



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

Monday, June 5, 2017

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 MEETING MINUTES FOR MAY 1, 2017 ([backup](#))
6. CHAIRMAN'S REPORT
7. PUBLIC COMMENT ON NON-AGENDA ITEMS
8. PRESENTATION OF DAUFUSKIE ISLAND PLAN AMENDMENT ([backup](#))
9. PROPOSED AMENDMENT TO THE BEAUFORT COUNTY OFFICIAL ZONING MAP–
SEC. 3.1.20 (ESTABLISHMENT OF ZONES) TO ADOPT THE 2013 F-35B AICUZ (AIR
INSTALLATION COMPATIBILITY USE ZONE) MAP AS THE MCAS-AO OVERLAY
ZONE ([backup](#))
10. TEXT AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE (CDC);
APPLICANT: BEAUFORT COUNTY PLANNING STAFF ([backup](#)):
 - A. SECTION 3.4.30 MCAS AIRPORT OVERLAY (MCAS-AO) ZONE STANDARDS
(ADDS NOTICE REQUIREMENTS IN COMPLIANCE WITH SECTION 6-29-1610
OF THE SOUTH CAROLINA CODE);
 - B. SECTION 5.3.20 APPLICABILITY (ARCHITECTURAL STANDARDS AND
GUIDELINES) (CLARIFIES THAT ARCHITECTURAL STANDARDS ONLY
APPLY TO NON-RESIDENTIAL AND MULTI-FAMILY STRUCTURES THAT
ARE WITHIN 500-FEET OF ARTERIALS AND MAJOR COLLECTOR ROADS IN
CONVENTIONAL, PUD (PLANNED UNIT DEVELOPMENT), AND CP
(COMMUNITY PRESERVATION) DISTRICTS)



- C. SECTION 5.5.30 GENERAL PARKING STANDARDS (ALLOWS PARKING OF COMMERCIAL TRUCKS AND SEM-TRAILER TRACTORS/CABS ON RESIDENTIAL LOTS OF ONE ACRE OR LARGER); AND
- D. SECTION 5.8.20 APPLICABILITY (LANDSCAPING, BUFFERS, AND SCREENING STANDARDS) (ADDS TREE REQUIREMENTS FOR NEW SINGLE-FAMILY AND DUPLEX LOTS).

11. NEW/OTHER BUSINESS – Next Meeting: Monday, July 3, 2017, at 6:00 p.m.

12. 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, May 1, 2017, 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-Chairman Ms. Diane Chmelik
Ms. Caroline Fermin Mr. Marque Fireall Mr. Jason Hinchler
Mr. Eric Walsnovich

Member Absent: Mr. Harold Mitchell and Mr. Ed Pappas

Staff Present:

Mr. Robert Merchant, Long-range Planner
Ms. Barbara Childs, Administrative Assistant to the Planning Director
Mr. Christopher Inglese, Assistant County Attorney

CALL TO ORDER: Chairman Robert Semmler called the meeting to order at approximately 6:05 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 MEETING MINUTES: The Commissioners reviewed the February 6, 2017 minutes, and recommended the following changes on Page 2:

- The paragraph after the Public Comment, should read “**Commission discussion included** belief that this shows that the Community Development Code is a living document.”
- The first motion should read: “Mr. Randolph Stewart made a motion....”

Motion: Ms. Carolyn Fermin made the motion, and Mr. Hinchler seconded the motion, **to accept the minutes, as corrected.** The motion **carried (FOR: Chmelik, Fermin, Fireall, Hinchler, Semmler, and Stewart; ABSENT: Mitchell and Pappas).**

CHAIRMAN’S REPORT:

1. Mr. Randolph Stewart noted that there is not a “New Business” item on the agenda. Mr. Semmler noted that the public may not bring forth new business without the proper paperwork submitted to the Planning staff. **Motion:** Mr. Randolph Stewart made a motion, and Ms. Carolyn Fermin and Mr. Marque Fireall seconded the motion, **to add New Business to all future Planning Commission agendas.** The motion was carried **(FOR: Chmelik, Fermin, Fireall, Hinchler, Semmler, and Stewart; ABSENT: Mitchell and Pappas).**
2. Mr. Semmler introduced Mr. Christopher Inglese, the new Assistant Staff Attorney who replaced Ms. Allison Coppage.

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

PRESENTATION – BEAUFORT COUNTY SCHOOL DISTRICT “FUTURE STRESS POINTS”

Ms. Carol Crutchfield of Facilities Planning and Construction for the Beaufort School District presented a power point presentation and explained that facilities, programs, and student demographics work together in the comprehensive facilities planning and school planning. Optimal stress points/capacity triggers are between 75 to 89% of maximum enrollment. Basic planning involves checking the demographics of the students and comparing it with last year’s demographics to obtain trend data, the distance from the students’

homes to their assigned schools (which should not be more than a 1 mile radius), the neighborhoods and subdivisions around the school or Neighborhood Planning Units (NPU), and the projected number of resident students to formulate an overall student assignment plan over a 5-year period to avoid overpopulating the schools. Once the projected enrollment data is calculated, she does a reality check by looking at other data sources such as the County's projections. The School Board's Capital Improvement Plan book is on the School Board's website. It is a rolling 5-year plan with a ten-year forecast of facilities needs. She also explained the current, projected, and maximum enrollments in the various NPUs. Hilton Head enrollment appears to be declining; Bluffton is experiencing tremendous growth. When asked what about Hilton Head National with its development, Ms. Crutchfield noted that it was hard to plan for something that hasn't happened. When development does occur, she will use the number of addressed lots in her calculations. She gave scenarios/past solutions that were used to avoid overpopulating the schools.

PORT ROYAL ISLAND ZONING MAP AMENDMENT/ REZONING REQUEST FOR R100 024 000 078C 0000 (12.1 ACRES AT 19 COVENANT DRIVE); FROM T2-RURAL ZONING DISTRICT TO S1-INDUSTRIAL ZONING DISTRICT; OWNER: AMERIS BANK/APPLICANT: THOMAS HERMANN

Mr. Robert Merchant briefed the Commission on the map amendment/rezoning request. He noted the history of the property that was downzoned in 2006 to accommodate a church to occupy an existing light industrial building on the property. The current owner, Ameris Bank, has a potential purchaser who wants to place a cabinet shop in the existing building on the property so the zoning must revert back to its original industrial zoning to accommodate the cabinet shop. The staff recommends the rezoning since the property is surrounded by the industrial zoning/uses and located in the AICUZ (Air Installation Compatibility Use Zone) that recommends light industrial uses per the Comprehensive Plan. The Metropolitan Planning Commission unanimously recommended approval of the rezoning request.

Discussion included clarification of the surrounding zoning districts, a query on the possible commercial square footage allowed on the property, and concern for traffic impact based on possible buildout of commercial square footage on the property (*Mr. Merchant noted that the traffic model takes into account past growth rates, not build out; the planning staff would look at development trends if the area were to develop.*).

