



COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION
Multi-Government Center • 100 Ribaut Road, Room 115
Post Office Drawer 1228, Beaufort SC 29901-1228
Phone: (843) 255-2140 • FAX: (843) 255-9432

PLANNING COMMISSION

Monday, January 7, 2013

6:00 p.m.

Council Chambers, Administration Building
100 Ribaut Road, Beaufort, South Carolina

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media was duly notified of the time, date, place and agenda of this meeting.

1. COMMISSIONER'S WORKSHOP – 5:30 P.M.
Planning Office, Room 115, County Administration Building
2. REGULAR MEETING - 6:00 P.M.
Council Chambers
3. CALL TO ORDER – 6:00 P.M.
4. PLEDGE OF ALLEGIANCE
5. REVIEW OF MINUTES
A. October 1, 2012 (**backup**)
6. CHAIRMAN'S REPORT
7. PUBLIC COMMENT on non-agenda items
8. REVIEW, PUBLIC COMMENT AND RECOMMENDATION
 - A. Southern Beaufort County Future Land Use Map Amendment for R603-021-000-007B-0000, R603-021-000-007B-0000; R603-021-000-0195-0000; R603-021-000-0194-0000; R603-021-000-004A-0000; R603-021-000-06A-0000; R600-021-000-0075-0000; R600-021-000-002-0000 (7 parcels totaling 113+/- acres north of U.S. 278 and west of Graves Road) from Community Commercial (approximately 21 acres fronting US 278) and Rural (for remainder of property) to Regional Commercial (approximately 65 acres front US 278) and Neighborhood Mixed-Use (approximately 48 acres at the rear of the properties); Owners/Applicants: Robert Graves, John Graves and Paul Graves (*Withdrawn by staff due to incompleteness*)
 - B. Southern Beaufort County Zoning Map Amendment / Rezoning Request for R603-021-000-007B-0000, R603-021-000-007B-0000; R603-021-000-0195-0000; R603-021-000-0194-0000; R603-021-000-004A-0000; R603-021-000-06A-0000; R600-021-000-0075-0000; R600-021-000-002-0000 (7 parcels totaling 113+/- acres north of U.S. 278 and west of Graves Road) from Rural with Transitional Overlay (approximately 33 acres fronting US 278) and Rural (80 acres of the remainder of the properties) to Commercial Regional (approximately 65 acres fronting US 278) and Suburban



(approximately 48 acres at the rear of the properties); Owners/Applicants: Robert Graves, John Graves and Paul Graves (*Withdrawn by staff due to incompleteness*)

- C. Text Amendments to the Beaufort County Zoning and Development Standards Ordinance/ZDSO, Article V, Table 106-1098 General Use Table (to allow boat sales in Commercial Suburban zoning districts); Applicant: Frances M. Rabon (**backup**)

9. OTHER BUSINESS

- A. Next Meeting – Monday, February 4, 2013 at 6:00 p.m.

10. ADJOURNMENT



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The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held on Monday, October 1, 2012, in County Council Chambers, Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

Members Present:

Mr. Jim Hicks, Chair	Mr. Robert Semmler, Vice Chair	Ms. Diane Chmelik
Mr. Ronald Petit	Mr. Edward Riley III	Mr. John Thomas

Members Absent:

Mr. Charles Brown	Ms. Mary LeGree
Mr. E. Parker Sutler	

Staff Present:

Mr. Anthony Criscitiello, County Planning Director
Ms. Barbara Childs, Admin. Asst. to County Planning Director

CALL TO ORDER: Chairman Hicks called the meeting to order at approximately 6:03 p.m.

PLEDGE OF ALLEGIANCE: Chairman Hicks led those assembled in the Chambers with the pledge of allegiance to the U.S.A. flag.

REVIEW OF MINUTES: Motion: Mr. Semmler made a motion, and Ms. Chmelik seconded the motion, to accept the September 6, 2012, Planning Commission meeting minutes, as written. No discussion occurred. The motion was carried (FOR: Chmelik, Hicks, Petit, Riley, and Semmler; ABSTAINED: Thomas).

CHAIRMAN’S REPORT: None provided.

PUBLIC COMMENT ON NON-AGENDA ITEMS: No comments were received.

SOUTHERN BEAUFORT COUNTY ZONING MAP AMENDMENT / REZONING REQUEST FOR R601 031 000 0030 0000, R601 031 000 030A 0000, R601 031 000 1572 0000 AND R619 031 000 0039 0000 (4 PARCELS TOTALING 65+/- ACRES AT THE SOUTHWEST INTERSECTION OF U.S. 278 AND S.C. 46, ACROSS FROM KITTIE’S CROSSING) FROM LIGHT INDUSTRIAL (LI) AND SUBURBAN (S) ZONING DISTRICTS TO COMMERCIAL REGIONAL (CR) ZONING DISTRICT; OWNERS/APPLICANTS: GEORGIA MCCULLOCH (PARCELS 30 AND 1572), PAHH DEVELOPMENT LLC (PARCEL 30A), AND S.C. PUBLIC SERVICE AUTHORITY (PARCEL 39)

Mr. Criscitiello briefed the Commission. He noted that 65 acres were involved, including 4 parcels. In summary, the rezoning request is consistent with: the County Comprehensive Plan that designated the area for regional commercial use, the County's Future Land Use Map, the character of the neighborhood, and the nearby zonings. The properties—bordered by US 278, a 6-lane principal arterial road, and SC 46, a 4-lane minor arterial road—are suitable for regional commercial zoning. The total square footage for development will be roughly the same for Light Industrial and Commercial Regional zonings. The public interest would be served by insuring that development of these properties is consistent with the Comprehensive Plan.

