



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

Members:

Robert Semmler, Chairman
Randolph Stewart, Vice Chairman
Diane Chmelik
Caroline Fermin
Kevin Hennelly
Jason Hinchler
Cecily McMillan
Harold Mitchell
Ed Pappas

PLANNING COMMISSION
MONDAY, MARCH 4, 2019, 6:00 P.M.
COUNCIL CHAMBERS
COUNTY 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, Administration Building, Room 115
2. REGULAR MEETING – 6:00 P.M.
Council Chambers, Administration Building
3. CALL TO ORDER – 6:00 P.M.
4. PLEDGE OF ALLEGIANCE
5. CITIZEN COMMENTS
6. REVIEW OF MEETING MINUTES FROM JANUARY 7, 2019 ([backup](#))
7. CHAIRMAN'S REPORT
8. **SOUTHERN BEAUFORT COUNTY MAP AMENDMENT / REZONING REQUEST FOR R600 022 000 011A 0000 (4.25 ACRES AT 175 FORDING ISLAND ROAD, BLUFFTON, SC, FROM T2R RURAL TO C5 REGIONAL CENTER MIXED USE; APPLICANT: LAURA LEWIS ([backup](#))**
9. NEW/OTHER BUSINESS:
 - A. NEW BUSINESS: COMPREHENSIVE PLAN - UPDATE
 - B. OTHER BUSINESS: NEXT SCHEDULED REGULAR PLANNING COMMISSION MEETING: MONDAY, APRIL 1, 2019, 6:00 P.M., COUNCIL CHAMBERS, COUNTY ADMINISTRATION BUILDING, 100 RIBAUT ROAD, BEAUFORT, SOUTH CAROLINA
10. ADJOURNMENT





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The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Monday, January 7, 2019, at the Bluffton Library, 120 Palmetto Way, Bluffton, South Carolina.

Members Present:

Mr. Robert Semmler, Chairman	Dr. Caroline Fermin	Ms. Cecily McMillan
Mr. Randolph Stewart, Vice Chairman	Ms. Diane Chmelik	Mr. Kevin Hennelly
Mr. Jason Hinchler	Mr. Ed Pappas	

Member Absent: Mr. Harold Mitchell

Staff Present:

Mr. Eric Greenway, Community Development Director
Mr. Robert Merchant, Assistant Community Development Director
Ms. Melissa Peagler, Long-range Planner
Ms. Diane McMaster, Senior Administrative Specialist

CALL TO ORDER: Chairman Robert Semmler called the meeting to order at 6:07 p.m.

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

Chairman Semmler made a motion to revise the Agenda to include, after review of the December 2018 meeting minutes, election of a new Chairman and Vice Chairman for 2019. Mr. Ed Pappas seconded the motion. The motion carried (**FOR: Semmler, Fermin, McMillan, Stewart, Chmelik, Hennelly, Hinchler, and Pappas; ABSENT: Mitchell**).

REVIEW OF MEETING MINUTES: The Commissioners reviewed the December 3, 2018, minutes. **Motion:** Dr. Caroline Fermin made a motion to accept the minutes as written, and Ms. Diane Chmelik seconded the motion. The motion carried (**FOR: Semmler, Fermin, McMillan, Stewart, Chmelik, Hennelly, Hinchler, and Pappas; ABSENT: Mitchell**).

ELECTION OF NEW CHAIRMAN AND VICE CHAIRMAN FOR 2019: Chairman Semmler asked for nominations for 2019 Chairman and Vice Chairman. Ms. Caroline Fermin nominated Mr. Robert Semmler for Chairman and Mr. Randolph Stewart for Vice Chairman of the Planning Commission for 2019, and Mr. Jason Hinchler seconded the nominations. There was unanimous agreement for both nominations.

Chairman Semmler noted for the record that Diane McMaster was appointed secretary for the 2019 Planning Commission.

CHAIRMAN'S REPORT: Clemson is playing tonight at 8:00.

PUBLIC COMMENT ON NON-AGENDA ITEMS: Mr. Chuck Newton, Sea Island Coalition, expressed concern over tonight's meeting location due to a large number of Lady's Island citizens wanting to participate in discussion regarding the Lady's Island Plan 2018.