Applicant's Comments:

- Mr. Thomas Hermann of Ameris Bank, the applicant, noted that the bank (Ameris, property owner) obtained the property via a foreclosure upon the death of the pastor (of New Covenant Ministries, the former owner). Mr. Hermann stated the bank believes in the property back to industrial to get jobs to the area.
- Mr. Dean Williams, a cabinet maker, former firefighter/paramedic, and potential purchaser of the property, stated he has outgrown his current location. Through his due diligence he must seek property other than on Lady's Island where his current establishment exists. He noted his research on the property, stating he probably would receive a shipment about once a week. There is another cabinet manufacturer down the street, and he knows that another cabinet business is interested in opening in the area also. He asks for a favorable recommendation from the Commission.

Public Comment: None were received.

Motion: Ms. Carolyn Fermin made a motion, and Mr. Jason Hincer seconded the motion, **to forward to County Council with a recommendation of approval of the Port Royal Island Map Amendment/Rezoning Request for R100 024 000 078C 000 (12.1 acres at 19 Covenant Drive) from T2-Rural Zoning District to S1-Industrial Zoning District.** Discussion included not seeing a posting sign on the property; however, Mr. Semmler affirmed that he did see such a sign. Mr. Stewart did talk to a neighbor and the neighbor supports to rezoning. **The motion was carried (FOR: Chmelik, Fermin, Fireall, Hincer, Semmler, Stewart, and Walsnovich; ABSENT: Mitchell and Pappas).**

Mr. Semmler noted that the street name was not properly changed from Lowen to Covenant Drive, because the Planning Commission had not reviewed a street name change petition for the road. He noted that the private road is not a thoroughfare as indicated on the map; in fact, a portion is chained off/inaccessible. He urged the Planning staff to continue the research regarding the correct name of the road.

TEXT AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE (CDC); APPLICANT: BEAUFORT COUNTY PLANNING STAFF:

- A. ARTICLE 1: Section 1.3.50 (Exemptions): Adds requirement to comply with Historic Preservation standards.**
- B. ARTICLE 2:**
 - 1. Section 2.2.50.B.4. (Lots/Resources Make Normal Lotting Difficult): Specifies widths of flag lots.**
 - 2. Section 2.2.60.A.2.c (Access Management-Driveway Separation): Clarification/allows buildings to front major roadways while taking access from a rear street or alley.**
- C. ARTICLES 3 AND 4:**
 - 1. Table 3.1.60 (Use Table): Adds outdoor boat/recreational vehicle (RV) storage as a new use under "Offices and Services" section.**
 - 2. Table 3.1.70 (Land Use Definitions): Adds definition for outdoor boat/vehicle storage.**
 - 3. Division 4.1 (Specific to Use): Add new subsection 4.1.340 to provide development standards for outdoor boat/vehicle storage.**
 - 4. Table 3.1.70 (Land Use Definitions): Amends "Campground" under "Recreation, Education, Safety, Public Assembly" section to specify two or more recreational vehicles/RVs on a single property.**
 - 5. Section 3.2.90.E (T3-Neighborhood, Building Form-Footprint): Changes maximum lot coverage from 30% to 50%.**
- D. ARTICLE 5:**
 - 1. Section 5.6.120.B. (Freestanding Signs-Standards): Establishes minimum 10-foot setback from right-of-way (ROW).**
 - 2. Division 5.8 (Landscaping, Buffers, and Screening Standards):**
 - Section 5.8.20.B (Exemptions): Amends section title to "Requirements for Single-Family Residential and Duplex Lots" and adds minimum tree planting requirements for new residential lots.**
 - Section 5.80.50 (Thoroughfare Buffer): Adds new subsection F. Existing Trees in Thoroughfare Buffer that requires retention of existing vegetation in thoroughfare buffers.**
 - Section 5.8.110.B.4 (Landscape Construction and Maintenance Standards – Performance Guarantee): Establishes a two-year survival bond for landscaping.**
 - 3. Section 5.11.90 (Forests): Adds language that promotes interconnectivity of preserved forest habitat.**
 - 4. Section 5.11.100.B.2 (Specimen Trees-Overstory Trees): Adds longleaf pine and black cherry as specimen trees at 16 inches.**
 - 5. Section 5.11.100.E.4 (Specimen Trees-Penalty for Damaging or Cutting Protected Trees): Increases the penalty/mitigation of illegally removed trees from 1.25 times to 2 times the caliper inches removed.**
- E. ARTICLE 6: Section 6.2.70 (Maintenance Guarantee): Cross-references the landscaping survival bond from Article 5, Division 5.8.**

Mr. Merchant briefed the Commission on the text amendments proposed by the staff. This is an 18-month review of the Code. He noted that the amendments included changes within the transect zones, the use table, tree standards, and corrections, clarifications, and provisions from the former Zoning and Development

Standards Ordinance (ZDSO). Mr. Merchant then gave a summary of the text amendments. He summarized each change for clarification to the Commission.

Commission discussion included:

- kudos to upgrading the fines on mistaken tree removal;
- clarification on whether the footprint from 30 to 50 feet would cover driveways, patios, and pools (*Mr. Merchant noted that the footprint covers the principal structure and all accessory buildings.*);
- concern that the phrase “maximum coverage space” was used instead of “minimum open space;”
- concern with stormwater runoff problems on new rather than existing lots with the added impervious space allowed (*Mr. Merchant noted that the goal was to retain the stormwater on the lot.*);
- concern with voting on all of the text amendments despite the lack of clarity on some;
- clarification on mitigation of trees that are cut down erroneously;
- clarification on the development bond process;
- clarification on the boat storage requirements for commercial operations;
- clarification on the tree reforestation fund and desiring an annual report on how the reforestation money is spent;
- clarification on the thoroughfare buffer requirement;
- concern of overstory trees under power lines;
- concern with utility company cutting trees without advising government entities;
- concern with forcing a property owner of a new home to plant two trees per acre when the owner’s preference is no trees; and
- a recommendation to pass the amendments with which the Commission agrees and to return to staff for additional work on items the Commission has concerns before passing them onto County Council—especially Table 3.1.60 Consolidated Use Table, Table 3.1.70 Land Use Definitions, and Section 4.1.340 Outdoor Boat/Vehicle Storage; Section 3.2.90.E. Building Form (Footprint); and Section 5.8.20.B Exemptions.

Public Comments: None were received.

