



COUNTY COUNCIL OF BEAUFORT COUNTY

Community Development Department

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, February 5, 2018

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.
Community Development Office, Room 115, Administration Building
2. REGULAR MEETING – 6:00 P.M.
Council Chambers, Administration Building
3. CALL TO ORDER – 6:00 P.M.
4. PLEDGE OF ALLEGIANCE
5. REVIEW OF MEETING MINUTES FOR DECEMBER 4, 2017 ([backup](#))
6. CHAIRMAN'S REPORT
7. PUBLIC COMMENT ON NON-AGENDA ITEMS
8. PRESENTATION ON DAUFUSKIE ISLAND PLAN UPDATE (Presenter: Daufuskie Island Council Plan and Code Committee)
9. PORT ROYAL ISLAND STREET RENAMING OF THE EASTERN PORTION OF CRYSTAL STREET AT THE BEGINNING OF THE RIVER WATCH POINT SUBDIVISION TO BE RENAMED WATCH POINT (INVOLVING 5 PARCELS IN THE STUART POINT AREA); APPLICANT: RIVER WATCH POINT HOMEOWNERS ASSOCIATION (AGENT: MR. KEVIN JOHNSON) ([backup](#))
10. TEXT AMENDMENT TO THE BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE (CDC), ARTICLE 3, SECTION 3.3.50 REGIONAL CENTER MIXED USE (C5) ZONE STANDARDS (TO ALLOW HOTEL TO APARTMENT CONVERSION ON UNIT TO UNIT BASIS); APPLICANT: MICHAEL KRONIMUS ([backup](#))
11. NEW/OTHER BUSINESS:
 - A. New Business
 - B. Other Business: Next Scheduled Regular Planning Commission Meeting: Monday, March 5, 2018, at 6:00 p.m. in Council Chambers, County Administration Building, 100 Ribaut Road, Beaufort, South Carolina
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, December 4, 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
Dr. Caroline Fermin	Mr. Jason Hinchler	Mr. Harold Mitchell
Mr. Ed Pappas		

Member Absent: Kevin Hennelly and Vacancy (St. Helena Island representative/formerly Marque Fireall)

Staff Present:

Mr. Robert Merchant, Interim Community Development Director
Mr. Eric Larson, Director, Environmental Engineering & Land Management
Mr. Colin Kinton, Director, Transportation Engineering
Ms. Barbara Childs, Administrative Assistant to the Community Development 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 MEETING MINUTES: The Commissioners reviewed the September 7, 2017 minutes.
Motion: Dr. Caroline Fermin made a motion, and Mr. Jason Hinchler seconded the motion, **to accept the minutes as written.** The motion **carried (FOR: Chmelik, Fermin, Hinchler, Mitchell, Pappas, Semmler, and Stewart; ABSENT: Hennelly and Vacancy/St. Helena Island representative).**

CHAIRMAN'S REPORT: Mr. Semmler noted that there still was a vacancy on the Commission from St. Helena Island. The Commission would like to have the vacancy filled as soon as possible.

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

TEXT AMENDMENT TO THE BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE (CDC), SECTION 1.3.50 (EXEMPTIONS) (TO EXEMPT EXISTING DIRT ROADS PAVED AS PART OF THE COUNTY'S DIRT ROAD PAVING PROGRAM FROM THE STANDARDS OF THE CDC); APPLICANT: BEAUFORT COUNTY PUBLIC FACILITIES COMMITTEE AND COMMUNITY DEVELOPMENT STAFF

Mr. Robert Merchant briefed the Commissioners on the text amendment that was initiated by the County Engineering Department. The County's dirt road paving program has limited funding, and the County would not be able to pave as many roads as originally intended if the CDC standards were strictly applied regarding stormwater standards. In order to maximize the efficiency of the dirt road paving program which was intended to assist the rural areas, the staff is recommending exempting the roads that are funded by the county dirt road paving program. With each County road paving project, an engineer designs the roads. The Public Facilities Committee requested a formal text amendment occur. The Stormwater Board when reviewing the text amendment was concerned with equity issues on affected private property owners who wish to pave their own roads. Mr. Merchant explained the proposed text amendments in detail. He noted that there were safeguard in respect to private property owners paving their own roads.

Commission discussion included the road paving scheduling process (*Mr. Merchant indicated that there was a rating system that included the number of houses affected and the traffic volume of the road.*); the negative impacts of road paving (*Mr. Merchant explained the pros of paved roads to compacted dirt roads. He noted that most road projects are in rural areas*); concern with stormwater replacement/repair on paved roads (*Mr. Eric Larson addressed the concerns on stormwater runoff regarding roads scheduled for paving, especially not*

polluting the existing waterways by using grassed ditches); concern that adequate drainage standards are met with the paved roads; and noting that roads that were paved prior to the year 2000 had no stormwater standards.

Public Comment: Ms. Juanita DeGregorio, a USC-B student, asked if the community would be affected and whether the community had a say on whether the road should be paved since some people like the rural setting with unpaved roads (*Mr. Merchant is unfamiliar with the program, but he believes that the residents usually petition for the paving and paving prioritization is dependent on number of homes and the traffic volume of the road. Mr. Hinchler indicated that he knew of a road on Lady's Island that the residents requested to be removed from the paving schedule.*)

Motion: Mr. Randolph Stewart made a motion, and Mr. Harold Mitchell seconded the motion, **to recommend approval to County Council on the Text Amendment to the Beaufort County Community Development Code (CDC), Section 1.3.50 Exemptions (to exempt existing dirt roads paved as a part of the County's Dirt Road Paving Program from the standards of the CDC).** The motion carried (FOR: Chmelik, Fermin, Hinchler, Mitchell, Pappas, Semmler, and Stewart; ABSENT: Hennelly; VACANCY: St. Helena Island representative).

