



COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION
Beaufort County Government Robert Smalls Complex
Administration Building, 100 Ribaut Road, Room 115
Mailing: Post Office Drawer 1228, Beaufort SC 29901-1228
Phone: (843) 255-2140 • FAX: (843) 255-9432

PLANNING COMMISSION

Thursday, July 7, 2016

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. June 6, 2016 ([backup](#))
6. CHAIRMAN'S REPORT
7. PUBLIC COMMENT ON NON-AGENDA ITEMS
8. SOUTHERN BEAUFORT COUNTY MAP AMENDMENTS FOR R600 040 000 0209 0000, R600 040 000 0824 0000, AND R600 040 000 0825 0000 (THREE (3) PROPERTIES, TOTALING 20.99 ACRES LOCATED ALONG BLUFFTON PARKWAY BETWEEN HILTON HEAD NATIONAL DRIVE AND KELLIE COURT); OWNER/APPLICANT: SILVER ROCK BP LLC: AGENT: MICHAEL KRONIMUS: ([backup](#))
 - FUTURE LAND USE MAP AMENDMENT: FROM RURAL (IN THE GROWTH AREA) TO NEIGHBORHOOD MIXED USE, AND
 - ZONING MAP AMENDMENT/REZONING REQUEST: FROM T2-RURAL DISTRICT TO T4-NEIGHBORHOOD CENTER DISTRICT
9. OTHER BUSINESS
A. Next Meeting – Monday, August 1, 2016, at 6:00 p.m.
10. ADJOURNMENT





COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION
BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX
ADMINISTRATION BUILDING, 100 RIBAUT ROAD
POST OFFICE DRAWER 1228, BEAUFORT, SOUTH CAROLINA 29901-1228
Phone: 843-255-2410 / FAX: 843-255-9432

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Monday, June 6, 2016, in County Council Chambers, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

Members Present:

Mr. Robert Semmler, Chairman Mr. Randolph Stewart, Vice-Chair Ms. Diane Chmelik
Ms. Caroline Fermin Mr. Marque Fireall Mr. Ed Pappas
Mr. Eric Walsnovich

Members Absent: VACANCIES—Lady's Island representative (Mr. George Johnston), and Northern Beaufort County representative (Mr. Charles Brown)

Staff Present:

Mr. Anthony J. Criscitiello, Planning Director
Ms. Barbara Childs, Administrative Assistant to the Planning Director

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

PLEDGE OF ALLEGIANCE: Mr. Semmler led those assembled in the Council Chambers with the pledge of allegiance to the flag of the United States of America.

REVIEW OF MINUTES: The Commission reviewed the May 2, 2016, meeting minutes.
Motion: Mr. Stewart made motion, and Ms. Fermin seconded the motion, **to accept the May 2, 2016, minutes as written.** The motion **carried (FOR: Chmelik, Fireall, Semmler, and Walsnovich; ABSTAIN: Fermin, Pappas, and Stewart; and Two Vacancies—Lady's Island and Northern Beaufort County representatives).**

CHAIRMAN'S REPORT:

- **Recording of Meeting:** Mr. Semmler noted that the meeting was not being broadcasted live, but was being video recorded for viewing through the County website.
- **Introduction of the Commissioners:** Mr. Semmler introduced each Commissioner and the area they represented, for the benefit of the audience. He noted that there were two (2) vacancies on the Commission, and explained the application process for anyone interested in volunteering to serve as a member of any County boards.

PUBLIC COMMENT on non-agenda item: None were received.

LADY'S ISLAND MAP AMENDMENT / REZONING REQUEST FOR R200 010 000 0022 0000 (KNOWN AS GREENHEATH PLANNED UNIT DEVELOPMENT (PUD), 98.35 ACRES OFF BRICKYARD POINT ROAD AND FIDDLER DRIVE) FROM PUD TO LADY'S ISLAND COMMUNITY PRESERVATION (LICP) DISTRICT;

OWNER: GREENHEATH LLC/APPLICANT: FRED TRASK, AGENT: DAVID TEDDER, ESQ.

Mr. Semmler noted that the Metropolitan Planning Commission had heard the rezoning request. *(Note: The Metropolitan Planning Commission serves as a subcommittee of the Beaufort County Planning Commission for rezoning requests affecting Port Royal and Lady's Islands.)*

Mr. Anthony Criscitiello briefed the Commissioners on the map amendment/rezoning request. The property is located off Brickyard Road and Fiddler Drive, adjacent to Coosa Elementary School and residential homes. The owner requests changing the zoning from Planned Unit Development (PUD) to Lady's Island Community Preservation (LICP) District, thereby reducing the density to 2 units per acre (from 3.18 units per acre). The Planning staff and the Metropolitan Planning Commission recommended approval of the request. The proposed density will have a reduced impact on the public infrastructure.

Applicant's Comments: Mr. Christopher Inglese, the applicant's representative and co-worker with Mr. David Tedder, noted that they have already gone to the Municipal Planning Commission twice and have received positive feedback.

Discussion by the Commissioners included the applicant's reasoning for reducing the density with the proposed zoning (*Mr. Inglese noted that the applicant wants to be a good neighbor and not agitate the community.*); whether affordable housing was proposed; noting the clear demonstration on how the public being engaged in their community moved the owner to reduce the density; being in favor of the reduction in density; querying the number curb cuts allowed along the public roads; querying the placement of garages on each lot (*Mr. Criscitiello stated that a plan has not been presented by the applicant*); the 50-foot perimeter buffer requirements; not receiving school district feedback on the project; concern with the potential setup of the property; clarification on the relationship of the Metropolitan Planning Commission (MPC) to the Beaufort County Planning Commission; concern with the amount of anticipated commercial acreage for the property (*Mr. Criscitiello noted that none will be allowed, merely home businesses*); clarification regarding the crossover from the property to Coosa Elementary School that existing in the PUD (*Mr. Criscitiello noted it was uncertain if the crossover would exist with the proposed rezoning*); clarification on the 3.6 acres of open space involved with the proposed zoning; and reliance on the Planning staff to follow the ordinance.