Motion: Ms. Carolyn Fermin made a motion, and Mr. Marque Fireall seconded the motion, **to forward to County Council recommending approval of the following Text Amendments to the Community Development Code:**

1. Section 1.3.50 (Exemptions): Adds requirement to comply with Historic Preservation standards;
2. Section 2.2.50 (Lots): Specifies widths of flag lots;
3. Section 2.2.60 (Access Management): Clarification;
4. Table 3.1.70 (Land Use Definitions): Amends “Campground” to specify two or more recreational vehicles/RVs on a single property;
5. Section 5.6.120 (Freestanding Signs): Establishes minimum 10-foot setback from right-of-way/ROW;
6. Section 5.8.50.F (Existing Trees in Thoroughfare Buffer): Requires retention of existing vegetation in thoroughfare buffers;
7. Section 5.8.110.B.4 (Performance Guarantee): Establishes a two-year survival bond for landscaping;
8. Section 5.11.90 (Forests): Adds language that promotes interconnectivity of preserved forest habitat;
9. Section 5.11.100 (Trees): Adds longleaf pine and black cherry as specimen trees at 16 inches, and increases the penalty/mitigation of illegally removed trees from 1.25 times to 2 times the caliper inches removed; and
10. Section 6.2.70 (Maintenance Guarantee): Cross-references the landscaping survival bond from Article 5, Division 5.8.

The motion **was carried** (FOR: Chmelik, Fermin, Fireall, Hinchler, Semmler, Stewart, and Walsnovich; ABSENT: Mitchell and Pappas).

Note: The Commission, with no objections from any Commission member, has returned the following Text Amendments for additional work by the Planning Staff and to be reviewed by the Commission at its June 5, 2017, meeting:

- Table 3.1.60 (Use Table), Table 3.1.70 (Land Use Definitions), and Division 4.1 (Specific to Use): Adds outdoor boat/recreational vehicle (RV) storage as a new use and provides development standards;
- Section 3.2.90 (T3-Neighborhood): Changes maximum lot coverage from 30% to 50%; and
- Section 4.1.340 (Outdoor Boat/Vehicle Storage): Adds new subsection to provide conditions for the outdoor boat/vehicle storage use; and
- Section 5.11.100.B.4 (Specimen Trees – Penalty for Damaging or Cutting Protected Trees): Adds minimum tree planting requirements for new residential lots.

Mr. Jason Hinchler inquired about the text amendments being privileged information, but Mr. Semmler indicated the information was open to the public.

OTHER BUSINESS:

1. **Mining Standards:** Councilman York Glover asked Mr. Marque Fireall to have the Planning Commission to review the mining standards. Mr. Fireall is asking that the Planning staff review the standards for the Commission. **Motion:** Mr. Fireall made a motion, and Ms. Fermin seconded the motion, **to have the staff review Chapter 4 of the Community Development Code regarding mining standards.** The motion **was carried** (FOR: Chmelik, Fermin, Fireall, Hinchler, Semmler, Stewart, and Walsnovich; ABSENT: Mitchell and Pappas).
2. **Next Planning Commission Meetings:**
 - a. The next scheduled regular Planning Commission meeting is Monday, June 5, 2017, at 6:00 p.m. in the County Council Chambers, 100 Ribaut Road, Beaufort, SC.
 - b. The Special Planning Commission meeting scheduled for May 9, 2017 is cancelled.
 - c. The Special Planning Commission meeting scheduled for June 13, 2017, at 5:30 p.m. will occur; details will follow when available.

ADJOURNMENT: Motion: Mr. Marque Fireall made the motion, and Mr. Jason Hinchler seconded the motion, **to adjourn the meeting.** The motion **was carried** (FOR: Chmelik, Fermin, Fireall, Hinchler, Semmler, Stewart, and Walsnovich; ABSENT: Mitchell and Pappas). Mr. Semmler adjourned the meeting at approximately 8:00 p.m.

SUBMITTED BY:

Barbara Childs, Administrative Assistant to the Planning Director

Robert Semmler, Beaufort County Planning Commission Chairman

APPROVED: June 5, 2017

*Note: The video link of the May 1, 2017, Planning Commission meeting is:
http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=3214*

**DAUFUSKIE ISLAND COUNCIL
COMMITTEE ON THE DAUFUSKIE ISLAND PLAN AND CODE
REVIEW OF THE DAUFUSKIE ISLAND PLAN**

COMMUNITY WORKSHOPS AND PRESENTATIONS SCHEDULE

June 5, 2017: Beaufort County Planning Commission Review

June 20, 2017: Daufuskie Island Council Kick-off

June 26, 2017: Workshop #1:

- Project Introduction
 - Overview Comprehensive Planning Process
 - Our Process
 - Project elements
 - Products
- Project Schedule
- Example Vision Statements
- Breakout Discussion Groups
 - Best/favorite things
 - Big issues
 - Proposed vision statements

Products from first meeting:

- Provide a good understanding of the planning process
- Goals for the Daufuskie Island Plan
- Draft vision statement/foundation for vision statement

August, 2017: Workshop #2

- Finalize vision statement
- Identification of character areas
 - Strengths, Weaknesses, Opportunities, Threats (SWOT)
 - Goals

Products from second meeting:

- Identified needs and opportunities by character areas
- Goals by character areas

October/November, 2017: Workshop #3

- Present draft recommendations by character area
 - By plan element
 - Identify code areas that need to be revised to meet the recommendations
- Obtain feedback

Products from third meeting:

- Concurrence of recommendations

January, 2018: Workshop #4

- Plan presentation and code revisions needed for implementation

March, 2018: Final Community Meeting

- Present code revisions

April, 2018: Daufuskie Island Council recommendation for adoption

May, 2018: Adoption by Beaufort County

Milestone presentations to:

- Beaufort County Planning Commission
- Beaufort County Council

Monthly updates to Daufuskie Island Council

**Daufuskie Island Plan and Code
Project Advisory Committee**

Deborah Smith, Chair (404-414-1282; debsmith1000@gmail.com)

Darnell Brawner, Council Member

Sallie Ann Robinson, Council Member

John Schartner, Council Member

Leeann Coulter, Public Member

Martha Hutton, Public Member

Andy Mason, Public Member

Geoff Jenkins, Public Member

Project Team

Beverly Davis, AICP (912-713-0007; beverlywdavis76@gmail.com)

Sonny Timmerman, PE, AICP (912-306-0537; sonnytimmerman@gmail.com)

Tony Criscitiello, Director, Beaufort County Planning Department (tonyc@bcgov.net)



DAUFUSKIE ISLAND PLAN AND CODE UPDATE

June 5, 2017

Agenda

The Plan Update

Your Project Team

Plan Update Process

Public Involvement/Participation

Schedule and Key Milestones

Questions & Answers



Plan Update

- » Daufuskie Island Council Initiative
 - Deborah Smith, Chair, Plan Update Subcommittee
 - Darnell Brawner, Council Member
 - Sallie Ann Robinson, Council Member
 - John Schartner, Council Member
 - Leeann Coulter, Public Member
 - Martha Hutton, Public Member
 - Andy Mason, Public Member
 - Geoff Jenkins, Public Member

- » Consultant Team Leaders
 - Daufuskie Island Part-time Residents
 - *Certified Planners and Registered Professional Engineer*
 - *Extensive Planning Experience*