LADY'S ISLAND ZONING MAP AMENDMENT/REZONING REQUEST FOR R200 019 000 013A 0000 (0.21 ACRES AT 391 SEA ISLAND PARKWAY) FROM T2-RN (RURAL NEIGHBORHOOD) TO T2-RC (RURAL CENTER); OWNER: CAVU HOLDINGS, LLC/ APPLICANT: STAFF (TO CORRECT A MAPPING ERROR)

Mr. Merchant briefed the Commission that the property was mistakenly zoned T2-Rural Neighborhood (T2-RN) in 2014 when the County adopted the Community Development Code. The property is located in the Eustis community (between the Lady's Island airport and Chowan Creek bridge) on Lady's Island at the corner of Sea Island Parkway and Hudson Drive. The property was part of the Rural Business Zoning that was created in 2004-2005. He showed a map that indicated the Rural Business Zoning that included the property. There is a 1500-square foot commercial building on the property since 1980. The T2-Rural Center zoning is analogous with the Rural Business zoning, and the property was inadvertently left out of the T2-RC zoning. Staff looked at several strategies including a scrivener's error, but Legal stated that a rezoning was required.

Mr. Semmler noted an error in the staff report where the property should be shown as T2-RN to T2-RC.

Public Comment: None were received.

Motion: Ms. Diane Chmelik made a motion, and Dr. Caroline Fermin seconded the motion, **to recommend approval to County Council on the Lady's Island Zoning Map Amendment / Rezoning Request for R200 019 000 013A 0000 (0.21 acres at 391 Sea Island Parkway) from T2-RN (Rural Neighborhood) to T2-RC (Rural Center) to correct a mapping error.** The motion carried (FOR: Chmelik, Fermin, Hinchler, Mitchell, Pappas, Semmler, and Stewart; ABSENT: Hennelly and Vacancy (St. Helena Island representative)).

SOUTHERN BEAUFORT COUNTY MAP AMENDMENT / OSPREY POINT (MALIND BLUFF) PUD MASTER PLAN AMENDMENT REQUEST FOR R600 013 000 0006 0000 (119.90 ACRES EAST OF HIGHWAY 170, OKATIE); OWNER / APPLICANT: LCP III, LLC / MR. J. NATHAN DUGGINS, AGENT: MR. JOSH TILLER

—AND—

SOUTHERN BEAUFORT COUNTY MAP AMENDMENT / RIVER OAKS (MALIND POINTE) PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN AMENDMENT REQUEST FOR R600 013 000 008C 0000 (+/- 63.54 ACRES EAST OF HIGHWAY 170, OKATIE); OWNER / APPLICANT: BBI HOLDING / MR. ROGER L. SAUNDERS; AGENT: MR. JOSH TILLER

Mr. Merchant briefed the Planning Commission on the history of the Osprey Point PUD property, including a 2008 rezoning that included three properties—Okatie Marsh, Osprey Point and River Oaks, as a unified plan. 284 acres were involved, with 900+ dwelling units, 270,000 square feet of commercial development, 300+ assisted/independent living units, and a nursing home on the River Oaks site. The intent was a master plan of a traditional neighborhood with a walkable community, a mix of housing units with a commercial center, with internal trips captured, and capitalizing on the walkability to the neighboring school. County Council adopted the PUDs in 2008 where the properties were formerly zoned rural. Recession occurred and the properties have changed hands—Okatie Marsh was bought by County's Rural & Critical Land Preservation Program, and

Osprey Point came in for major amendments with a reduction of density and commercial square footage and making it an age-restricted community. The proposed amendment is removing the age restriction concept from the Osprey Point PUD. The River Oaks PUD is being changed from assisted/senior living and a nursing home to all single-family homes which will affect the neighboring school. The Osprey Point applicant has made soil borings and changed the positioning of the homes with a connectivity to River Oaks. Other minor changes include an improvement of a more direct connection with two connections versus one circuitous route. Staff has not received the Traffic Impact Analysis (TIA) that was requested at the September 2017 Commission meeting. Staff believes a conditional approval recommendation could be considered until the County Traffic Engineer reviews and approves the TIA. Other staff concerns include eliminating the right-in/right-out turn based on the County's adopted Access Management Plan, requiring current stormwater best management practices, and adding the verbiage of Mailand Bluff maintaining the abutting 13-acre County park which was part of the last submittal but not the current submittal. Mr. Merchant noted comments by the Beaufort County School District and the Coastal Conservation League that were added to the meeting packet.

Mr. Semmler queried having both projects (Osprey Point and River Oaks PUDs) to be addressed by all parties, and there were no objections from the Commissioners.

Mr. Merchant briefed the Planning Commission on the River Oaks PUD and its history. The existing PUD calls for independent/assisted living, age-restricted, with 118 cottages, 146 apartment units, and a 66-bed nursing facility. The Applicant is converting all into a single-family subdivision of 315 lots, including converting the 66-bed nursing home into single-family homes (not age-restricted). The proposed subdivision will have 30' X 110' and 40' X 110' lots. Staff concerns from the September 2017 proposal include parking, vehicular traffic, and pedestrian safety with the narrower proposed lots. The new proposed layout is more formal, with the perimeter lots being front loaded. Staff current concerns are the missing TIA, the impact of the proposed community to the surrounding properties and Okatie Elementary School, and the stormwater handling that was not addressed.

Commission discussion included the staff's rationale to eliminate the right-in/right-out along Highway 170 and for traffic to use one of the existing roads instead, and the traffic light concerns for Osprey Point.

