlando, ICMA-CM, Town Manager  
Mayor and Town Council



## BEAUFORT COUNTY COUNCIL

### Agenda Item Summary

**Item Title:**

Lady's Island Plan 2018

**Council Committee:**

Natural Resources

**Meeting Date:**

January 22

**Committee Presenter (Name and Title):**

Robert Merchant, AICP, Deputy Community Development Director

**Issues for Consideration:**

This plan summarizes the results of a broad-based community planning process for Lady's Island. It was developed through a collaborative effort between Beaufort County, the City of Beaufort, the Town of Port Royal, multiple community organizations, advocacy groups, and many citizens. This plan includes a summary of the forces and trends influencing the island, a vision that reflects the values of the community, guidelines for new development, recommendations for managing growth relative to infrastructure, and actions needed to make the plan a reality.

**Points to Consider:**

Some highlights of the Plan's recommendations include (1) Modifying the growth boundary. This would prevent future urban growth on rural margins, and limit footprint of suburban/urban density growth. (2) Reducing density when sewer is not available. Where sewer not available, reduce density to no more than one unit per acre or base zoning, whichever is less dense. (3) Developing policies to limit fill. Minimize use of dirt fill in flood prone or low-lying properties where use of fill would enable development that could not otherwise occur. (4) Improving the transportation network. This includes implementing the recommendations of the Lady's Island Corridor Study; and (5) Increase civic engagement.

**Funding & Liability Factors:**

None

**Council Options:**

Approve or Deny Approval.