Project Consultant Team



Bev



Rachel



- *Courtney Reich, AICP, CFM*
- *Ed DiTomasso, AICP, GISP*

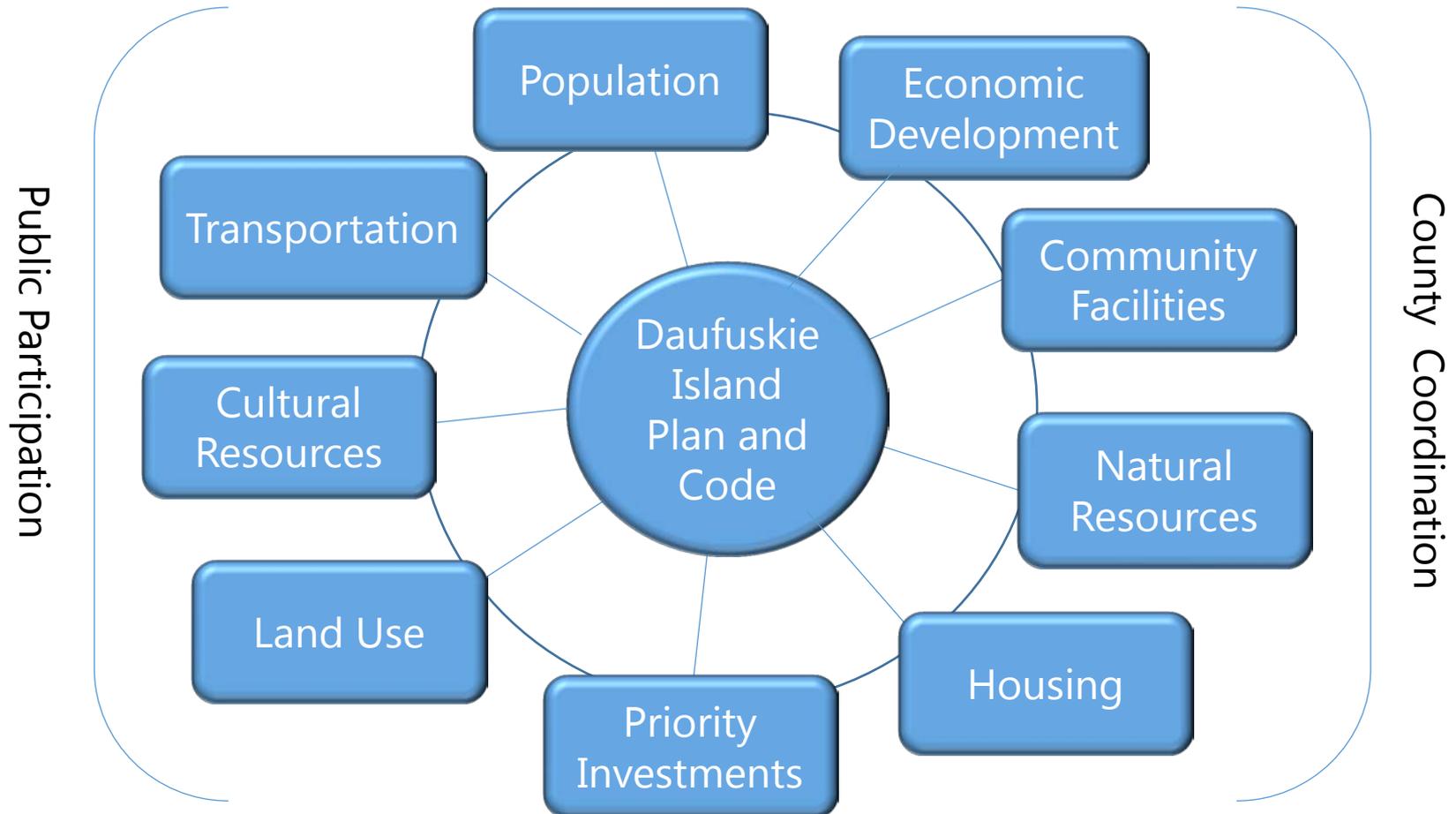


Sonny

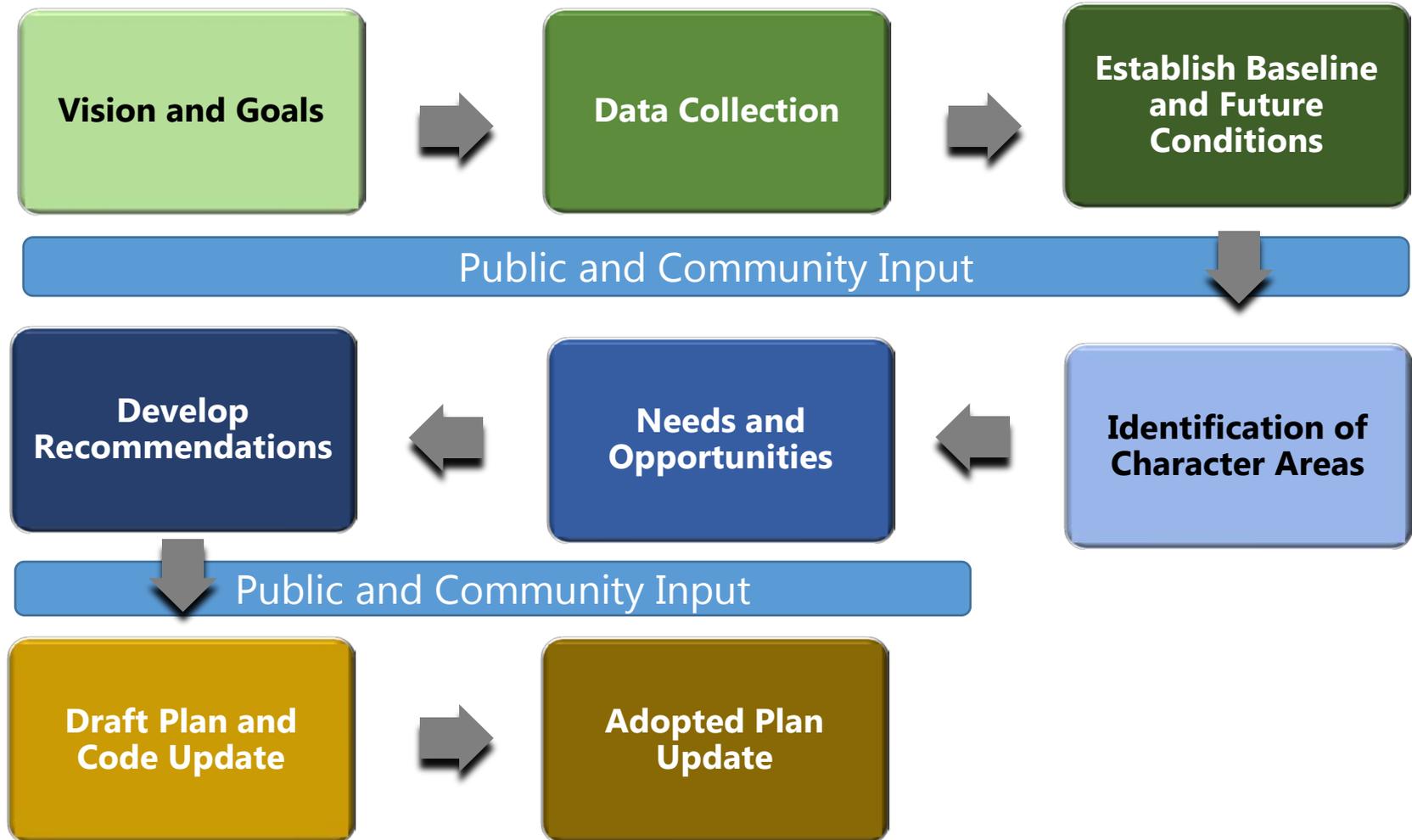
Comprehensive Plan Update Process

- » Completed within the Framework of State Planning Requirements and Beaufort County Plan