Applicants Comments:

1. Mr. Lewis Hammet, the attorney representing both applicants, regarding the Osprey Point PUD stated that improvements and long-term maintenance of the abutting County owed park has not been withdrawn and the verbiage will be part of the current proposal. The original Osprey Point was for families and walkability to the school; the applicant is simply returning to the original concept but cutting the density. The applicant will provide for meeting stormwater standards. On River Oaks, it was expected to be age-restricted. He noted that the development agreement states that 330 units were allowed, including single-family units at the developer's discretion. While the footprint looks considerably different, the development agreement language allows for single-family units, it gave flexibility to the developer. Age-restricted was not imposed on the developer. He noted that schools and growth have always been an issue. Having family oriented development next to the school was a good idea to avoid bussing students to the school. The development agreement terms will be discussed with County Council.
2. Mr. Josh Tiller, the applicants' representative and of J.K. Tiller Associates, handed out a couple of pages to the Commission for their convenience. He noted that Mr. Hammet has mentioned a reduction in density from the original 3 PUDs of 1670 units—395 units for Okatie Marsh, 527 units for Osprey Point, 330 units for River Oaks. The proposal is 396 units from 527 for Osprey Point, and 315 units from 330 for River Oaks. Mr. Tiller noted the loss of 395 units from the Okatie Marsh purchase by the County. Mr. Tiller noted that Pulte Developers will be developing Osprey Point. The TIA is being held until Mr. Kinton reviews it. Ms. Bihl, the applicants' transportation consultant, will speak on her TIA. Mr. Tiller noted that family housing, not age-restricted, is being proposed. The active amenities were moved to the central of the property and the river site became a passive park area. The commercial area has the right-in/right-out feature that was in the original PUD and the applicant wants to keep it. The applicant is willing to add the maintenance responsibility verbiage of the abutting County's 13-acre park. (*Commission queries included details of the right-in/right-out whether there would be separate roads, and ad for clarification on the staff's recommendation to eliminate the right-in/right-out feature.*) Mr. Tiller showed the trails and open space plan as part of a power point presentation.

Regarding River Oaks, Mr. Tiller noted that the lot setbacks would be 5 feet on the sides, 10 feet on the rear, and 20 feet on the front. Alleyways were provided for the smaller lots, while the larger lots were front loaded. He noted that the alleyway lots have zero lot lines.

Further Commission discussion included concern with the small rear yard setback, an explanation of the deeper front yard setback for parked cars, and a clarification on the width of the garages.

Public Comment:

1. Ms. Carol Crutchfield, Planning Coordinator with Beaufort County School District, noted School Board Superintendent Dr. Jeff Moss' letter. Okatie Elementary is full. They are concerned with school impact fees and would like to see the fees continued. She noted the 711 single-family units proposed. She is uncertain about the full impact of the development on Okatie Elementary. An easement to the school has been discussed with the developer. She is looking forward to seeing the TIA. Commission discussion included the 87% capacity that included Rose Hill, the district having property at a New River site and the abutting property but lacking funding to develop either, concern with traffic from the current enrollment at Okatie Elementary (the issue being the cars and busses coming from the same entrance/exit), and a proposed walking path from River Oaks/Malind Point and Osprey Point/Malind Bluff to Okatie Elementary School.
2. Mr. Colin Kinton, the County Transportation Engineering Director, stated that he was looking for a TIA of the proposed developments. He noted that it would take a couple of weeks from the receipt of the TIA for him to make his recommendations. Regarding the rationale to eliminate the right-in/right-out feature along Highway 170, Mr. Kinton stated that the County's Access Management Ordinance that was adopted by County Council shows the allowed access points in order to continue the flow of Highway 170 did not include the requested right-in/right-out from Osprey Point. He did note that the TIA on the original PUDs was adopted. However, uses and density issues have caused a need for a new TIA. Mr. Kinton noted that the new regional transportation model includes Jasper County development; the old model did not.
3. Ms. Jennifer Bihl, of Bihl Engineering, the applicant's traffic consultant, noted that Mr. Tiller covered everything. She noted that her calculation uses the 9th Trip Generation edition since the 10th has just come out. A different mix of development is involved with the proposed project.
4. Mr. Joe Dugan, a resident at 254 Cherry Point Road for 25 years, was involved in the original process that took 4 years. There was tremendous resistance because of the bottle neck traffic. Okatie River is compromised. Walking to school is not acceptable. Turning River Oaks from assistant living to single-family housing is a huge change and density will cause traffic from hundreds of homes to dump onto Highway 170. Freshwater is detrimental to the marsh. He noted the earlier comment regarding what about folks wanting to live in a rural area. As a resident in Cherry Point he is trapped by the lighted intersection on Cherry Point Road and further down at the intersection of Highways 278 and 170. The homes will be built in my backyard—they are too close to my home.
5. Mr. Shawn Custer addressed the River Oaks plan. He believes it a step in the right direction toward affordable housing. He is a business and homeowner. There was only 1 affordable housing project he could purchase into. He noted hundreds of commuters coming into Beaufort County due to the lack of affordable housing. Businesses need these homes. If this is affordable housing, this is exactly what is needed. It's impossible to find affordable housing. He supports this plan that is very needed.
6. Ms. Jane Hornburger, a new resident in Bluffton from Hilton Head, moved into housing next to May River School. She noted that existing children would go from renters to homeowners. She noted that this community will help, not tax, the school. She believes the children are already being serviced by the school.
7. Ms. Allison Melton, a realtor in Bluffton, has a child attending a Bluffton school. She noted that she has families that are not ready to purchase the surrounding developments such as Oldfield and River Bend. Families are desperate to purchase in the area. She noted taking her child to school on golf cart. Highway 170 is growing.
8. Ms. Julie Forton, a Cherry Point resident, realizes growth happens. Her children went to Okatie Elementary. There have been numerous accidents on Highway 170. She would not let her children walk to school. There is a growing population of retirement people. Assisted living is desperately needed. She urges catering to the different ages. An age-restricted development will not impact the roads as much. She believes the proposed project will negatively affect waterways.
9. Mr. Terry Lassiter, a resident at 146 Cherry Point Road, noted the history including the impact fees involved. Adding another lane because of the traffic impact is costly. He is touch by the affordable housing issue. He queried if the tax money has been taken from the USC-Beaufort development. He disagrees with the numbers. Cherry Point was a quaint little fishing village; he doesn't want his quality of life messed up. If it can be guaranteed, then he will get on board. He believes Okatie River has been shut down—he blames

the Oldfield Subdivision. He noted that the PUD documentation was received with a short turn around by Council. He urges leaving the Cherry Point area out of the development.