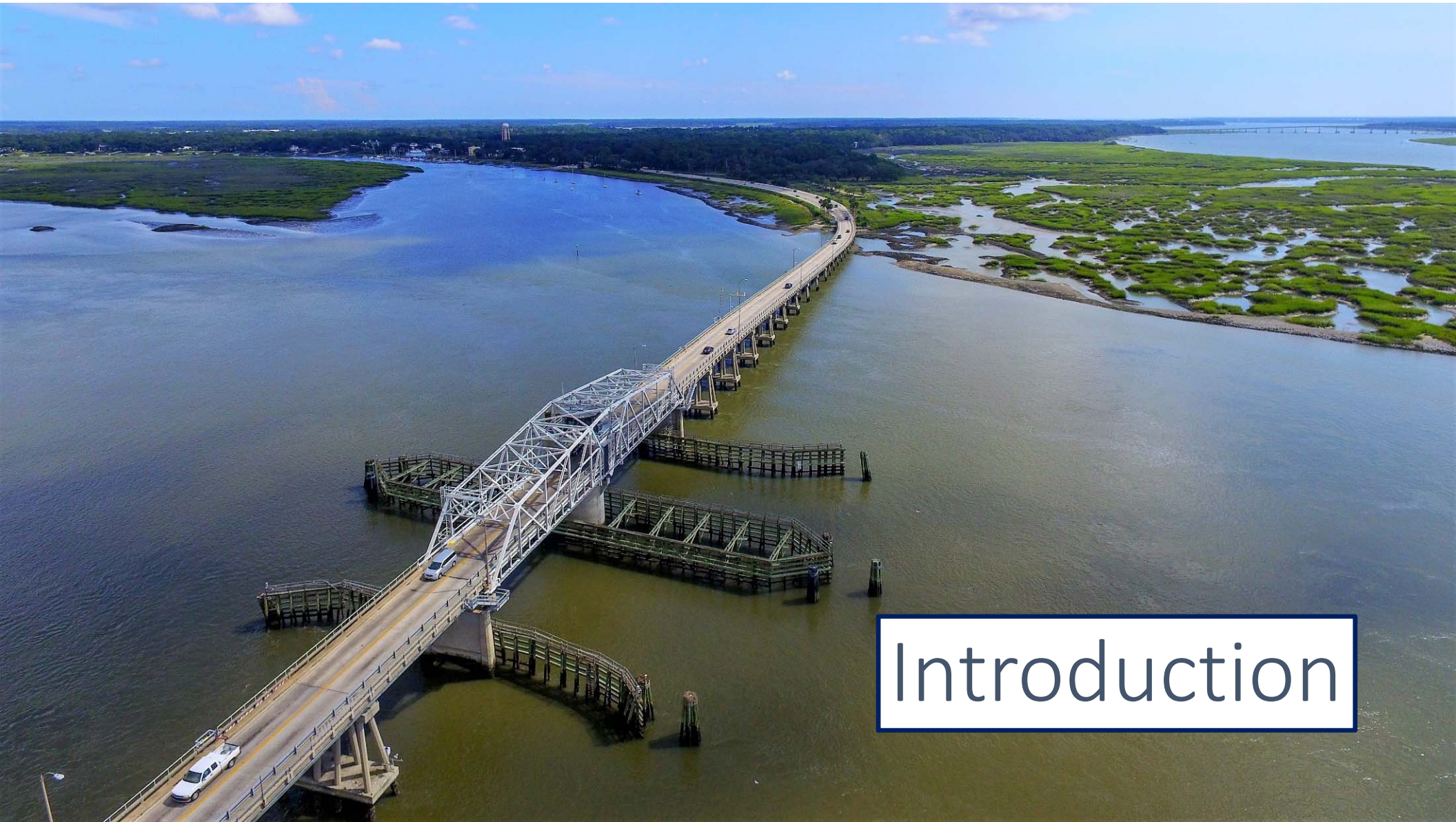
**Recommendation:**

Staff recommends approval.



# Lady's Island Plan - 2018

Presentation to Natural Resources Committee – January 22, 2019



# Introduction



## Why Plan For Lady's Island?

### No plan has ever been done specifically for Lady's Island

- New development (Walmart, Oyster Bluff, Whitehall, etc.) and resulting growth in traffic raising concerns re: decline of low country character on Lady's Island
- Concerns that growth is outstripping infrastructure
  - Roadways
  - Water & Sewer
  - Public facilities
- Public perceives lack of transparency in the development process
- Doing nothing is not an option



# A Complete Community Effort

- **Steering Committee**

- **Robert Semmler** | Chair, Northern Beaufort County Implementation Committee
- **Judy Alling** | Metro Planning Commission, Town of Port Royal
- **Paul Butare** | Lady's Island Business & Professional Association
- **Carol Crutchfield** | Beaufort County School District
- **Bill Harris** | Metro Planning Commission, City of Beaufort
- **Carolyn Fermin** | Beaufort County Planning Commission
- **Chuck Newton** | Sea Island Corridor Coalition
- **Allen Patterson** | Lady's Island Community Preservation Committee
- **Kate Schaefer** | SC Coastal Conservation League
- **James Watson** | St. Helena Island Representative





# A Complete Community Effort

- **Staff**
  - **Beaufort County**
    - Eric Greenway, AICP | Community Development Director, AICP
    - Robert Merchant, AICP | Asst. Community Development Director
  - **City of Beaufort**
    - Libby Anderson, AICP | Director of Planning
    - Lauren Kelly | City Architect, Senior Planner
  - **Town of Port Royal**
    - Linda Bridges | Planning Administrator
  - **Consultant**
    - **Greg Dale** | McBride Dale Clarion, Cincinnati



## Extensive Citizen Input



- Foundation from Feb. 23 2017 *Designing Lady's Island* meeting (400 attendees)
- Feb. 21 2018 public input meeting (100 attendees)
- Online Survey (200 respondents)
- Apr. 18 2018 Open House (120 attendees)
- 2nd Online Survey (600 respondents)
- Nov. 29 2018 Plan Presentation (268 attendees)



What did we learn?