NEW/OTHER BUSINESS:

- **NORTHERN BEAUFORT COUNTY MAP AMENDMENT: T3 NEIGHBORHOOD TO T4 HAMLET CENTER OPEN (PARCELS R200 015 000 0310 0000, R200 015 000 0308 0000, R200 015 000 302A 0000). THE PROPERTIES ARE LOCATED AT 5, 7, AND 9 KATY CIRCLE ON LADY’S ISLAND; APPLICANT: THOMAS KOLEN**

A copy of Mr. Kolen’s handwritten note regarding the parcels in question was distributed to all Commission members. Mr. Kolen, nor his Agent representative, was present at the meeting. Ms. Melissa Peagler, Beaufort County Long range Planner, voiced staff concerns regarding increased traffic and the possibility of changing the personality of the neighborhood should the rezoning request be approved. Mr. Jason Hinchler made a motion to approve the rezoning request, and the Commission members present voted unanimously to reject the request.

It was reported that the Lady’s Island Preservation Board reached a tie vote regarding the Katy Circle rezoning request which constitutes a denial.

Chairman Semmler requested a brief moment to introduce/specify district representation regarding the Planning Commission members present: Cecily McMillan – Northern Beaufort County St. Helena; Ed Pappas – Southern Region; Caroline Fermin – Port Royal; Randolph Stewart – South of the Broad Southern Region; Robert Semmler – St. Helena At Large; Diane Chmelik – Callawassie Island South of the Broad; Kevin Hennelly – Bluffton South of the Broad; Jason Hinchler – Lady’s Island

- **SOUTHERN BEAUFORT COUNTY MAP AMENDMENT / REZONING REQUEST FOR R600 040 000 0448 0000 (5.09 ACRES ON SOUTH SIDE OF STROUP LANE RD) APPROX 475 FEET EAST OF BURNT CHURCH RD FROM T3 HAMLET NEIGH TO T2-RURAL CENTER; APPLICANT: NANCY HOWES**

Staff is recommending an area-wide rezoning vs spot zoning as the T2-Rural Center allows for a mixed use environment which would be a better fit overall. It was noted that Lost Hollow Business Park and Sabrina Square fall within the noted area, and all property owners have been notified regarding the pending rezoning request. Sabrina Associates LLC submitted a letter dated December 19, 2018, stating their support for Mr. Howes’ request and requesting a T2-Rural Center rezoning for their property as well. Beaufort County staff notified the Town of Hilton Head and Town of Bluffton regarding this request and by letters dated January 4, 2019, the Town of Hilton Head Island and Town of Bluffton stated their general support for the area-wide rezoning approach with the Town of Hilton Head noting “concerns regarding dirt road access and the potential creation of non-conforming uses.”

Residents of the area in question were present and voiced their support for the area-wide rezoning to T2-Rural Center. Those who spoke in favor of the rezoning follow: Ms. Nancy Howes, Mr. Charles Stewart, Mr. Drew Benningfield, Ms. Marty Goldson, Mr. Preston Miller, and Mr. Daniel Miller.

Mr. Eric Greenway, Beaufort County Community Development Director, explained that Beaufort County followed all State notification requirements/procedures years ago when some properties in the area being discussed were down zoned. He also noted that the Community Development Code works against a non-conforming use or grandfathered land use status. By making the requested change discussed today, the County cannot guarantee 100% non-conforming use compliance.

Mr. Robert Merchant, Beaufort County Community Development Deputy Director recommended sending the Stroup Lane rezoning request to County Council as an area-wide request, not one property. Mr. Kevin Hennelly made a motion to approve staff's area-wide rezoning recommendation, and Mr. Jason Hincer seconded the motion. The motion carried unanimously.

- **SOUTHERN BEAUFORT COUNTY MAP AMENDMENT / REZONING REQUEST FOR R600 032 000 0005 0000 (2.4 ACRES ON WEST SIDE OF TRIMBLESTON RD) FROM EXISTING PUD SAWMILL FOREST TO T2-R (RURAL); APPLICANT: STAFF**

The property was originally zoned PUD in error. Mr. Edward Durst, son of a property owner north of the property being addressed today, was present and in favor of the change. Ms. Diane Chmelik made a motion to approve the staff-generated request, and Dr. Caroline Fermin seconded the motion. There was unanimous support for the motion.

- **LADY'S ISLAND PLAN 2018** (Mr. Robert Merchant)

- **Why Plan For Lady's Island**

High visibility developments triggered widespread concern over a possible decline in the natural environment, growing traffic congestion and the effect on quality of life, inadequate infrastructure, a lack of organized management regarding future growth in general, a lack of development process transparency, and the nonexistence of a multi-jurisdictional plan. All factors warranted a large-scale plan and the Lady's Island Steering Committee, among others, were tasked with the intricate process. To date, there have been two (2) public meetings and two (2) online surveys in an attempt to reach out to all members of the community.