10. Ms. Kathy Scott, a 35-year Cherry Point resident, noted the affordable housing home size and cost were missing. She is a real estate broker. She was a business owner on Hilton Head. By paying top dollar, she obtained loyal workers. She gave Kudos on requiring a TIA. She asked about considering the development in the adjoining counties; and suggests all traffic going out of Pritchard Point Road instead of Cherry Point Road. She emphasized the age-restricted population in the original plan. She asks for a compromise with the Cherry Point residents.
11. Ms. Juanita DeGregorio stated she was from the Bronx and there were other options for homeownership such as getting a roommate, Section 8, etc.

Additional Commission discussion included a clarification on affordable housing and work-force housing (*Mr. Merchant noted that affordable housing were those who have 80% of the median income, work-force housing are those who are within 80 to 120% of the median income. He noted that the applicants have labeled 40 units as affordable housing.*), noting the affordable housing units being reduced from 45 to 40 because of the suggested back alleys, a clarification on the density approved under the old ordinance, proposed ordinance not consistent with CDC, Oyster Bluff fencing versus 10-foot rear buffer, concern with using the 9th Trip Generation edition instead of the latest 10th edition, concern with not having the TIA despite the two-month timeframe from the last meeting in September to this December meeting, a clarification on commission voting options for these projects, desiring a denial recommendation, concern with impairment of the river, concern with overloading the school, concern with PUD handling by Commission, the details of the first Osprey Point amendment, the statistics of original PUDs and the proposed PUD amendments, noting the two separate applicants/owners for each PUD, and the non-receipt of the TIA from the applicants.

Motion: Mr. Robert Semmler made a motion to recommend approval to County Council on the Southern Beaufort County Map Amendment / Osprey Point (Malind Bluff) Planned Unit Development (PUD) Master Plan Amendment Request for R600-013-000-0006-0000 (119.90 acres east of Highway 170, Okatie) with the following conditions:

- incorporate the Beaufort County Stormwater Best Management Practice (BMP) Manual into the plan;
- conduct a Traffic Impact Analysis (TIA) using the regional transportation model; and
- include the verbiage where the County's abutting 13-acre park will be maintained by Malind Bluff.

Discussion on the motion included amending the motion to require using the 10th Trip Generation edition instead of the 9th edition that was used and to request an exemption to the Access Management Ordinance to allow the proposed right-in/right-out feature along Highway 170. Mr. Jason Hincer seconded the motion. The motion **failed** (FOR: Hincer, Mitchell, and Semmler; AGAINST: Chmelik, Fermin, Pappas, and Stewart; ABSENT: Hennelly; VACANCY: St. Helena Island representative).

Motion: Mr. Robert Semmler made a motion to County Council to recommend approval to County Council on the Southern Beaufort County Map Amendment / River Oaks (Malind Pointe) Planned Unit Development (PUD) Master Plan Amendment Request for R600-013-000-008C-0000 (+/- 63.54 acres east of Highway 170, Okatie) with the following conditions:

- incorporate the Beaufort County Stormwater Best Management Practice (BMP) Manual into the plan; and
- conduct a Traffic Impact Analysis (TIA) using the Lowcountry regional transportation model.

Mr. Ed Pappas seconded the motion. Discussion on the motion included the lack of a TIA. The motion **failed** (FOR: Semmler; AGAINST: Chmelik, Fermin, Hincer, Mitchell, Pappas, and Stewart; ABSENT: Hennelly; VACANCY: St. Helena Island representative).

Commission discussion over the above motions resulted in the following motions.

Motion: Mr. Semmler made a motion, and Dr. Caroline Fermin seconded, to recommend denial to County Council on the Southern Beaufort County Map Amendment / Osprey Point (Malind Bluff) Planned Unit Development (PUD) Master Plan Amendment Request for R600-013-000-0006-0000 (119.90 acres east of Highway 170, Okatie). The motion **carried** (FOR: Chmelik, Fermin, Mitchell, Pappas, and Stewart; AGAINST: Hincer and Semmler; ABSENT: Hennelly; VACANCY: St. Helena Island representative).

Motion: Mr. Semmler made a motion, and Mr. Jason Hinchler seconded, to recommend denial to County Council on the Southern Beaufort County Map Amendment / River Oaks (Malind Pointe) Planned Unit Development (PUD) Master Plan Amendment Request for R600-013-000-008C-0000 (+/- 63.54 acres east of Highway 170, Okatie). The motion carried (FOR: Chmelik, Fermin, Hinchler, Mitchell, Pappas, and Stewart; AGAINST: Semmler; ABSENT: Hennelly; VACANCY: St. Helena Island representative).

NEW BUSINESS: None were discussed.

OTHER BUSINESS: Mr. Semmler noted that the next regularly scheduled Planning Commission meeting would be on Thursday, January 4, 2018.

ADJOURNMENT: Motion: Dr. Caroline Fermin made the motion, and Ms. Chmelik seconded the motion, to adjourn the meeting. The motion carried (FOR: Chmelik, Fermin, Hinchler, Mitchell, Pappas, Semmler, and Stewart; ABSENT: Hennelly; VACANCY: St. Helena Island representative). Mr. Semmler adjourned the meeting at approximately 8:54 p.m.