Public Comment: None were received.

Motion: Mr. Randolph Stewart made a motion, and Ms. Diane Chmelik seconded the motion, **to recommend approval to County Council on the Lady's Island Map Amendment / Rezoning Request for R200 010 000 0022 0000 (known as Greenheath Planned Unit Development (PUD), 98.35 acres off Brickyard Point Road and Fiddler Drive) from PUD to Lady's Island Community Preservation (LICP) District.** No further discussion occurred. The motion carried (FOR: Chmelik, Fermin, Fireall, Pappas, Semmler, Stewart, and Walsnovich; and Two Vacancies—Lady's Island and Northern Beaufort County representatives).

TEXT AMENDMENT TO THE BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE (CDC), TABLE 7.2.30.A (ALLOWABLE MODULATIONS) TO

ALLOW AN INCREASE IN MAXIMUM BUILDING HEIGHT FOR STRUCTURES REQUIRED FOR PUBLIC SAFETY REASONS; APPLICANT: BEAUFORT COUNTY

Mr. Semmler noted that the text amendment was not for any specific building, and modulation was via the special use permit. If the amendment is approved by County Council, anyone can use it anywhere in the County.

Mr. Criscitiello noted that the modulation decision by the Planning Director may be appealed to the Zoning Board of Appeal. Once the request has received the ZBOA approval, then the Staff Review Team (SRT) will look at specific projects to determine appropriateness and issue a development permit to those projects. This text amendment is to allow public safety structures—it addresses the need of the fire district to train on a 3-1/2 story structure no higher than 45 since the existing Code only allows 2-1/2 stories. Currently, the Bluffton Fire Department travels to the USMC Air Station to train on their tower.

Discussion by the Commission included:

- asking for clarification of ordinance;
- inquiring whether a communication tower would be allowed because of the text amendment;
- concern with the impact of such facilities to a neighborhood;
- noting that an appeal of the Planning Director's decision would go to the Planning Commission;
- concern with the tower design (*Mr. Criscitiello noted that the tower design has not been presented to staff to date*);
- concern with permanent light on the structure (*Bluffton Fire Chief John Thompson stated there would be no permanent lighting on the structure.*);
- concern with changing the text amendment based only on the fire department needs;
- concern that other entities may use the amendment to increase their structures (*Mr. Criscitiello noted that the Planning Department would use best judgement during the review process for such projects*);
- clarification on the proposed height (*Bluffton Fire Chief John Thompson stated the height was needed due to the existing Bluffton developments*);
- concern that the public notification process did not include notifying neighboring property owners (*Mr. Criscitiello clarified that the public notification process for text amendments did not include notifying neighboring property owners since the use could be used in any qualifying zoning district*); and
- noting the surrounding area with a concrete plant and other commercial properties (*per Bluffton Fire Chief John Thompson*).

Public Comment: Mr. Reed Armstrong of Coastal Conservation League asked about requiring a special use permit where the Zoning Board of Appeals would hear the project.

Further discussion by the Commission included using ZBOA (hardship must be proved by applicant), envisioned shared facility with school and community; believe the design is a forward looking facility; concern that text amendment will cause further building of other fire towers; concern with the maximum building height; recommend returning to staff for more answers; concern with other public agencies building towers with lighting and horns; acknowledging proposed height (fire ladder is 105 feet, per fire chief);

Motion: Mr. Ed Pappas made a motion, and Mr. Marque Fireall seconded the motion, **to recommend returning the text amendment to the Planning staff for rework including exclusion of communication towers, notifying neighbors of the change, etc.** Discussion included the rationale for returning the amendment to the staff and how it would affect the staff (*Mr. Criscitiello noted that the Bluffton Fire District's request for a training tower would be delayed and staff, in trying to see what the Planning Commission wanted included in the text amendment, may take a couple of months before bring forth revisions to the amendment.*); noting that Planning Director has control on what should occur on the fire district property; clarifying that the amendment included public agency where communication towers were not included in the amendment; support of the text amendment; and protecting the surrounding property owners from obnoxious uses of the amendment. The motion **failed (FOR: Pappas and Fireall; AGAINST: Chmelik, Fermin, Semmler, Stewart, and Walsnovich; and Two Vacancies—Lady's Island and Northern Beaufort County representatives).**

Motion: Mr. Erick Walsnovich made a motion, and Ms. Caroline Fermin seconded, **to recommend approval to County Council for Text Amendment to the Beaufort County Community Development Code (CDC), Table 7.2.30.A (Allowable Modulations) to allow an increase in maximum building height for structures required for public safety reasons, as written.** The motion **carried (FOR: Chmelik, Fermin, Fireall, Semmler, Stewart, and Walsnovich; AGAINST: Pappas; and Two Vacancies—Lady's Island and Northern Beaufort County representatives).**

OTHER BUSINESS—Next Meetings: Mr. Semmler noted that the next Special Planning Commission meeting will be Tuesday, June 14, 2016, at 5:30 p.m.; and the next regularly scheduled Planning Commission meeting is scheduled for Thursday, July 7, 2016, at 6:00 p.m.