Required Plan Elements



Plan Update Process



Public Involvement/Participation

- » Public/Community Involvement is the Foundation of the Plan Development
- » Opportunities for Input
 - Project Advisory Committee
 - *Participants meet regularly throughout the process*
 - *Opportunities for input at the detailed, technical analysis level*
 - *Open to the public*
 - Public/Community Workshops
 - *Meetings held throughout the process*
 - *Interactive and participatory*
 - *Focused at a higher, recommendation level*
 - Daufuskie Council, Beaufort County Council and Planning Commission
 - *Updates throughout the process*

Public Involvement/Participation

» Public Meetings/Workshops:

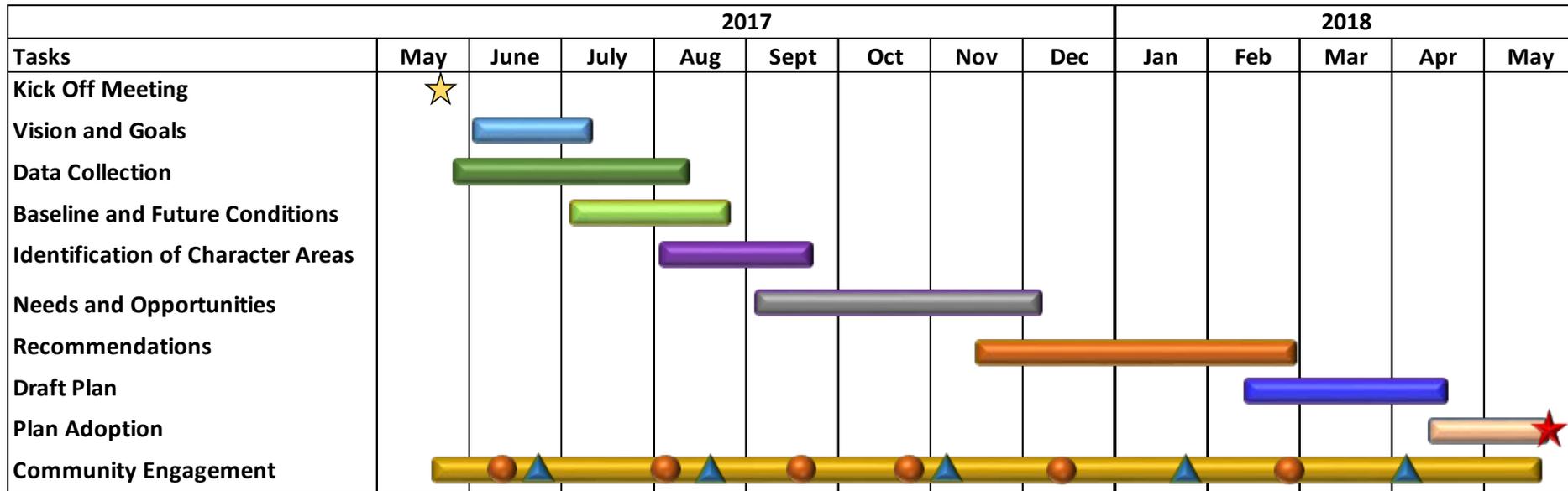
- June 26, 2017
 - *Review of planning process*
 - *Vision Statement*
- August, 2017
 - *Finalize vision statement*
 - *Character Areas – Needs, Opportunities, Goals*
- October/November, 2017
 - *Draft Recommendations by Character Areas*
- January, 2018
 - *Plan Presentation and Needed Code Revisions*
- March, 2018
 - *Code Revisions*

» Governmental Coordination:

- Daufuskie Island Council
 - *Monthly Updates*
 - *April, 2018 – Recommendation for Adoption*
- Beaufort County Council and Planning Commission
 - *Milestone Presentations*
 - *County Council Adoption – May, 2018*

Project Schedule

Daufuskie Island Plan and Code Update Schedule



- ▲ Public Meeting
- Project Advisory Committee

QUESTIONS?





MEMORANDUM

To: Planning Commission
From: Anthony Criscitiello, Beaufort County Planning Director
Subject: Proposed Amendment to the Beaufort County Official Zoning Map – Sec. 3.1.20 (Establishment of Zones) to Adopt the 2013 F-35B AICUZ (Air Installation Compatibility Use Zone) Map as the MCAS-AO Overlay Zone
Date: May 16, 2017

Summary of Proposed Amendment – Adopt an updated Marine Corps Air Station – Airport Overlay (MCAS – AO) map showing 2013 F-35B noise contours and accident potential zones (attachment 1).

Justification – The MCAS – AO Zone applies to all land within noise and accident potential zones as outlined in Sec. 3.4.30 of the Beaufort County Community Development Code (attachment 2). The overlay zone establishes regulations in addition to those pertaining to the underlying zoning district. It includes limitations and restrictions that apply to land uses in the overlay zone, adds requirements for noise attenuation of structures, prohibits operations that may interfere with flight operations (e.g. bright lighting, electronic interference, and visual hazards), and requires disclosure statements on all subdivision plats and property transfers.

The current MCAS – AO map was adopted by County Council in 2004, and is based on the results of a 2003 Air Installation Compatible Use Zone (AICUZ) study prepared by the U.S. Dept. of the Navy. That study utilized noise contours and accident zones associated with the F/A-18 aircraft. In 2013, a new AICUZ study was published that was based on the transition to a new aircraft at MCAS – Beaufort, the F-35B Joint Strike Fighter. The transition from the F/A-18 to the F-35B began in 2014, and is expected to be complete by the mid-2020s. The 2003 AICUZ comprised 7,219 acres off-Station, while the 2013 AICUZ comprises 9,477 acres, an increase of 2,258 acres (attachment 3).

The proposed zoning map amendment to adopt an updated airport overlay zone map is a recommendation of the 2015 Joint Land Use Study (JLUS), which was administered by the Lowcountry Council of Governments in co-operation with Beaufort County, the City of Beaufort, the Town of Port Royal, and MCAS – Beaufort. The updated map will ensure that the County’s airport overlay regulations are being applied to the most current noise and accident potential zones for MCAS—Beaufort .