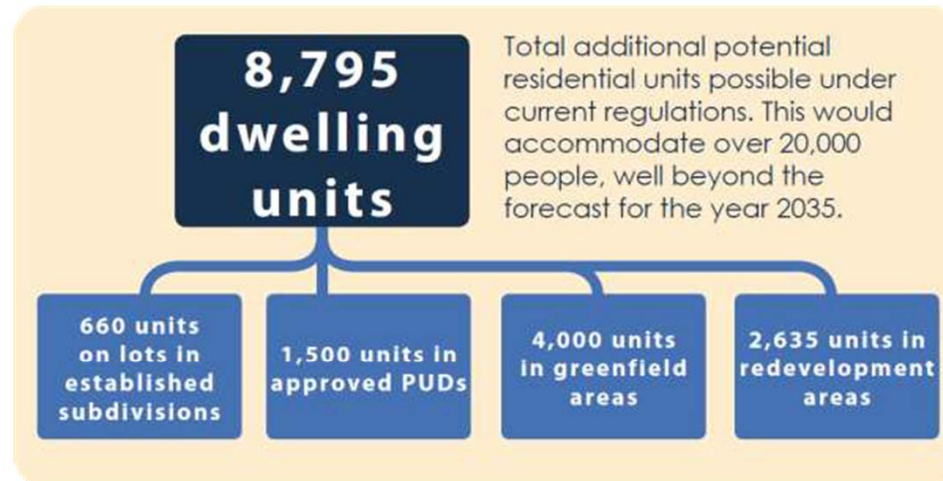


## Expressed Citizen Concerns

- Natural Resource Protection
- Public Access to Open Spaces and Water
- Green Infrastructure
- Uniquely Lady's Island
- Growth Management
- Connected and Efficient Road Network
- City - County Coordination
- Balance of Public Interest and Property Rights
- Adequate and Concurrent Public Facilities
- Inspired Development and Redevelopment
- Housing Choices
- Mixed Use Centers and Nodes

## Growth Pressures Are Substantial. Current Growth Management Efforts Are Insufficient.

### Potential Residential & Commercial Growth



**Growth may overwhelm the natural environment & infrastructure capacity if not actively managed.**



**Lady's Island is in two jurisdictions. Cross-border cooperative planning and implementation is essential.**





Plan Recommendations

## Some Perspective:

**This is not a simple, by-the-numbers plan**

- Decisions remain that will require local government and citizen deliberation and action on multiple issues
- The “Lady’s Island Plan 2018” is a vision and framework for subsequent decision-making
- Local jurisdictions are being asked to endorse this vision, and make a commitment to implementing key components.





## A Single Vision For Lady's Island

*Lady's Island is the gateway to the Sea Islands, but it is a place that people are coming to, not just traveling through. It will be a diverse community boasting a planned mixture of rural areas; stable, residential and mixed-use neighborhoods; and dispersed village centers hosting small businesses and local institutions. Natural resources will abound: water views, access and natural resource protection are all important to quality of life. A well-planned network of connected roadways serving motorists as well as pedestrian and bicycle traffic will join the island and its surroundings. New development will respect the human scale of the island and the character of Lowcountry life. Lady's Island will be a place where smart development complements the limitations of island geography, driven by supportive governments and active residents working together to achieve this shared vision for the Island.*



## Four Common Goals Guide The “Plan”

### 1. QUALITY OF PLACE

- The goal is to have a built environment with exemplary design quality that meets the living needs of its residents through strong neighborhoods and mixed-use business centers built to last for generations.

### 2. CONNECTIONS

- The goal is to have connections that tie places together with transportation and other public facilities, neighborhoods, business centers, natural areas, and water connected to each other and well served with public facilities.

### 3. NATURE

- The goal is to have natural resources preserved and protected, giving residents the opportunity to live in a quintessential Lowcountry landscape with majestic live oaks, marsh views and river access.

### 4. STEWARDSHIP

- The goal is to have growth and change managed responsibly and collaboratively by the City of Beaufort, Beaufort County and with local civic organizations.