The County's Traffic & Transportation Engineer indicated support of the recommendations made in the traffic impact analysis report, especially noting the following:

1. A new right-in/right-out access on US 278;
2. Providing connectivity to Red Cedar Elementary School;
3. Traffic signalization consideration on SC 46 contingent on 50 percent build out of the development with an acceptable signal warrant analysis; and
4. An interim right-in/right-out access onto SC 46.

The Staff and the Southern Beaufort County Subcommittee both support the proposed rezoning to Commercial Regional.

Public Comment: None were received.

Applicant's Comments: Mr. Ryan Lyle, of Andrews and Burgess Engineering, represented the applicant. He noted that the staff report addressed the application and he was ready to answer any questions from the Commission. Mr. John Thomas, Commissioner, asked if the applicant had any connection proposals to Red Cedar Elementary School. Mr. Lyle noted that multiple options exist and they are weighing the benefits of each.

No discussion was required by the Commissioners.

Motion: Ms. Chmelik made a motion, and Mr. Thomas seconded the motion, **to forward to County Council a recommendation to approve the map amendments/rezoning requests for the following properties to Commercial Regional zoning, as stated in the staff report:**

- a. R601-031-0030 from Light Industrial and Suburban zonings;
- b. R601-031-030A from Light Industrial zoning;
- c. R601-031-1572 from Light Industrial zoning; and
- d. R619-031-0039 from Light Industrial zoning.

The motion for approval **was passed unanimously** (FOR: Chmelik, Hicks, Petit, Riley, Semmler, and Thomas).

TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE/ZDSO, ARTICLE V, SECTION 106-1187(B) MULTIFAMILY RESIDENTIAL-URBAN DISTRICT (ALLOWS

MULTIFAMILY USES WITHIN ONE QUARTER (1/4) MILE OF EXISTING MULTIFAMILY USES)

Mr. Criscitiello briefed the Commission. He noted that the request is to amend the standards to the urban districts. Staff initiated the amendment. The meeting packets included maps of urban districts throughout the County. Over time the urban districts have reduced substantially in number due to annexations by the municipalities. Staff is comfortable recommending eliminating the quarter-mile requirement contingent that it is compatible with the surrounding neighborhood character in size, scale and architecture. This amendment would provide adequate protections, more opportunities for more housing choices adjacent to shopping areas and schools, and commercial opportunities attractive for apartment development.

Public Comment: None received.

Discussion included being reasonably comfortable with the text amendment affecting only urban districts, the traffic study and access management requirements needed for additional access to the properties, and this amendment meets the vision of the Comprehensive Plan to encourage growth and economic development.

Motion: Mr. Semmler made a motion, and Mr. Thomas seconded the motion, **to forward to County Council a recommendation to approve the Text Amendments to the Beaufort County Zoning and Development Standards Ordinance/ZDSO, Article V, Section 106-1187(b) Multifamily residential-urban district, that allows multifamily uses within one quarter (1/4) mile of existing multifamily uses in the urban districts.** No further discussion occurred. The motion **was passed unanimously** (FOR: Chmelik, Hicks, Petit, Riley, Semmler, and Thomas).

OTHER BUSINESS: None were noted.

ADJOURNMENT: Mr. Thomas made a motion, and Ms. Chmelik seconded the motion, to adjourn meeting. There were no objections to ending the meeting. Chairman Hicks adjourned the meeting at 6:18 p.m.

SUBMITTED BY:

Barbara Childs, Admin. Assistant to the Planning Director

Jim Hicks, Beaufort County Planning Commission Chairman

APPROVED: November 1, 2012, as written



MEMORANDUM

To: Beaufort County Planning Commission
From: Tony Criscitiello, Planning Director
Subject: Amendment to the ZDSO
Date: December 28, 2012

STAFF REPORT:

A. BACKGROUND:

Case No. ZTA 2012-06
Applicant: Frances Rabon
Proposed Text Change: Amendment to allow boat sales in the Commercial Suburban Zoning District

B. SUMMARY OF REQUEST:

The Commercial Suburban (CS) district permits the repair of cars and boats, but not the sale of these vehicles. The applicant wishes to amend the ZDSO to permit the sale of boats in CS zones. The General Use Table (Table 106-1098) does not distinguish between the sale of boats and the sale of other vehicles. The ZDSO text amendment proposed by the applicant is shown as underlined for additions and ~~strike through~~ for deletions.