SUBMITTED BY:

Barbara Childs, Administrative Assistant to the Planning Director

Robert Semmler, Beaufort County Planning Commission Chairman

APPROVED: January 4, 2018

*Note: The video link of the December 4, 2017, Planning Commission meeting is:
http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=3559*



MEMORANDUM

TO: Beaufort County Planning Commission
FROM: Robert Merchant, Interim Planning Director
DATE: December 22, 2017
SUBJECT: Proposed Street Renaming on Port Royal Island from Crystal Street to Watch Point

A. BACKGROUND:

Case No. MISC 2017-17
Parcels: R100-13-13, -13A, -13B, -13C and -14 (5 parcels)
Current Name: Crystal Street
Proposed Name: Watch Point
Owner/Applicant: River Watch HOA/James F. and Pamela B. Love
Contact/Agent: Kevin Johnson, Agent

B. STAFF REVIEW

A request for a street renaming has been submitted to the Community Development Department for consideration. Crystal Street is a County paved road located off McNeal Circle and becomes an unpaved, private road at the River Watch subdivision in the Seabrook-Stuart Point Residential (SSPR) zoning district on Port Royal Island (see attached map). The applicant is requesting approval of the street change name for the portion of Crystal Street within the River Watch Point subdivision. The street name change petition is signed by the owners of the five (5) parcels within the River Watch subdivision that touch Crystal Street, and are represented by an agent, which meets the minimum requirement for submittal of this request.

Section 7.2.100.D of the Community Development Code establishes the following standards for review of a street renaming request:

- 1. Road renaming requests after individuals for any collector or higher order street should be reserved for individuals whose contribution has been of notable significance to the citizens off Beaufort County;**

The proposed street name is not an individual's name.

- 2. Duplication or near duplication of street names is not permitted;**

The proposed street name is not a duplication or near duplication of another street name as verified by the Beaufort County E-911 Addressing Center.

3. Use of numbered (e.g., 1st) or lettered (e.g., “A”) names and complicated, lengthy, offensive, or unconventionally spelled words or phrases are not permitted; and

The proposed street name meets this standard.

4. Street names shall be consistent with the historical or physiographical features of the local area in which the street name exists.

The name “Watch Point” refers to the “River Watch Point” subdivision name and makes reference to passages from the Bible. The County 911 addressing center will no longer allow street names to have the name “River” as part of a street name, so a portion of the subdivision name is in the street renaming request.

C. STAFF RECOMMENDATION

After review of the standards set forth in Section 7.2.100.D of the Community Development Code, staff recommends approval of the street name change for the portion of this road within the River Watch Point subdivision from Crystal Street to Watch Point.

D. ATTACHMENTS

- Street Name Change Petition
- Map of Affected Properties
- List of Affected Property Owners
- Photo Summary



Beaufort County Sheriff's Office

E - 911 Addressing

Law Enforcement Center - P.O. Drawer 1758

Beaufort, SC 29901

Phone: (843) 255-4017 Fax: (843) 255-4008

Road Name Request Form

Date 2017-07-21

We, the undersigned property owners, request that our access be named: Watch Pt

Watch Point

The Road is located in Seabrook Island/Township, near the intersection of Crystal St

and Mcneal Cir in the County of Beaufort, in the State of South Carolina.

Name of Property Owner(s)	Parcel Tax ID Number	Legal Signature	Telephone Number
Karen Harmon	R100 013 000 013B 0000	<i>Karen Harmon</i>	803-422-3710
Ernest Ashley	R100 013 000 0014 0000		
James Love	R100 013 000 013C 0000		
James Love	R100 013 000 013A 0000		
Kenny Colbert	R100 013 000 0013 0000	<i>Kenny Colbert</i>	704-942-7313

Contact: Kenny Colbert 8723 Ledbury Court 704-942-7313
 Name Address Huntersville, NC Telephone

PLEASE NOTE:

1. This petition requires the signatures of fifty-one percent (51%) of all property owners whose parcels touch the road being petitioned for naming.
2. If two or more persons own the same parcel, only one name will count towards the 51% calculation.
3. Only one signature is allowed per parcel owner. If one or more persons own two or more parcels touching the road, only one signature is counted.
4. Only the trustee may sign for parcels listed as heirs property.

If you have any questions, please call the County E-911 Addressing Center before submittal of the petition.

Professionally we serve; Personally we care!



Beaufort County Sheriff's Office

E - 911 Addressing

Law Enforcement Center - P.O. Drawer 1758
Beaufort, SC 29901
Phone: (843) 255-4017 Fax: (843) 255-4008

Road Name Request Form

Date 2017-07-21

We, the undersigned property owners, request that our access be named: Watch Point
The Road is located in Seabrook Island/Township, near the intersection of Crystal St
and Mcneal Cir in the County of Beaufort, in the State of South Carolina.

<u>Name of Property Owner(s)</u>	<u>Parcel Tax ID Number</u>	<u>Legal Signature</u>	<u>Telephone Number</u>
Karen Harmon	R100 013 000 013B 0000		
Ernest Ashley	R100 013 000 0014 0000		
James Love	R100 013 000 013C 0000		<u>203-856-6670</u>
James Love	R100 013 000 013A 0000		<u>15</u>
Kenny Colbert	R100 013 000 0013 0000		
Pam Love		PAM LOVE	203 273 4097

Contact: Jim Love
Name 17 Shipway Rd Daner Address 203-856-6670 Telephone

PLEASE NOTE:

1. This petition requires the signatures of fifty-one percent (51%) of all property owners whose parcels touch the road being petitioned for naming.
2. If two or more persons own the same parcel, only one name will count towards the 51% calculation.
3. Only one signature is allowed per parcel owner. If one or more persons own two or more parcels touching the road, only one signature is counted.
4. Only the trustee may sign for parcels listed as heirs property.