METROPOLITAN PLANNING COMMISSION RECOMMENDATION:

The Metropolitan Planning Commission met on May 15, 2017, to review the County’s map amendment. Commissioners’ attendance: Joe DeVito (Chairman), Judy Alling, Caroline Fermin, Bill Harris, and Robert Semmler (Absent: Tim Rentz).

Mr. Anthony Criscitiello, County Planning Director, briefed the Commission that the County proposed to adopt the 2013 F35-B AICUZ (Air Installation Compatibility Use Zone) Map. A brief discussion occurred with clarification on the map amendment.

Public Comment: None were received.

Motion: Mr. Robert Semmler made a motion, and Ms. Caroline Fermin seconded the motion, **to recommend approval to the County Planning Commission of the Proposed Amendment to the Beaufort County Official Zoning Map (Community Development Code Section 3.1.20 Establishment of Zones)**. No further discussion occurred. The motion **carried** (FOR: Alling, DeVito, Fermin, Harris, and Semmler; ABSENT: Rentz).

Attachments:

1. Proposed Map -- 2013 F-35B noise contours and accident potential zones
2. Existing MCAS–AO Map
3. Comparison of 2003 and 2013 AICUZ 65+ dB DNL Contours

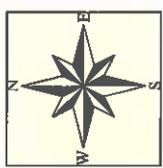
MCAS BEAUFORT

Noise Contours and APZs'

-  MCAS Boundary
-  Accident Potential Zones
-  APZ1
-  APZ2
-  CZ
-  RZ
- F-35 Noise levels**
-  Zone 2A (65 - 69.9 DB DNL)
-  Zone 2A (70 - 74.9 DB DNL)
-  Zone 3 (75+ DB DNL)

DNL means "Day-Night Average Sound Level" and is a 24-hour weighted and averaged measurement.

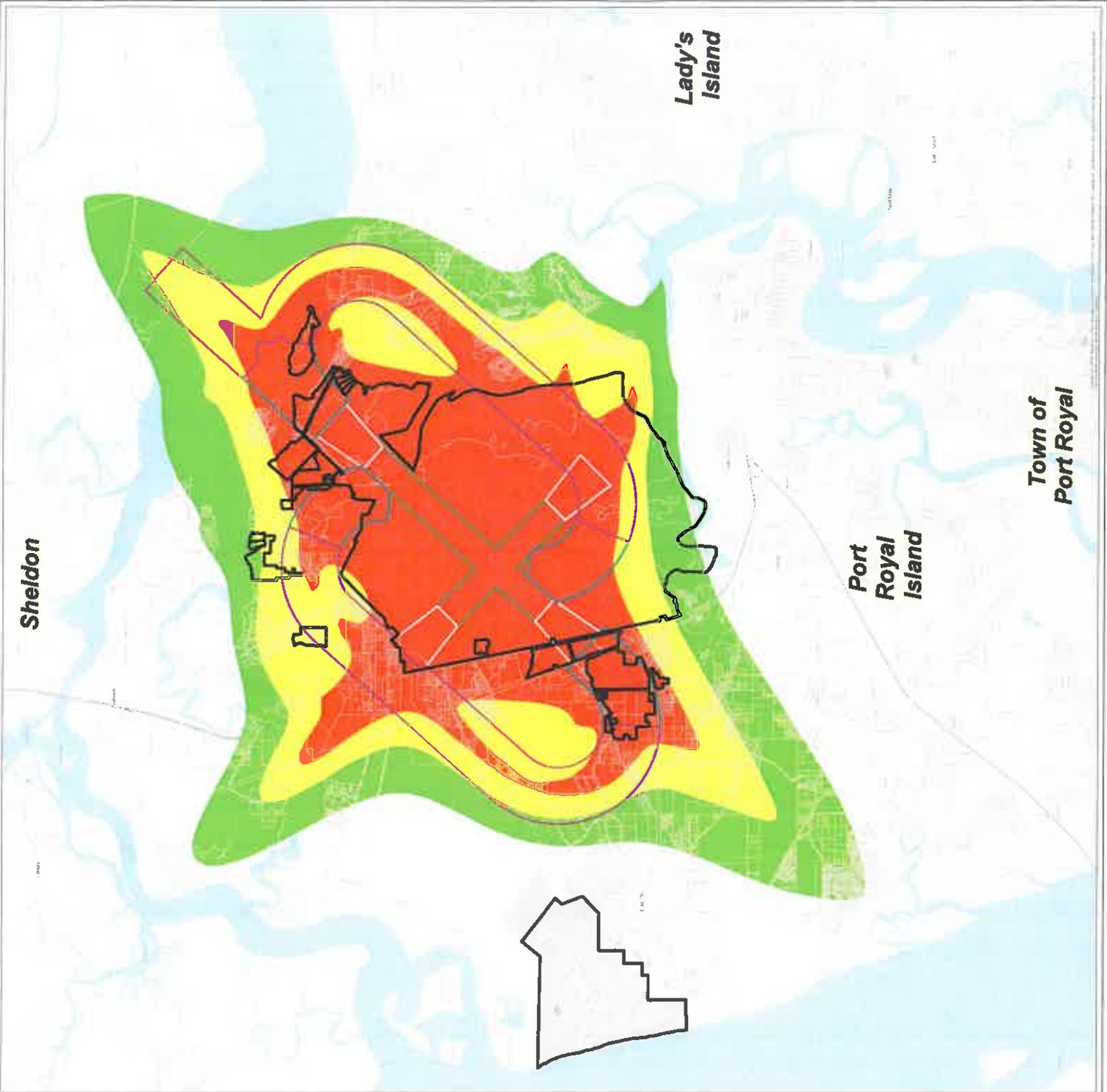
DNL is not a measurement in decibels (dBA)