ADJOURNMENT: Motion: Ms. Caroline Fermin made a motion, and Mr. Ed Pappas seconded the motion, **to adjourn the meeting.** The motion **carried (FOR: Chmelik, Fermin, Fireall, Pappas, Semmler, Stewart, and Walsnovich; and Two Vacancies—Lady's Island and Northern Beaufort County representatives).** Mr. Semmler adjourned the meeting at approximately 7:08 p.m.

SUBMITTED BY: _____

Barbara Childs, Admin. Assistant to the Planning Director

Robert Semmler, Beaufort County Planning Commission Chairman

APPROVED: July 7, 2016, as written

Note: The video link of the June 6, 2016, Planning Commission meeting is:
http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=2715



MEMORANDUM

TO: Beaufort County Planning Commission
FROM: Anthony Criscitiello, Beaufort County Planning Director
DATE: July 7, 2016
SUBJECT: The Executive Golf Club, 20.99 acres from T2-Rural to T4-Neighborhood Center

STAFF REPORT:

A. BACKGROUND:

Case No. ZMA-2016-05
Owner/Applicant: Silver Rock BP, LLC
Property Location: Located on the south side of Bluffton Parkway approximately 1,000 feet west of the intersection with Buckingham Plantation Drive
District/Map/Parcel: R600 040 000 0209 0000; R600 040 000 0825 0000; and R600 040 000 0824 0000
Property Size: 20.99 acres
Current Future Land Use Designation: Rural
Proposed Future Land Use Designation: Neighborhood Mixed-Use
Current Zoning District: T2 Rural
Proposed Zoning District: T4 Neighborhood Center

B. SUMMARY OF REQUEST:

The applicant is proposing to take two actions on the subject property. The first is to change the future land use designation in the Comprehensive Plan from Rural to Neighborhood Mixed-Use. The second action is to change the zoning of the property from T2 Rural to T4 Neighborhood Center. The subject property was the home to the Executive Golf Club, a par 3 course. This golf course was accessed from Hilton Head National Drive which has access off of US 278. The land was designated as Rural in the 1997 and 2010 Comprehensive Plans due to its recreational land use. The extension of the Bluffton Parkway approximately 5 years ago greatly improved access to the property and placed it directly across the parkway from the Tanger 2 Outlets and the Lakes at Edgewater, a multi-family housing community. The property is bound by the Old South Golf Course to the south, and the Hilton Head National Golf Course to the west.

C. TRAFFIC IMPACT ANALYSIS (TIA): The TIA for this site assumes the following development projections for this property – 20,000 sf of retail, 125 residential units and 120 hotel rooms. The TIA assumes two access points along Bluffton Parkway, one located directly across from Tanger 2, and the other located across from the entrance to the Lakes at Edgewater. The estimated completion date of the proposed development is 2020. The TIA assumed completion of the flyover which is

anticipated to direct more traffic onto Bluffton Parkway. The TIA anticipates that the intersection located at Tanger 2 will be at LOS F at peak hours with the addition of access to these parcels. However, the intersection is controlled by a stop sign and delays are common at this type of intersection. The other access point is projected to operate at acceptable levels during peak times. The TIA recommends that the first access point provide a left-hand turn lane. The TIA also recommends to monitor the development of adjoining parcels (mainly Tanger 2 and Hilton Head National) to determine when a signalized intersection is warranted and to coordinate the location of this intersection and provide connectivity to serve the access needs of each of the developments.

D. COMPREHENSIVE PLAN AMENDMENT ANALYSIS: Section 7.3.20 of the Community Development Code states that when determining whether to adopt or deny the proposed amendment, the County Council shall consider the following factors:

1. ***Whether capital investments, population trends, land committed to development, density, use, or other conditions have changed that justify the amendment:*** The extension of the Bluffton Parkway gave this property direct access to a minor arterial approximately 5 years ago. The pending completion of Bluffton Parkway (Phase 5B) is anticipated to bring more vehicles to the parkway and increase the commercial viability of the area. The Bluffton Parkway is also a major cycling and pedestrian corridor that links this site to many of the residential communities, shopping areas, recreation, employment and schools in the Bluffton area south of US 278. The availability of multiple modes of transportation support makes the site more suitable to walkable mixed-use development.
2. ***Whether the proposed amendment is consistent with the Comprehensive Plan's goals and policies:*** The Comprehensive Plan designates growth areas for areas in Southern Beaufort County that have adequate infrastructure and a supporting road network.
3. ***Whether the proposed amendment is necessary to respond to state and/or federal legislation:*** Not applicable.
4. ***Whether the proposed amendment would result in development that is compatible with surrounding land uses:*** The subject property is located directly across the Bluffton Parkway from the Tanger 2 Outlets and from the Lakes at Edgewater, a multi-family housing development. Allowing for a mix of commercial and moderate density development on the subject property would be consistent with surrounding uses.
5. ***Whether and the extent to which the proposed amendment would affect the capacities of public facilities and services, including roads, utilities, law enforcement, fire, EMS, schools, parks and recreation, solid waste, and drainage facilities:*** The site has adequate public facilities. The applicant has received letters from the Beaufort County Sheriff's Office, the Bluffton Fire District, the Beaufort County School District, Hargray, Palmetto Electric Cooperative, SCE&G, and the Beaufort Jasper Water Sewer Authority. The Bluffton Parkway provides adequate road access to the site.
6. ***Whether, and the extent to which, the proposed amendment would result in negative impacts to natural resources:*** The increased density of the property will have an impact on natural resources. These impacts will need to be addressed through adherence to the natural resource and stormwater standards in the Community Development Code.