# Seven Planning Themes Organize the Work

## **Manage Growth**

- Growth must honor available infrastructure

## **Create A Walkable Center**

- Renewed commitment to a mixed-use, pedestrian-friendly Lady's Island Center

## **Strengthen Neighborhoods**

- Reinforce and protect existing neighborhoods and business districts

## **Manage Traffic Congestion**

- Full implementation of Lady's Island Corridor Study recommendations

## **Bicycle and Pedestrian Facilities**

- Incorporate connections for pedestrians & bicycles

## **Adequate Infrastructure**

- Link development to adequate public infrastructure, stronger sewer and fill requirements

## **Transparency**

- Build community trust and engagement through improved and transparent development review processes





## Five Essential Strategies Drive Actions

### 1. Modify The Growth Boundary

- Prevent future urban growth on rural margins, and limit footprint of suburban/urban density growth

### 2. Reduce Density When Sewer Is Not Available

- Where sewer not available, reduce density to no more than one unit per acre or base zoning, whichever is less dense.

### 3. Develop Policies To Limit Fill

- Minimize use of dirt fill in flood prone or low-lying properties where use of fill would enable development that could not otherwise occur.

### 4. Improve Transportation Network

- Implement recommendations of the Lady's Island Corridor Study

### 5. Increase Civic Engagement

- Improve transparency and cooperation among local governments, citizens and developers structured around a formalized & re-energized LI Preservation Committee





## Implementation Steps

- **Adoption** of the Plan by City of Beaufort and Beaufort County.
- **Endorsement** of the Plan by Town of Port Royal, Sea Island Corridor Coalition, LIBPA, and SC Coastal Conservation League
- **Concurrence** on an Intergovernmental Agreement to commit to implementing the Plan
- **Establish** Implementation Leadership.
  - In the interim, a subcommittee of Northern Implementation Committee. More permanently, with a formalized Lady's Island Preservation Committee tasked with implementation.





## Finally:

- **This presentation is only an overview.** There is deeper detail in the full, 100+ page Plan document
- **The Plan is the result of ten months' work** by a steering committee that worked thoughtfully, cooperatively and collegially to forge a realistic framework for managing growth on Lady's Island.
- **There will be more decisions to make**, and this framework should consistently remind us – and decision-makers – why those decisions are important.



Questions

<https://ladysislandplan.files.wordpress.com>



## BEAUFORT COUNTY COUNCIL

### Agenda Item Summary

**Item Title:**

DISCUSSION OF REGULATION OF SHORT-TERM RENTALS - LEGAL OPINION

**Council Committee:**

Natural Resources

**Meeting Date:**

January 22, 2019

**Committee Presenter (Name and Title):**

Chris Inglese, County Attorney & Eric Greenway, Community Development Director

**Issues for Consideration:**

Legal ramifications: Regulation of Short-term Rentals

Possible creation of a Citizen's Committee to study the regulation of short-term rentals

**Points to Consider:**

Membership of committee; time frame.

**Funding & Liability Factors:****Council Options:**

To create and task the committee; or to forego the creation of the committee and adopt the proposed short-term rental amendments prepared by Community Development Staff.

**Recommendation:**

Create a Citizen's Committee to study the regulation of short-term rentals



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## BEAUFORT COUNTY COUNCIL

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### Agenda Item Summary

#### Item Title:

GIS APPLICATION - Presentation of Slider App

#### Council Committee:

NATURAL RESOURCES COMMITTEE

#### Meeting Date:

JANUARY 22, 2019

#### Committee Presenter (Name and Title):

DAN MORGAN, IT - GIS

#### Issues for Consideration:

COMPARISON OF ZONING AREAS IN SOUTHERN BEAUFORT COUNTY - PRESENTATION OF SLIDER APP

#### Points to Consider:

#### Funding & Liability Factors:

#### Council Options:

REQUEST FROM 2018 COUNCIL PLANNING RETREAT

#### Recommendation:

Design Review Board (Applicants)					
Name	Council District				Date Application Received
Docherty, John	11				March 2015
Forrest, Edward	8				May 2016

Current Vacancies: (0)  
Pending Appointments: (0)  
Reappointments: (1) \*

Authorized Membership: (7)

Current Members:

James Atkins  
Sallie Bridgwater  
John M. Brock  
Peter Brower

Brad Hill \*  
Pearce Scott  
Donald Starkey

updated: 01.17.19

Historic Preservation Review Board (Applicants)					
Name	Council District				Date Application Received
Lust, Elaine	8				September 2018
Mixon, Kathryn	2 Lady's Island				August 2018
Murphy, Holly	7				February 2018
Pringle, Katherine	2 Lady's Island				April 2018