Beaufort County Council
Planning Department



Created April 12, 2017



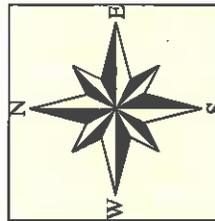
MCAS BEAUFORT

Noise Contours and APZs

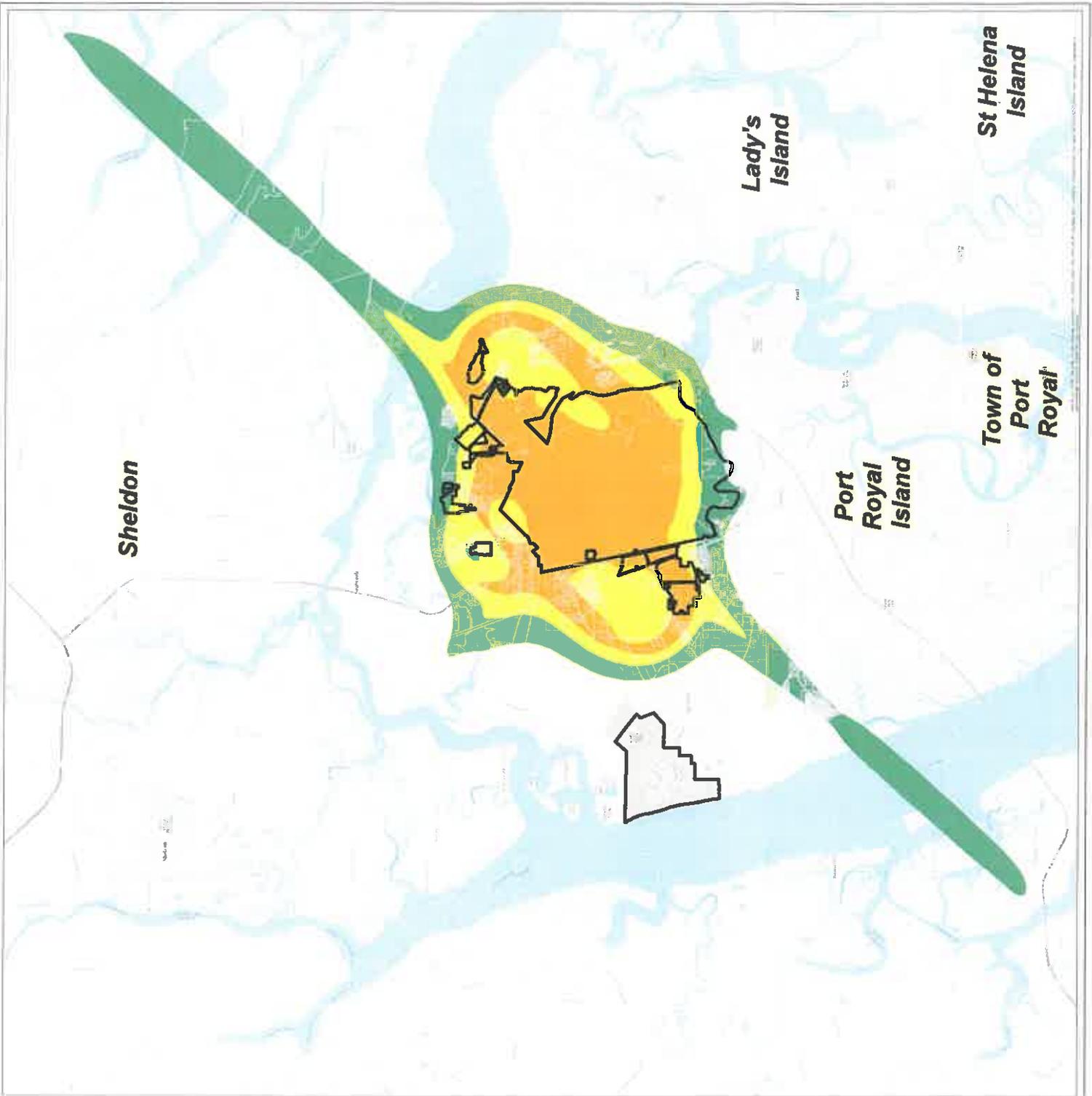
-  MCAS Boundary
- F-18 Noise Level**
-  Noise Zone 2A (65 - 70 DB DNL)
-  Noise Zone 2B (70 - 75 DB DNL)
-  Noise Zone 3 (75+ DB DNL)

"DNL" means "Day-Night Average Sound Level" and is a 24-hour weighted and averaged measurement

"DNL" is not a measurement in decibels (dBA)



Created April 12, 2017



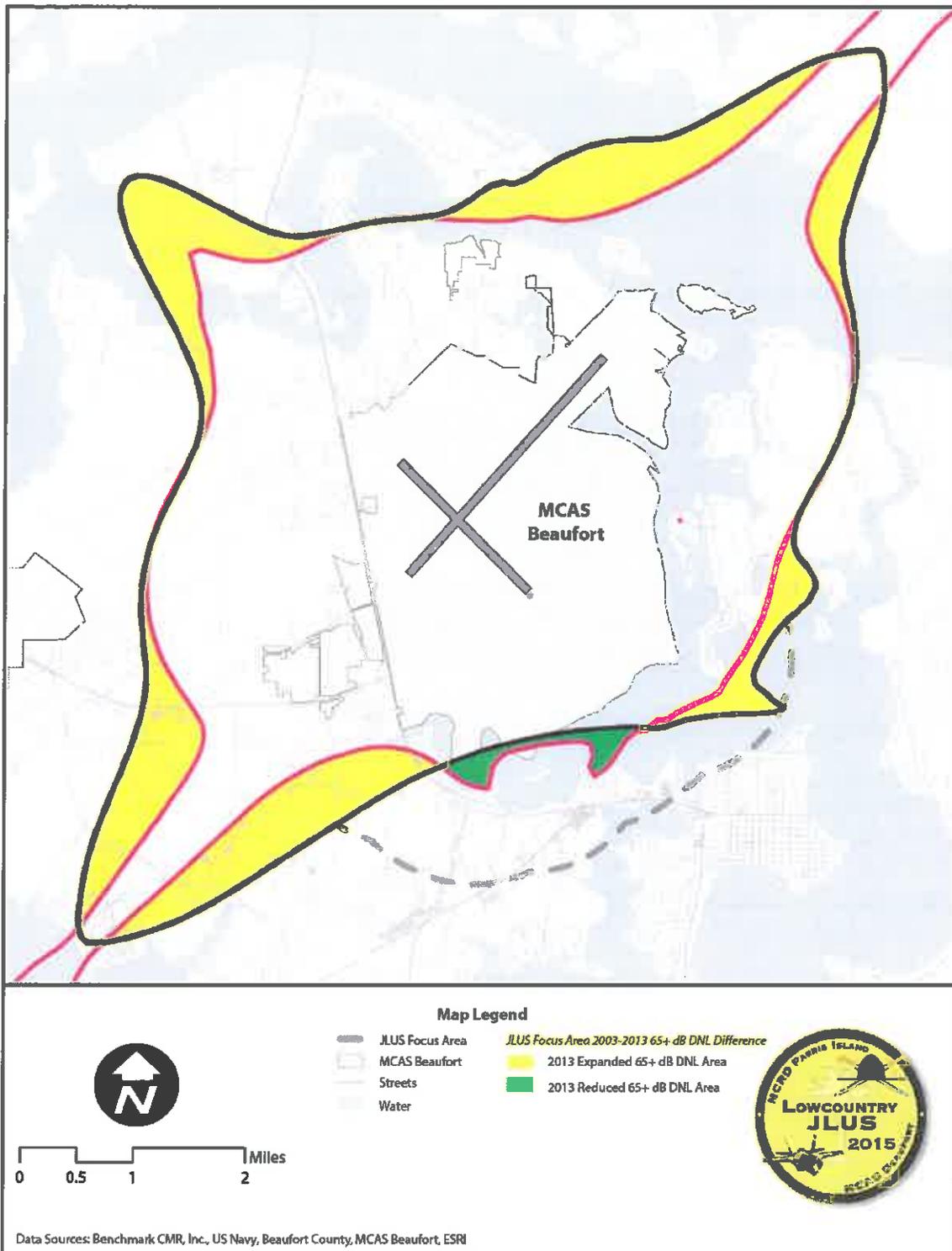


Figure 3-13: Comparison of 2003 and 2013 AICUZ 65+ dB DNL Contour



MEMORANDUM

TO: Beaufort County Planning Commission
FROM: Anthony Criscitiello, Planning Director
DATE: May 26, 2017
SUBJECT: 18-Month Review of Community Development Code – Proposed Text Amendments – Part 2