E. ZONING MAP AMENDMENT 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:*** Staff supports an amendment to the Comprehensive Plan Future Land Use Map for the subject property. See Item D above.
2. ***Is not in conflict with any provision of this Development Code, or the Code of Ordinances:*** The proposed zoning change will foster development in this area that will be consistent with other parcels along Bluffton Parkway.

3. ***Addresses a demonstrated community need:*** The proposal does not address a demonstrated community need.
4. ***Is required by changing conditions:*** The proposal is not required by changing conditions.
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 subject property is located directly across the Bluffton Parkway from the Tanger 2 Outlets and from the Lakes at Edgewater, a multi-family housing development. Allowing for a mix of commercial and moderate density development on the subject property would be consistent with surrounding uses.
6. ***Would not adversely impact nearby lands.***
Rezoning this property to T4NC would foster development that would be consistent with the mix of land uses on nearby parcels.
7. ***Would result in a logical and orderly development pattern.***
See item 6 above.
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 increased density of the property will have an impact on natural resources. These impacts 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 site has adequate public facilities. The applicant has received letters from the Beaufort County Sheriff's Office, the Bluffton Fire District, the Beaufort County School District, Hargray, Palmetto Electric Cooperative, SCE&G, and the Beaufort Jasper Water Sewer Authority. The Bluffton Parkway provides adequate road access to the site.

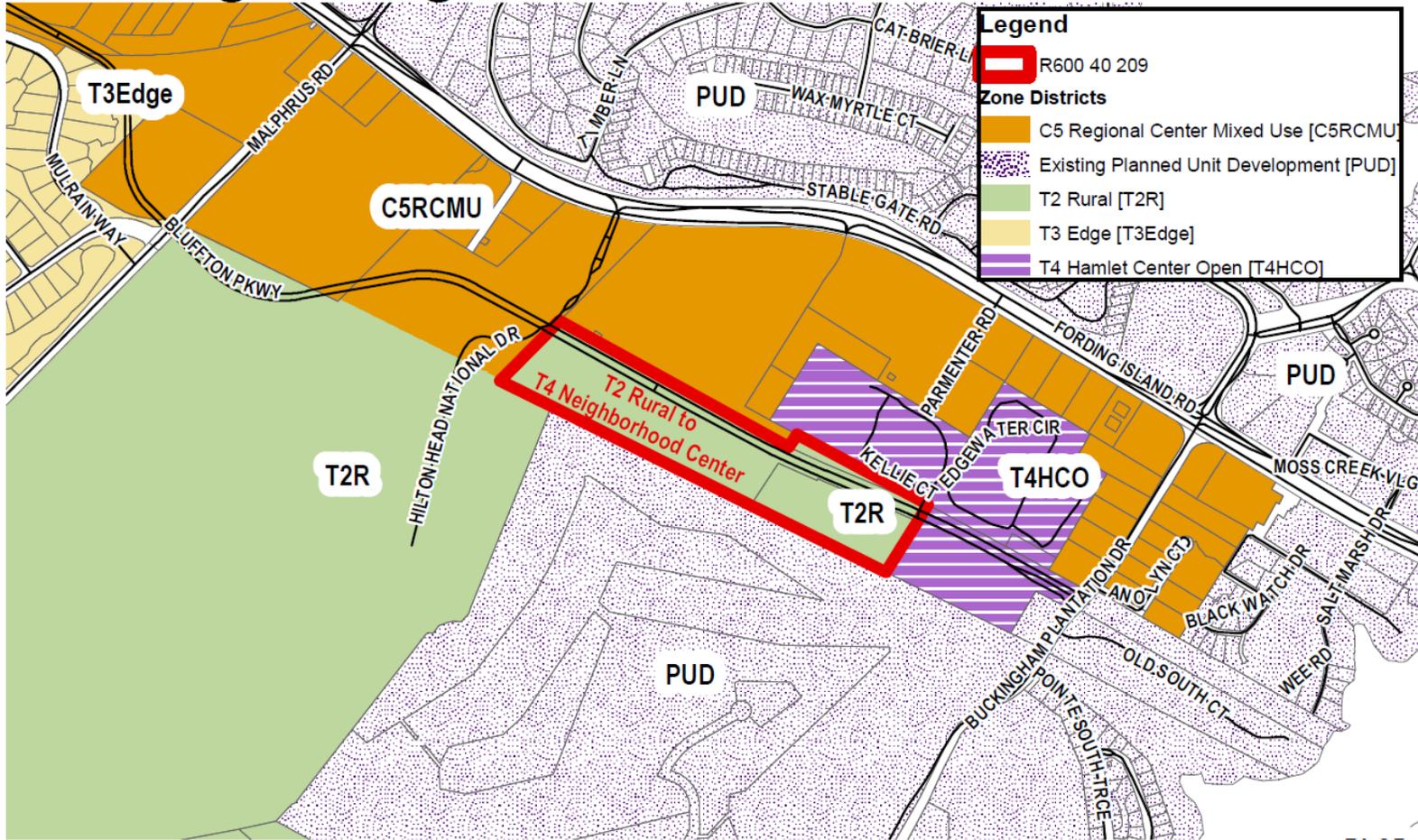
F. STAFF RECOMMENDATION:

1. Staff recommends that the future land use designation of the subject parcels be changed from Rural to Urban Mixed-Use rather than Neighborhood Mixed-Use. This land use designation is more consistent with the intent of the Comprehensive Plan, the character of the neighboring properties, and the mix of uses that are being proposed for the site.
2. Staff recommends that the zoning of the property be amended from T2 Rural to T4 Neighborhood Center.
3. Staff recommends coordinating access needs and traffic control between Executive Golf, Hilton Head National and Tanger 2 to ensure appropriate safe access that meets the County's Access Management Ordinance is constructed and provided with appropriate spacing of traffic signals when warranted. This should include sufficient connectivity between adjacent developments to ensure distribution of trips away from problematic intersections and encouragement of multi-modal trips. This will result in complete streets constructed on a connected transportation network that meets the intent of the CDC. (revised by Beaufort County Traffic & Transportation Engineer, Colin Kinton)

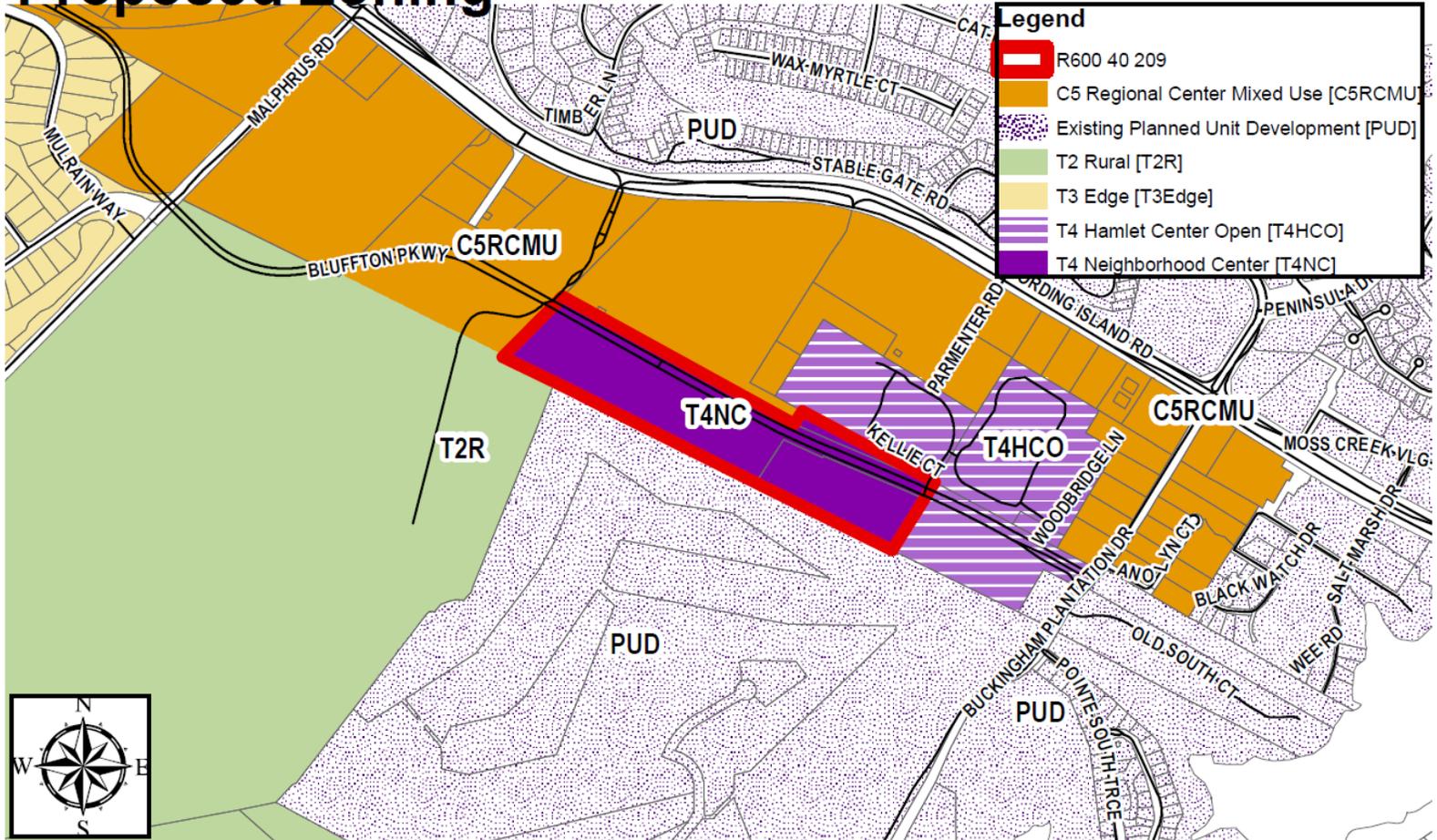
G. ATTACHMENTS:

- Comprehensive Plan Future Land Use (existing and proposed)
- Zoning Map (existing and proposed)
- Application