Current Vacancies: (2) \*\*  
 Pending Appointments: (0)  
 Reappointments: (2) \*  
  
 Authorized Membership: (7)

Current Members:  
 Rosalyn Browne  
 Katria Epps  
 Natalie Hefter  
 Sally Murphy \*

Cheryl Steele

updated: 01.17.19

\*\* Lady's Island, Historic Beaufort Foundation

Planning Commission (Applicants)					
Name	Council District				Date Application Received
Bandoh, Abyssinia	4				December 2017
Fritz, Gordon	2				May 2016
Lippucci, Donald	7				March 2017
Sweet, Richard	9				February 2018
Winslow, Brian	2				July 2017

Current Vacancies: (0)  
 Pending Appointments: (0)  
 Reappointments: (2) \*  
  
 Authorized Membership: (9)

Current Members:

Diane Chmelik  
 Caroline Fermin  
 Kevin Hennelly  
 Jason Hinchler  
 Cecily McMillan

Mitch Mitchell  
 Ed Pappas \*  
 Robert Semmler  
 Randolph Stewart \*

updated: 01.17.19

Rural and Critical Lands Preservation Board (Applicants)					
Name	Council District				Date Application Received
Doneff, Bruce	4				February 2015
Green, Fallon	1				May 2015
Logan, Thomas	3				August 2018
Lust, Elaine	8				September 2018
Mixon, Kathryn	2				August 2018
Taylor, Hillary	2				May 2017

Current Vacancies: (2) \*\*

Pending Appointments: (0)

Reappointments: (6) \*

Authorized Membership: (11)

\*\* Districts 1 & 8

Current Members:

Bob Bender \*

Susie Fripp-Gordon

Terry Hill \*

Douglas Koop

Walter Mack

Michael Mathews \*

Gail O'Kane \*

Dorothy Scanlin \*

Beekman Webb \*

Richard Walls

Southern Beaufort County Corridor Beautification Board (Applicants)					
Name	Council District				Date Application Received
Davis, Bob	8				August 2015
Forrest, Edward	8				May 2016
Lust, Elaine	8				September 2018

Current Vacancies: (1) \*\*  
 Pending Appointments: (0)  
 Reappointments: (0) \*  
  
 Authorized Membership: (9)

Current Members:

Randy Boehme  
 Sallie Bridgwater  
 Stephen Brown  
 Roberta Cope-Foss  
 Carol Humphrey

Douglas Novak  
 Glenn Stanford  
 Todd Theodore

\*\* District 5

updated 1.17.19

Stormwater Management Utility Board (Applicants)					
Name	Council District				Date Application Received
Andrews, Steven Wade	4				January 2019
Clark, James	4				December 2018
Doneff, Bruce	4				February 2015
Whitworth, Brian F.	4				September 2015

Current Vacancies: (1) \*\*  
Pending Appointments: (0)  
Reappointments: (0) \*

Authorized Membership: (7)

\*\* Stormwater Dist. 6 (unincorporated Port Royal Island)

updated 1.17.19

Current Members:  
William Bruggeman  
James Fargher  
Marc Feinberg  
Patrick Mitchell

Allyn Schneider  
Donald Smith, Jr.

Ex-Officio: Andy Kinghorn, Van Willis, Scott Liggett, Kimberly Jones

Zoning Board of Appeals (Applicants)					
Name	Council District				Date Application Received
McGinnis, Mark	9				February 2018
Taylor, Hillary	2				May 2017
Winslow, Brian	2				July 2017

Current Vacancies: (1) \*\*  
 Pending Appointments: (0)  
 Reappointments: (1) \*

Authorized Membership: (7)

\*\* Southern Beaufort County

updated 1.17.19

Current Members:

John Chemsak \*  
 Thomas Gasparini  
 Kevin Mack  
 William Mitchell

Bernard Rivers  
 Chester Williams