Members of the Lady's Island Steering Committee: Bob Semmler, Beaufort County Planning Commission Chairman; Judy Alling, Metro Planning Commission Port Royal; Paul Butare, LIBPA; Carol Crutchfield, BCSD; Bill Harris, Metro Planning Commission; Caroline Fermin, Beaufort County Planning Commission; Chuck Newton, Sea Island Corridor Coalition; Allen Patterson, Lady's Island Preservation Committee; Kate Schaefer, Coastal Carolina League; James Watson, St. Helena representative; Eric Greenway, Beaufort County Community Development Director; Robert Merchant, Beaufort County Community Development Deputy Director; Libby Anderson, City of Beaufort Director of Planning; Lauren Kelly, City of Beaufort Project Development; Linda Bridges, Town of Port Royal; and Grey Dale, Consultant McBride, Dale, Clarion.

- **What Did We Learn**

There are no alternatives but managed growth in order to protect the natural resources and green infrastructure found in and around Lady's Island. A key component for success also requires an efficient road network. With population growth currently at 2.5% per year, there must be a coordinated effort for a detailed plan amongst Beaufort County, City of Beaufort, and the Town of Port Royal.

- **Plan Recommendations**

1. Vision – a gateway to the sea islands
2. Goals and objectives – quality of place, nature preservation, connectivity
3. Growth boundaries – need for revisions to current boundaries to safeguard rural areas

4. Land use policies – review current policies to address and strengthen all neighborhoods, place restraints on development where sewer infrastructure not yet available, and regulate fill in areas of development
5. Transportation – improve public transportation and networking of roads, create a safer environment for pedestrian and bicycle traffic with more sidewalks, walkable centers, and bicycle lanes, postpone plans for a third bridge
6. Civic engagement – expanded role for Lady’s Island Community Preservation Committee (CPC) and improved public notice / education

• **Next Steps**

The Plan’s success requires a concerted effort on the parts of the Beaufort County Planning Commission and City of Beaufort MPC to adopt and forward to the Beaufort County Natural Resources Committee and Beaufort County Council to define the first steps by Resolution. We also need endorsements from the Town Of Port Royal, Lady’s Island Business Professionals Association (LIBPA), Sea Island Corridor Coalition, and South Carolina Coastal Conservation League. This concurrence at the governmental level will help to establish and implement strong leadership for the Plan.

Mr. Billy O’Neal, a Lady’s Island resident, spoke to those present. He pointed out that the overall concept is good. The problems lie in the details and specifically with the proposed traffic plan.

Dr. Tristan Greenwalt, Lady’s Island Dental, spoke to those present. He is in favor of the Plan in general but has concerns regarding changes to existing traffic patterns and those effects on privately-owned property/road and restricted median access near Lady’s Island Middle School which could impact his business in a negative manner.

Ms. Jean Sulc, a resident of St. Helena Island and Secretary of the Beaufort Aviation Association, spoke to those present. She asked that her presentation be part of the meeting’s official record:

1. County Council should retain the option of extending the Beaufort County Airport Runway.
2. Do not approve a policy or wording, currently in the Lady’s Island Plan, committing County and Beaufort City Council to, “never consider the implementation of the County’s Airports Master Plan of 2011.”
3. Include substitute language: “. . . this Lady’s Island Plan 2018 recommends that any runway extension, of any distance, be evaluated by aviation professionals and economists and be decided by elected Beaufort County and Beaufort City officials in consideration of an extension’s environmental impacts of noise, increased traffic, and economic benefits.”

Mr. Robert Reams, a Lady’s Island resident, is not in favor of rerouting traffic onto Williams Street.

Ms. Carol Ruff, Lady’s Island attorney, lives on Sunset Blvd. Ms. Ruff has strong concerns regarding the proposed changes to current traffic patterns at her home address and restricted medians at Lady’s Island Professional Village.

Mr. Jim Thomas, Tidewatch Owners’ Association, requested that a median restricting access to existing businesses at his complex and changes to current traffic patterns be reconsidered. Business owners must have a voice in this planning process.

Mr. Robert Hendricks spoke to those present. He endorses the concept of the Plan and feels it would be a mistake to advocate the role of moving forward with the Plan to a volunteer group. Mr. Hendricks also reminded everyone that details cannot be achieved at the very beginning of a complex project like this one.

Ms. Candace Thomas expressed concern that a proposed median would block both entrances to the business complex owned by her husband.

Dr. Angela Greenwalt, Lady's Island Dental, expressed concern regarding a proposed median blocking the entrance to her dental practice and the negative impact on medical emergencies where the public could not reach her office in a timely manner.