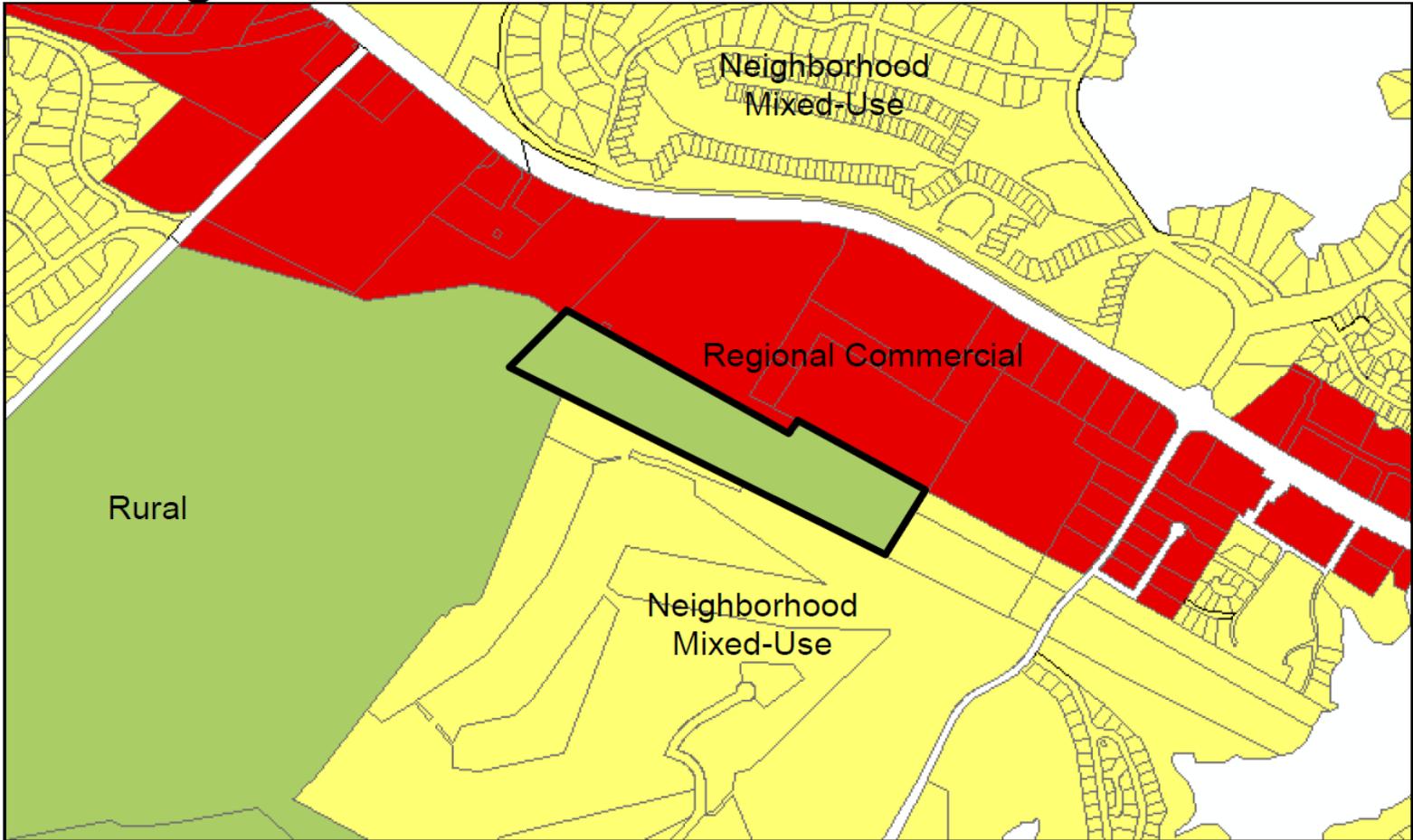
Existing Zoning



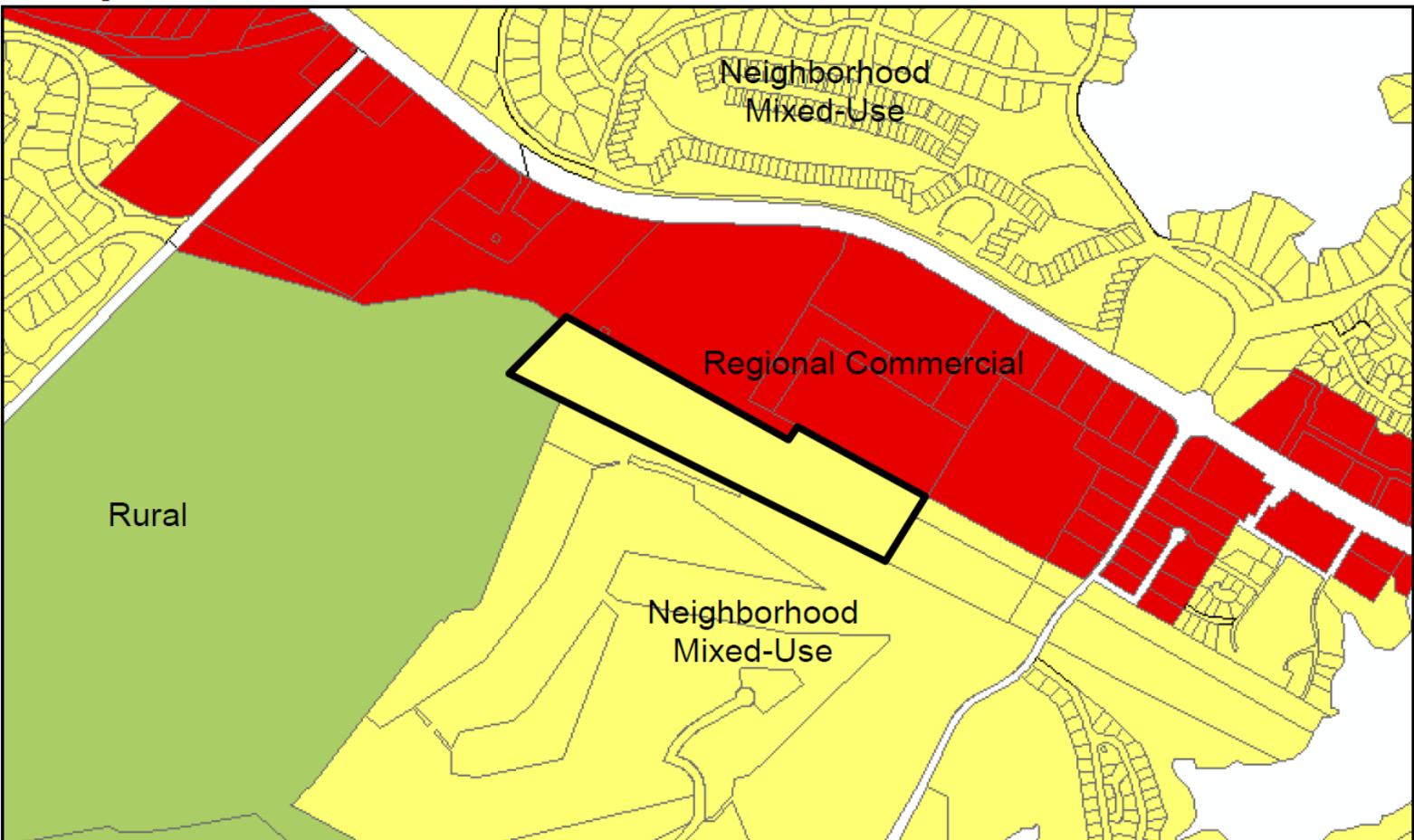
Proposed Zoning



Existing Future Land Use



Proposed Future Land Use



BEAUFORT COUNTY, SOUTH CAROLINA
PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENT
OR FUTURE LAND USE MAP AMENDMENT APPLICATION

TO: The Chairman & Members of 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):
 Future Land Use Map Designation Comprehensive Plan Text Amendment

2. Give exact information to locate the property for which you propose a map change:
 Tax District Number: R600, Tax Map Number: 040, Parcel Number(s): 0209 0824 0825
 Size of subject property: 20.99 Acres Square Feet/Acres (circle one)
 Location: Parcels 1,2 & 3 - south side Bluffton Parkway across from the Tanger Outlets and adjacent to Hilton Head National

3. How is this property presently designated on the Future Land Use Map? (Check one)

Within the Growth Area:	Outside the Growth Area:
Residential:	
<input type="checkbox"/> Urban Mixed Use	<input type="checkbox"/> Rural (outside the growth area)
<input checked="" type="checkbox"/> Neighborhood Mixed Use	<input type="checkbox"/> Rural Community Preservation
<input type="checkbox"/> Air Installation Compatible Use Zone/AICUZ	<input type="checkbox"/> Resource Conservation
<input checked="" type="checkbox"/> Rural (in the growth area)	
Commercial:	Overlays:
<input type="checkbox"/> Core Commercial	<input type="checkbox"/> Cultural Protection Overlay
<input type="checkbox"/> Regional Commercial	<input type="checkbox"/> Commercial Fishing Village Overlay
<input type="checkbox"/> Community Commercial	<input type="checkbox"/> Corridor Overlay
Light Industrial:	<input type="checkbox"/> Preserved Lands
<input type="checkbox"/> Light Industrial	<input type="checkbox"/> Military
<input type="checkbox"/> Research & Development	

4. What new Future Land Use Map designation do you propose for this property?
~~T-NC Neighborhood Center~~ Neighborhood Mixed Use (Under Item 10 explain the reason(s) for your map amendment request.)

5. Do you own all of the property proposed for this amendment? 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 list of all owners of the business.

6. If this request involves a proposed text change in the Beaufort County Comprehensive Plan, the section(s) affected are: _____
 (Under Item 10 explain the proposed text change and reasons for the change.)