If you have any questions, please call the County E-911 Addressing Center before submittal of the petition.

Professionally we serve; Personally we care!





Map Layers US Street Map County Base Map 2017 Aerial

CRYSTAL ST
Owner: PRIVATE
Surface Type: UNPAVED
State #:
Zoom to

Enhanced Search
Features Selected: 7 Zoom Clear
State #:
CRYSTAL ST
Owner: PRIVATE
Surface Type: UNPAVED
State #:
CRYSTAL ST
Owner: COUNTY
Surface Type: PAVED
State #:

Search Results

50 m 300 ft

POWERED BY esri

**PROPERTY OWNERS OF RIVER WATCH POINT SUBDIVISION AFFECTED BY
STREET RENAMING FROM CRYSTAL STREET TO WATCH POINT
(STUART POINT-SEABROOK AREA, PORT ROYAL ISLAND)**

PIN_	Owner1	MailingAdd	City	State	ZIP
R100 013 000 0014 0000	ASHLEY ERNEST P III / DEITRA W	1008 RALPH COUNTS RD	LITTLE MOUNTAIN	SC	29075
R100 013 000 013B 0000	HARMON KAREN HERRING	415 PAIGE POINT BLF	SEABROOK	SC	29940
R100 012 000 0022 0000	LOPEZ JUAN JOSE & SALES ROMELIA	183 JOE FRAZIER RD	BEAUFORT	SC	29906
R100 012 000 0083 0000	LOVE JAMES F PAMELA B JTROS	17 SHIPWAY RD	DARIEN	CT	06820
R100 013 000 013C 0000	LOVE JAMES F PAMELA B JTROS	17 SHIPYARD RD	DARIEN	CT	06820
R100 012 000 0010 0000	W H MCLEOD & SON - SOUTH LLC	PO BOX 300	SEABROOK	SC	29940
R100 012 000 0088 0000	WHITE JANET S	402 SALUDA FERRY RD	COLUMBIA	SC	29212

PHOTO SUMMARY OF STREET RENAMING OF A PORTION OF CRYSTAL STREET WITHIN RIVER WATCH POINT SUBDIVISION TO WATCH POINT, STUART POINT-SEABROOK AREA, PORT ROYAL ISLAND

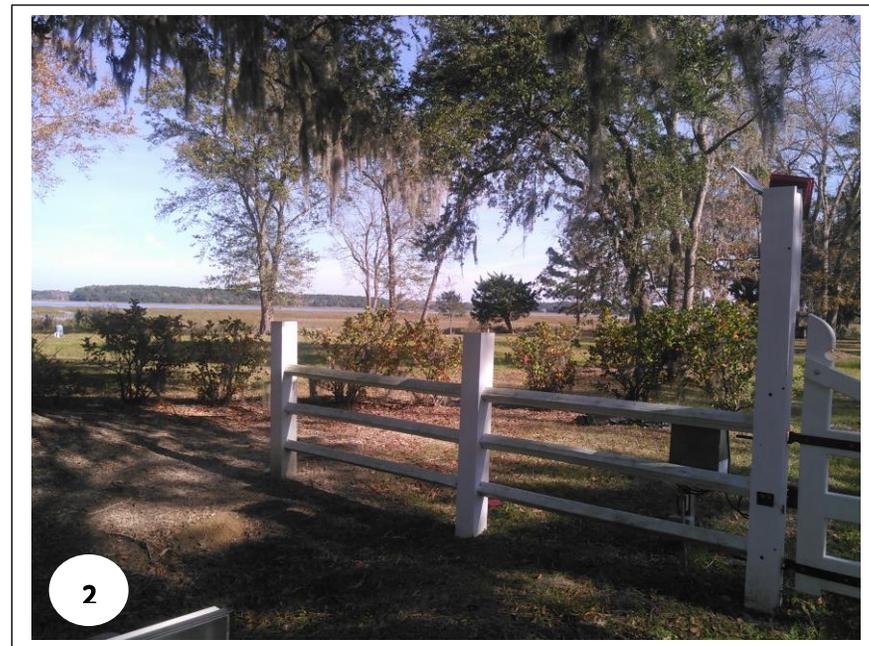
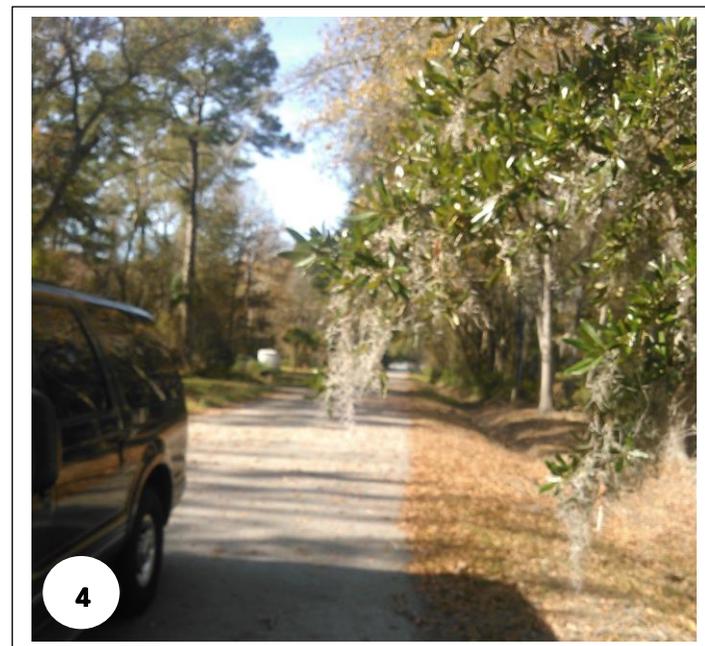


Photo Descriptions:

- 1. Facing East: Automatic entry gates to River Watch Point Subdivision (S/D)
- 2. Facing North: View of distant Whale Branch River & entry gate of River Watch Point S/D
- 3. Facing South: Gravel portion of Crystal Street within River Watch Point S/D
- 4. Facing West: Paved portion of Crystal Street outside of River Watch Point S/D





MEMORANDUM

To: Beaufort County Planning Commission
From: Anthony J. Criscitiello, Community Development Director
Subject: Text Amendment to the Beaufort County Community Development Code (CDC): Article 3, Section 3.3.50 Regional Center Mixed-Use to permit unit-per-unit conversion of Lodging to Multi-Family
Date: January 29, 2018

STAFF REPORT:

A. BACKGROUND:

Case No. ZTA 2018-01
Applicant: Michael Kronimus, KRA Architects
Proposed Text Change: Text Amendment to the Beaufort County Community Development Code (CDC): Article 3, Section 3.3.50 Regional Center Mixed-Use to permit unit-per-unit conversion of Lodging to Multi-Family

B. SUMMARY OF REQUEST:

The Community Development Department was approached by the new owner of Suburban Lodge in Bluffton about the possibility of converting the extended stay hotel into an apartment building. The Suburban Lodge has 150 extended stay units on 3.13 acres. The new owner wanted to convert the hotel unit per unit to efficiency apartments with long-term leases. The property is located in C5 Regional Mixed-Use where both hotels and multi-family are permitted uses. Multi-family, however, has a maximum density of 15 dwelling units per acre. The project was not able to move forward because the unit-per-unit conversion would result in a multi-family development with triple the density than what is permitted in the district.

Proposed Amendment: Staff directed the applicant to consider a text amendment that would allow for hotels that convert to multi-family developments to exceed the maximum permitted density with appropriate conditions attached. The applicant responded with a formal zoning amendment request that allows for a unit-to-unit conversion with the following conditions:

- The hotel shall have been in continuous operation for a minimum of five years.
- To the greatest extent practicable, the site shall be revised to comply with the existing standards for multi-family residential.
- The site shall meet the parking requirements for multi-family residential as established in Article 5, Division 5.5.

The proposed amendment is attached to this report.

Impact on Parking and Transportation: In analyzing the potential impacts of this proposed amendment, staff identified parking as the greatest concern. The Community Development Code only requires hotels to have one parking space per unit, while it requires efficiency apartments 1.25 spaces per unit. Converting from extended stay to permanent residency, there is a greater likelihood of households

having more than one vehicle, and for residents to have visitors. Therefore, any conversion would need to provide adequate parking. Traffic impacts were not a major concern. The change of use would only result in a modest increase in trip generation (6 to 12%). For example, the conversion of an extended stay hotel of 150 units would increase the daily trips from 936 to 998; am Peak hour trips from 72 to 77; and pm peak hour trips from 83 to 93.

C. ANALYSIS: Sec. 7.7.30(C). Code Text Amendment Review Standards. The advisability of amending the text of this Development Code is a matter committed to the legislative discretion of the County Council and is not controlled by any one factor. In determining whether to adopt or deny the proposed text amendment, the County Council shall weigh the relevance of and consider whether, and the extent to which, the proposed amendment:

- 1. Is consistent with the goals, objectives, and policies of the Comprehensive Plan:** The proposed amendment has the potential to introduce multi-family uses in areas dominated by retail and services. The Comprehensive Plan calls for promoting mixed-use development at higher density nodes along major travel corridors. This recommendation is in the Land Use, Affordable Housing (Recommendation 8-7), Economic Development (Recommendation 7-7), Energy (Recommendation 9-2), and Transportation (Recommendation 10-7) Chapters. The objective is to promote quality development that encourages internal trip capture, multiple modes of transportation, a mix of housing (including affordable housing), and energy efficiency.
- 2. Is not in conflict with any provision of this Development Code or the Code of Ordinances:** The Community Development Code only requires hotels to have one parking space per unit, while it requires efficiency apartments 1.25 spaces per unit. This conflict has the potential of creating multi-family sites with inadequate parking.
- 3. Is required by changed conditions:** The proposed amendment provides greater flexibility for a hotel to respond to market conditions.
- 4. Addresses a demonstrated community need:** The proposed amendment has the potential to promote affordable and workforce housing by increasing the supply of efficiency and studio apartments.
- 5. Is consistent with the purpose and intent of the zones in this Development Code, or would improve compatibility among uses and ensure efficient development within the County:** The Regional Center Mixed-Use (C5) Zone currently permits multi-family uses.
- 6. Would result in a logical and orderly development pattern:** See item #5.
- 7. Would not result in adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment:** It is staff's opinion that the natural resource protection, stormwater and performance standards in the CDC will minimize impacts to the environment.

D. RECOMMENDATION: Staff recommends approval.

E. ATTACHMENTS:

- Proposed changes to the CDC
- Application

3.3.50 Regional Center Mixed Use (C5) Zone Standards

A. Purpose

The Regional Center Mixed Use (C5) Zone permits a full range of retail, service, and office uses. The Zone's intensity accommodates regional and community commercial and business activities. Uses include large, commercial activities that serve the entire County and highway-oriented businesses that need to be located on major highways. While this use intends high-quality, commercial character, the setback or build-to-line, landscaping and other design requirements provide a uniform streetscape that makes provision for pedestrian and transit access. The Zone is intended to be more attractive than commercial areas in other counties to maintain the attractive tourist and business environment and have minimal impact on surrounding residential areas. The Zone is not intended to be a strip along all arterials and collectors. In developing areas, the minimum depth of a parcel along an arterial or collector shall be 600'. The minimum zone size shall be 20 acres. In the older, built-up areas, new uses shall have depths and areas equal to or greater than similar uses in the area. This Zone shall be located in areas designated "regional commercial" in the Comprehensive Plan.