Planning Staff brought forward a group of amendments to the Community Development Code at the May meeting of the Planning Commission. At that time, the Commission had concerns about some of the proposed amendments and requested that Planning Staff do further analysis to determine whether they were appropriate and would not result in adverse impacts or unintended consequences. These amendments include the following:

1. **Section 3.2.90.D: T3 Neighborhood** - Amendment to increase the maximum lot coverage, the portion of a lot covered by buildings and outbuildings, from 30% to 50%. Table 3.1.60
2. **Section 3.1.60, 3.1.70, and 4.1.410** - Amendment to create a new use titled “Outdoor Boat/Vehicle Storage.
3. **Section 5.8.20** - An amendment to require that all new residential lots have at least two overstory trees with the exception of the T4 districts. Existing trees can count toward this requirement. In the T4 districts, at least one overstory tree is required.

After further analysis, staff has decided to withdraw the first two proposed amendments from consideration by the Planning Commission. Staff has revised the language and is bringing forward the third amendment. In addition, staff is proposing three new amendments with this package.

3.4.30 MCAS Airport Overlay (MCAS-AO) Zone Standards. This amendment implements a recommendation from the 2015 Joint Land Use Study (JLUS) for Marine Corps Air Station Beaufort to formally codify state law requirements to notify local military installations prior to land use planning and zoning actions.

G. Variances. The Beaufort County Zoning Board of Appeals (ZBOA) shall not act upon a request for a variance from this Section affecting lands within the MCAS-AO Zone until they have received an advisory opinion from MCAS Beaufort. If an advisory opinion is not received within 30 days of notification, the ZBOA may proceed to act on the request without the opinion.

Notice to Military Installations.

1. Section 6-29-1610 et seq. of the South Carolina Code Ann. Sets forth notice requirements pertaining to federal military installations. The provisions of Subsection G. shall apply to the following types of land use and zoning decisions when such decisions involve land located within an Accident Potential Zone or Noise Zone:
 - a. adoption of or amendment to the Beaufort County Comprehensive Plan;
 - b. amendment to the Official Zoning Map;
 - c. an appeal to the Beaufort County Zoning Board of Appeals;
 - d. a request to the ZBOA for a variance from the provisions of the Beaufort County Community Development Code; or
 - e. a request to the ZBOA for a Special Use Permit.
2. Pursuant to § 6-29-1610 et seq., S.C. Code Ann., for the proposed land use or zoning decisions identified in Subsection G, Division 1, the Beaufort County Community Development Department shall:
 - a. at least thirty days prior to any public hearing conducted in conjunction with any of the land use or zoning decisions specified in Subsection G., Division 1, request from the base commander a written recommendation with supporting facts with regard to the matters specified in Subsection G., Division 4. relating to the use of the property which is the subject of review; and
 - b. upon receipt of the written recommendation from the base commander, the Community Development Department shall make the written recommendation a part of the public record, and in addition to any other duties with which the Community Development Department is charged by the local government, investigate and make recommendations of findings with respect to each of the matters enumerated in Subsection G., Division 4.
3. If the base commander does not submit a recommendation by the date of the public hearing, there is a presumption that the proposed land use or zoning decision does not have any adverse effect relative to the matters specified in Subsection G., Division 4.
4. The matters the Community Development Department and the base commander shall address in their investigation, recommendations, and findings must be:
 - a. whether the proposed land use or zoning decision will permit a use that is suitable in view of the fact that the property under review is within the MCAS-AO zone;

- b. whether the proposed land use or zoning decision will adversely affect the existing use or usability of nearby property within the MCAS-AO zone;
- c. whether the property to be affected by the proposed land use or zoning decision has a reasonable economic use as currently zoned;
- d. whether the proposed land use or zoning decision results in a use which causes or may cause a safety concern with respect to excessive or burdensome use of existing streets, transportation facilities, utilities, or schools where adjacent or nearby property is used as a federal military installation;
- e. whether the land use or zoning proposal is in conformity with the policy and intent of the Beaufort County Comprehensive Plan given the proximity of a federal military installation; and
- f. whether there are other existing or changing conditions affecting the use of the nearby property, such as the presence of a federal military installation, which give supporting grounds for either approval or disapproval of the proposed land use or zoning decision.

5.5.30 General Parking Standards. This amendment relaxes the restriction that commercial trucks and semi-trailer cabs can only park on residential lots in the T2 district. This provides more flexibility to independent contractors and small business owners.

A. Storage and/or Parking of Heavy Trucks, Trailers, Recreational Vehicles, Boats, Campers, and similar Vehicles.

1. Semi-trailer trucks, their cabs or trailers, and other heavy trucks shall not be parked or stored on any residential lot except within the T2 district, except that one commercial truck or one semi-trailer cab may be parked on any residential lot of one acre or larger provided it is not prohibited by private covenants and restrictions.

5.3.20 Applicability of Architectural Standards and Guidelines. This amendment limits the applicability of architectural standards in conventional zones to development located within 500 feet of an arterial or major collector. This amendment also clarifies existing PUDs are not exempt from architectural standards. A significant amount of commercial development along US 278 such as Moss Creek and Belfair is zoned PUD.

- B. **Within Conventional Zones, Existing PUDs and Community Preservation Districts.** Within Conventional Zones, Existing PUDs and Community Preservation Districts, all development located within 500 feet of the right-of-way of an arterial or major collector, with the exception of single-family and two-family residential, shall meet the standards in Section 5.3.30 (General Architectural Standards and Guidelines) and utilize Section 5.3.40 (Architectural Styles) as a “best practices manual” to achieve the standards in Section 5.3.30 (General Architectural Standards).

5.8.20 Tree Planting Requirements for Single-Family Residences and Duplexes. This amendment requires that all new residential lots have at least two overstory trees with the exception of the T4 districts. Existing trees can count toward this requirement. In the T4 districts, at least one overstory tree is required.

B. Exemptions— Requirements for Single-family Residential and Duplex Lots.

1. Within Transect Zones: Single family residential and duplexes on individual lots are exempt from the requirements of this section within T1 Natural Preserve, T2 Rural, T2 Rural Neighborhood, T2 Rural Neighborhood Open, T2 Rural Center, T3 Edge, T3 Hamlet Neighborhood, and T3 Neighborhood.

2. Within Conventional Zones and Community Preservation Districts: Single family residential and duplexes on individual lots are exempt.

New Single-family residential and duplex lots that are 10,890 square feet or less shall require the planting or preservation of at least two overstory trees in all districts except T4. In the T4 districts, at least one overstory tree is required.