7. The following section of the Beaufort County ZDSO should be addressed by the applicant and attached to this application form: Section 106-494, Standards for Comprehensive Plan amendments.

8. 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.



Signature of Owner **Date**
May 1, 2016
Printed Name: Herb Chase **Telephone Number:** (310) 734-2017

Address: 15322 Antioch Street #702, Pacific Palisades CA 90272

Agent (Name/Address/Phone): Michael Kronimus - KRA, inc. 2 Verdier Plantation Road, Bluffton SC 29910

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:** 5/26/16
Application Fee Amount Received: \$250⁰⁰
Receipt No. for Application Fee: 16601

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: R600, Tax Map Number: 040, Parcel Number(s): 0209, 0824, 0825
Size of subject property: 20.99 acres Square Feet / Acres (circle one)
Location: Parcels 1 & 2 - south side Bluffton Parkway across from Tanger Outlets and adjacent to Hilton Head National

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 Research & Development/RD
 Rural Residential/RR Planned Unit Development/PUD Resource Conservation/RC
 Rural Business/RB

4. What new zoning do you propose for this property? T4NC - T4 Neighborhood Center
(Under Item 9 explain the reason(s) for your rezoning request.)

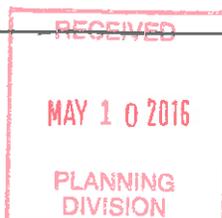
5. Do you own all of the property proposed for this zoning change? Yes No
Only property owners or their authorized representative/agent can sign this application. If there are multiple owners, each property owner must sign an individual application and all applications must be submitted simultaneously. 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 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)

Rev. 1/31/14



FILE NO: ZMA 2016-05 // Initiated by: STAFF / OWNER
(Circle One)

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.

[Handwritten Signature]

May 1, 2016

Signature of Owner (see Item 5 on page 1 of 1) _____ Date _____
Printed Name: Herb Chase Telephone Number: (310) 734-2017

Address: 15332 Antioch Street #702, Pacific Palisades CA 90272

Email: hchase@mshotelmanagement.com

Agent (Name/Address/Phone/email): Michael Kronimus - KRA, Inc. 2 Verdier Plantation Road, Bluffton SC 29910

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 SEC. 106-402(D) OF THE BEAUFORT COUNTY ZDSO.