TABLE 106-1098. GENERAL USE TABLE

Land Use	Priority Areas							Rural Areas				Additional Standards (See Section)	Use Definition
	U	S	CR	CS	RD	LI	IP	R	RR	RB	RC		
VEHICULAR SALES, RENTAL AND SERVICE, GAS CONVENIENCE MARTS													
Vehicle sales or rentals	N	N	L	<u>N</u> <u>L</u>	N	N	N	N	N	N	N	106-1292	Automobile, light truck, boat, motorcycle sales and rentals, but no other truck sales or rentals (NAICS 4411, 441221, 441222, 5321)

Sec. 106-1292. Vehicular sales, rental and service

[Note: This section provided for reference only. The applicant does not propose any changes to the limited standards for vehicle sales]

- (1) *Auto sales, auto malls in all districts.*
 - a. Where the adjoining land is zoned for residential, the buffer shall be increased by 25 feet.
 - b. One automobile display area shall be permitted for every 400 feet of the major road (highest road classification or traffic volume) upon which the use fronts. If there are two such roads, the main road shall be used to calculate the number of display areas, but they may be located on either road.
 - c. No vehicles shall be parked in rights-of-way.
 - d. Except within the display building, no vehicles shall be displayed with their hoods open.
 - e. All service bay doors shall be located perpendicular to the street of higher classification.

C. ANALYSIS:

Section 106-493 of the ZDSO lists 7 standards (below), any of which is cause for a Zoning Text Amendment. Analysis will address all those applicable to the text change request.

Sec. 106-493. Standards for zoning text amendment.

A zoning ordinance text amendment may be approved if:

- 1. It would implement a new portion of the comprehensive plan or amendment.**

(Not Applicable)

- 2. It would implement and better achieve the comprehensive plan's goals and objectives that have proved difficult to achieve under the ordinance's existing provisions.**

(Not Applicable)

- 3. The ordinance's provisions were inconsistent or unreasonable in light of standards for similar uses.**

(Not Applicable)

- 4. It is necessary to respond to state and/or federal legislation.**

(Not Applicable)

5. It provides additional flexibility in meeting the ordinance’s objectives without lowering the ordinance’s general standards.

In 2005, County Council amended the ZDSO to permit boat sales/service as a separate use in the Lady’s Island Village Center (LIVC) zoning district to accommodate boat sales in proximity to the Lady’s Island boat ramp. Several limited conditions for this use were also approved to ensure these facilities would be compatible with the overall character of the Village Center district, i.e., a mixed-use center that provides for daily shopping and service needs of island residents and that will become, over time, a pedestrian-friendly environment. The LIVC district is similar to the County’s Commercial Suburban (CS) districts in that they both provide for a limited number of retail, service and office uses that are intended to blend in with surrounding neighborhoods. With the same development conditions used in the LIVC, boat sales could be opened up to other commercial suburban areas with minimal impact. The use should also be permitted in Rural Business districts, which similarly serve surrounding rural communities.

6. It addresses a new use, changing conditions, and/or clarifies existing language.

(Not Applicable)

7. It clarifies the ordinance or makes adjustments to account for interpretation.

(Not Applicable)

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

Land Use	Priority Areas							Rural Areas				Additional Standards (See Section)	Use Definition
	U	S	CR	CS	RD	LI	IP	R	RR	RB	RC		
VEHICULAR SALES, RENTAL AND SERVICE, GAS CONVENIENCE MARTS													
Vehicle sales or rentals	N	N	L	N	N	N	N	N	N	N	N	106-1292	Automobile, light truck, boat , motorcycle sales and rentals, but no other truck sales or rentals (NAICS 4411, 441221,441222, 5321)
<u>Boat sales and service</u>	<u>N</u>	<u>N</u>	<u>L</u>	<u>L</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>L</u>	<u>N</u>		<u>Establishments primarily engaged in the sale, service and maintenance of pleasure watercraft and accessories.</u>

Sec. 106-1292. Vehicular sales, rental and service

(3) Boat sales and service

a. Limited/special standards for use in all applicable districts.

- (1) No boats shall be displayed in rights-of-way, buffers, protected resource areas, or required landscaped areas.
- (2) All service bay doors shall be located perpendicular to the street of higher classification.

b. Commercial suburban districts.

- (1) All service, repair, and storage activities shall be located behind the front building line and completely screened (100 percent opacity) from rights-of-way and adjoining properties using natural buffers, fencing, buildings, or a combination thereof.
- (2) All outdoor display areas shall be located behind the front building line. Buildings and display areas shall not exceed 37 percent of the gross site area.
- (3) The scale, massing, and building design shall be compatible with the surrounding area. The structure shall be street-oriented with pedestrian entrances from the street. Buildings shall define a minimum of 50% of the street frontage.

E. ATTACHMENTS:

- Copy of application for Zoning Text Amendment