B. Building Placement

Setback (Distance from ROW/Property Line)

Front	25' min.
Side:	
Side, Main Building	15' min.
Side, Ancillary Building	15' min.
Rear	10' min.

Lot Size

Lot Size	21,780 SF min.
Width	150' min.

Note:

For development within a Traditional Community Plan meeting the requirements of Division 2.3, setback, minimum lot size and minimum site area requirements of the transect zone established and delineated on the regulating plan shall apply.

C. Building Form

Building Height

All Buildings	3 stories max.
Ground Floor Finish Level	No minimum

D. Gross Density¹ and Floor Area Ratio

Density	15.0 d.u./acre max. ²
Floor Area Ratio ^{2,3}	0.37 max.

¹Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F)

²Lodging that is converted unit per unit to multi-family residential may exceed maximum density with the following conditions:

1. The hotel shall have been in continuous operation for a minimum of five years.
2. To the greatest extent practicable, the site shall be revised to comply with the existing standards for multi-family residential.
3. The site shall meet the parking requirements for multi-family residential in Article 5, Division 5.5.

^{2,3}Requirement applies to non-residential buildings.

E. Parking

Required Spaces: Residential Uses

Single-family detached	3 per unit
Single-family attached/duplex	2 per unit
Multi-family units	1.25 per unit
Accessory dwelling unit	1 per unit
Community residence	1 per bedroom
Live/work	2 per unit plus 1 per 300 GSF of work area

Required Spaces: Services or Retail Uses

Retail, offices, services	1 per 300 GSF
Restaurant, café, coffee shop	1 per 150 GSF
Drive-through facility	Add 5 stacking spaces per drive-through
Gas station/fuel sales	1 per pump plus requirement for retail
Lodging: Bed and breakfast	2 spaces plus 1 per guest room
Lodging: Inn/hotel	1 per room

Required Spaces: Industrial Uses

Light manufacturing, processing and packaging	1 per 500 GSF
Warehousing/distribution	1 per 2,000 GSF

For parking requirements for all other allowed uses see Table 5.5.40.B (Parking Space Requirements).

9. Explanation (continue on separate sheet if needed): PLEASE SEE ATTACHED DESCRIPTION.

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 (see Item 5 on page 1 of 2) Date January 16, 2018
Printed Name: MICHAEL W. KRONIMUS Telephone Number: 843.815.2021
Address: 7 JOHNSTON WAY SUITE 2A, BLUFFTON, SC 29910
Email: MWK@KRASC.COM
Agent (Name/Address/Phone/email): (ABOVE)

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: _____ Date Posting Notice Issued: _____
(place received stamp below) Application Fee Amount Received: _____
Receipt No. for Application Fee: _____

I. Introduction

In accordance with Beaufort County Community Development Code, the applicant is submitting an application for consideration of a text amendment. The proposed text amendment provides a solution to specific properties that have been affected due to the recent enactment of the new Community Development Code. These such properties, which are now under a new zoning classification, may not meet the new standards as previously allowed. This text amendment would be titled as follows:

- Existing Hotel conversion to Apartment (Zones C4&C5)
 1. Unit to Unit conversion (1 to 1) from Hotel to Apartment.
Currently the dwelling units are capped at 12du/acre for C4 and 15du/acre for C5. This would allow a (1 to 1) unit conversion.
 2. The Hotel shall have been an active use for at least five years.
 3. Site must be brought into compliance to the maximum extent feasible.
 4. Parking requirements of the CDC shall be met.

II. Code Text Amendment Review Standards

1. Is consistent with the goals, objectives, and policies of the Comprehensive Plan:

This proposed text amendment is in line with the goals, objectives and policies of the comprehensive plan in that the Proposed Use is already allowed in the Proposed Zone. Hotels are allowed in only (4) Zones (T4HCO, T4NC, C4 & C5). In both the T4HCO and T4NC zones there are not dwelling unit caps on multifamily of hotel use. C4 & C5 have multifamily caps to sway more commercial development in these locations rather than multifamily. These are existing developed properties that would like to conform to the new community development code but still currently meet all goals, objectives and policies.

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

Under this Development Code, Hotel and Apartment Use are allowed in both zones. Parking standards have been set as well as setbacks, buffers, etc. The only provision that is in conflict is the cap on density units for the project.

3. Is required by changed conditions:

The requirement for changed conditions settles with the fact that the Beaufort County Community Development Code has recently been amended and approved over the previous ZDSO document in which subject projects were constructed.

4. Address a demonstrated community need:

There are numerous existing hotel locations throughout Beaufort County which could most likely be converted in the near future to apartments. There is a need for Affordable Housing options in many locations as well. With the lack of consistent public transportation, these hotels that are on dense commercial sites, with proximity to major thoroughfares, bodes well for pedestrian traffic to and from these locations. Traffic can be reduced as well as trip generation based on the ability for pedestrian connectivity.

5. Is consistent with the purpose and intent of the zones in this Development Code, or would improve compatibility among the uses and ensure efficient development within the County:

As previously stated, both Hotel and Apartment Use are allowed in these Zones. T4HCO and T4NC have no dwelling unit maximum capacity in the current ordinance. The ability to allow for C4 and C5 to match unit for unit density would improve compatibility amongst the uses and ensure efficient development.

6. *Would result in a logical and orderly development pattern:*

Both uses are already allowed in the current zones so orderly development patterns are already met within the County standards provided. Both uses are higher density uses and are compatible with each other.

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

The projects and buildings are existing and would not lead to further construction or disruption in the land. All of the above have been met already with the existing project scope. Any additions that would be required would stem from additional parking requirements. These proposed projects would not result in adverse impacts on the natural environment.

I believe this concludes the application for the Text Amendment. Please let me know if you have any further questions or comments.

Sincerely:



Michael W Kronimus

KRA architecture & design