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

FOR PLANNING DEPARTMENT USE ONLY:

Date Application Received:
(place received stamp below)

RECEIVED
MAY 10 2016
PLANNING DIVISION

Date Posting Notice Issued:

Application Fee Amount Received: \$250.00

Receipt No. for Application Fee:

ZMA
2016-05

Property Owners Notified of FLU/Zoning Map Amendments/Rezoning Request For R600-40-209, -824 and -825 *
 (3 properties totaling 20.99 acres located along Bluffton Parkway between Hilton Head National Drive Kellie Court)

PIN	Owner1	MailingAdd	City	State	ZIP
R600 040 1	ALAN A ULMER REVOCABLE TRUST	177 ULMER RD	BLUFFTON	SC	29910
R600 040 0449	BEAUFORT-JASPER WATER & SEWER AUTHOR	6 SNAKE RD	OKATIE	SC	29909
R600 041 0160	BLUFFTON CUBE PARTNERS LLC	4064 COLONY RD #430	CHARLOTTE	NC	28211
R600 041 0155	BLUFFTON OS THREE LLC	21 HIGHLAND CIR	NEEDHAM	MA	02494
R600 041 163B	BLUFFTON OS TWO LLC	21 HIGHLAND CIR 3RD FL	NEEDHAM HEIGHTS	MA	02494
R600 041 053A	BNC HOLDINGS LLC	22 BALLYBUNION WAY	BLUFFTON	SC	29910
R600 041 0172	CARMEN PROPERTIES LLC	138 MOORING BUOY	HILTON HEAD ISLAND	SC	29928
R600 040 0208	COROC/HILTON HEAD II LLC % BLACKSTON	3200 NORTHLINE AVE STE 360	GREENSBORO	NC	27408
R600 040 001E	MAY RIVER GOLF CLUB ASSOC	200 MAIN STREET SUITE 201	HILTON HEAD ISLAND	SC	29926-0107
R600 041 0153	PALMETTO ELECTRIC COOP INC	PO BOX 23619	HILTON HEAD ISL	SC	29925
R600 041 0058	PITTSBURGH HILTON HEAD ASSOCIATES %	6301 FORBES AVE STE 220	PITTSBURGH	PA	15217
R600 040 001C	SCRATCH GOLF COMPANY % ACCOUNTING DE	1005 GLENWAY AVE	BRISTOL	VA	24201-3473
R600 40 209, 824, 825	SILVER ROCK BP LLC	270 MOSS CREEK DR	HILTON HEAD ISLAND	SC	29926
R600 040 142A	SLD-HILTON HEAD LP	1628 JFK BLVD STE 2300	PHILADELPHIA	PA	19103
* Notes:					
FLU Map Amendment: From Rural (in the growth area), To Neighborhood Mixed Use					
Zoning Map Amendment/Rezoning Request: From T2-Rural District, To T4-Neighborhood Center District					
Owner/Applicant: Silver Rock BP LLC, Agent: M. Kronimus					



**COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION**

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

May 31, 2016

RE: Notice of Public Meetings to Consider Southern Beaufort County Map Amendments for R600 040 000 0209 0000, R600 040 000 0824 0000, and R600 040 000 0825 0000 (Three (3) Properties, totaling 20.99 acres located along Bluffton Parkway between Hilton Head National Drive and Kellie Court); Owner/Applicant: Silver Rock BP LLC; Agent: Michael Kronimus:

- Future Land Use Map Amendment: from Rural (in the Growth Area) to Neighborhood Mixed Use, and
- Zoning Map Amendment/Rezoning Request: from T2-Rural District to T4-Neighborhood Center District

Dear Property Owner:

In accordance with the Beaufort County Community Development Code (CDC), Section 7.4.50, a public hearing is required by the Beaufort County Planning Commission and the Beaufort County Council before a map amendment/rezoning proposal can be adopted. You are cordially invited to provide comment at these meetings and public hearings on the subject proposed map amendments in your neighborhood. A map of the properties is on the back of this letter.

1. The Beaufort County Planning Commission (public hearing) – **Thursday, July 7, 2016**, at 6:00 p.m. in the County Council Chambers, located on the first floor of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC.
2. The Natural Resources Committee of the County Council – **Monday, August 15, 2016**, at 2:00 p.m. in the Executive Conference Room, located on the first floor of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC.
3. Beaufort County Council – generally meets second and fourth Mondays at 6:00 p.m. in the County Council Chambers of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC. County Council must meet three times prior to making a final decision on this case. Please call (843) 255-2140 to verify the exact dates and locations.

Documents related to the proposed amendment are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, in the Beaufort County Planning Department office located in Room 115 of the Beaufort County Administration Building. If you have any questions regarding this case, please contact the Planning Department at (843) 255-2140.

Sincerely,

Anthony J. Criscitiello
Planning Director

Attachment: Locational Map on back of letter

Summary of Posting Notices for CMA/ZMA 2016-05 R600 40 209, -824, -825
 From T2-Rural to T4-Neighborhood Center

 	<ol style="list-style-type: none"> 1. Posted Sign 2. Road view of posted sign 3. Road view of Bluffton Parkway running Eastward 4. Property across from posted sign 5. Bluffton Parkway Westward 	 	<ol style="list-style-type: none"> 1. Posted Sign 2. Road view of posted sign 3. Bluffton Parkway Eastward 4. Property across from posted sign 5. Bluffton Parkway Westward
 	 	 	 
 	 	 	 

Red Star Below corresponds to red numbers above

Red Star Below corresponds to grey numbers above