Mr. Chuck Newton, Sea Island Corridor Coalition, addressed those present and pointed out that we are currently working with a conceptual framework where many DOT hearings will occur prior to any finalized decisions. He is in favor of adopting the Plan and stated there was much more work to be done.

Chairman Semmler asked for a motion adopting the Lady's Island Plan 2018. Mr. Jason Hinchler made a motion, and Ms. Cecily McMillan seconded the motion, to adopt the Plan and move it through the process to Beaufort County Council. Mr. Kevin Hennelly requested the motion be approved under the condition that the Planning Commission continue to add suggestions/feedback to the existing Plan. There was unanimous agreement from the Commission members present.

Mr. Ed Pappas encouraged transparency from all groups who participate in the planning process and commented that civic engagement is necessary for the Plan to continue moving forward.

Other Business: The next regularly scheduled Planning Commission meeting will be Monday, February 4, 2019, 6:00 p.m.

ADJOURNMENT: Chairman Semmler made a Motion to adjourn the meeting at 8:15 p.m. The motion carried (**FOR: Semmler, Fermin, McMillan, Stewart, Chmelik, Hennelly, Hinchler, Pappas; ABSENT: Mitchell**).

SUBMITTED BY:

Diane McMaster, Community Development Senior Admin Specialist

Robert Semmler, Beaufort County Planning Commission Chairman

APPROVED: March 4, 2019

*Note: The video link of the February 5, 2018, Planning Commission meeting is:
http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=3628*



PLANNING DIVISION MEMORANDUM

TO: Metropolitan Planning Commission
FROM: Melissa Peagler, Long Range Planner
DATE: February 22, 2019
SUBJECT: Proposed Beaufort County Community Development Code (CDC) Zoning Map Amendment/Rezoning Request for approximately 4.25 acres at 175 Fording Island Road, Bluffton (R600 022 000 011A 0000) from T2R Rural to C5 Regional Center Mixed Use.

STAFF REPORT:

A. BACKGROUND:

Case No. ZMA-2019-01
Owner/Applicant/Agent: Laura Lewis and Tammy B. Sauter
Property Location: 175 Fording Island Road, Bluffton
District/Map/Parcel: R600 022 000 011A 0000
Property Size: 4.25 acres approximately
Current Future Land Use Designation: Community Commercial
Proposed Future Land Use Designation: Regional Commercial
Current Zoning District: T2R – Rural
Proposed Zoning District: C5 Regional Center Mixed Use

B. SUMMARY OF REQUEST

The subject property consists of 4.25 acres located on Fording Island Road in Bluffton. Currently a residential structure is located on the property. The property is zoned T2R - Rural. The property owner's intentions for the property are unclear at this time. The property is for sell.

C. ZONING MAP AMENDMENT ANALYSIS: Section 7.3.40 of the Community Development Code (CDC) states that a zoning map amendment may be approved if the proposed amendment:

1. **Is consistent with and furthers the goals and policies of the Comprehensive Plan and the purposes of this Development Code:** The current proposed Land Use is community commercial. This zoning is more in line with the Regional Commercial land use designation.
2. **Is not in conflict with any provision of this Development Code, or the Code of Ordinances:** This rezoning is not in conflict with the Development Code or the Code of Ordinances.
3. **Addresses a demonstrated community need:** Due to the amount of traffic on the roadway of Highway 278 (Fording Island Road) and the adjacent Regional Commercial zone and uses, it is unlikely that residential rural uses will continue to be the best use of the property.
4. **Is required by changing conditions:** The area has changed to a Regional Commercial use with the adjacent automobile sales facility.
5. **Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zone and uses for the land.** The proposed rezoning is adjacent to existing C-5 Regional Commercial zoned property.
6. **Would not adversely impact nearby lands.** The addition of this small piece of property into the larger properties that are already being utilized as regional commercial development will not have an adverse impact on nearby lands.
7. **Would result in a logical and orderly development pattern.** The proposed rezoning would result in a logical and orderly development pattern as it is adjacent to C-5 Regional Commercial Zone.
8. **Would not result in adverse impacts on the natural environment – including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.** The proposed rezoning should result in minimal impact on the natural environment. Any additional development of the property will need to be addressed through adherence to the natural resource and stormwater standards in the Community Development Code.
9. **Would result in development that is adequately served by public facilities (e.g. streets, potable water, sewerage, storm water management, solid waste collection and disposal, schools, parks, police, and fire and emergency facilities):** The proposed rezoning would not result in an increase on the public facilities or infrastructure.

D. STAFF RECOMMENDATION

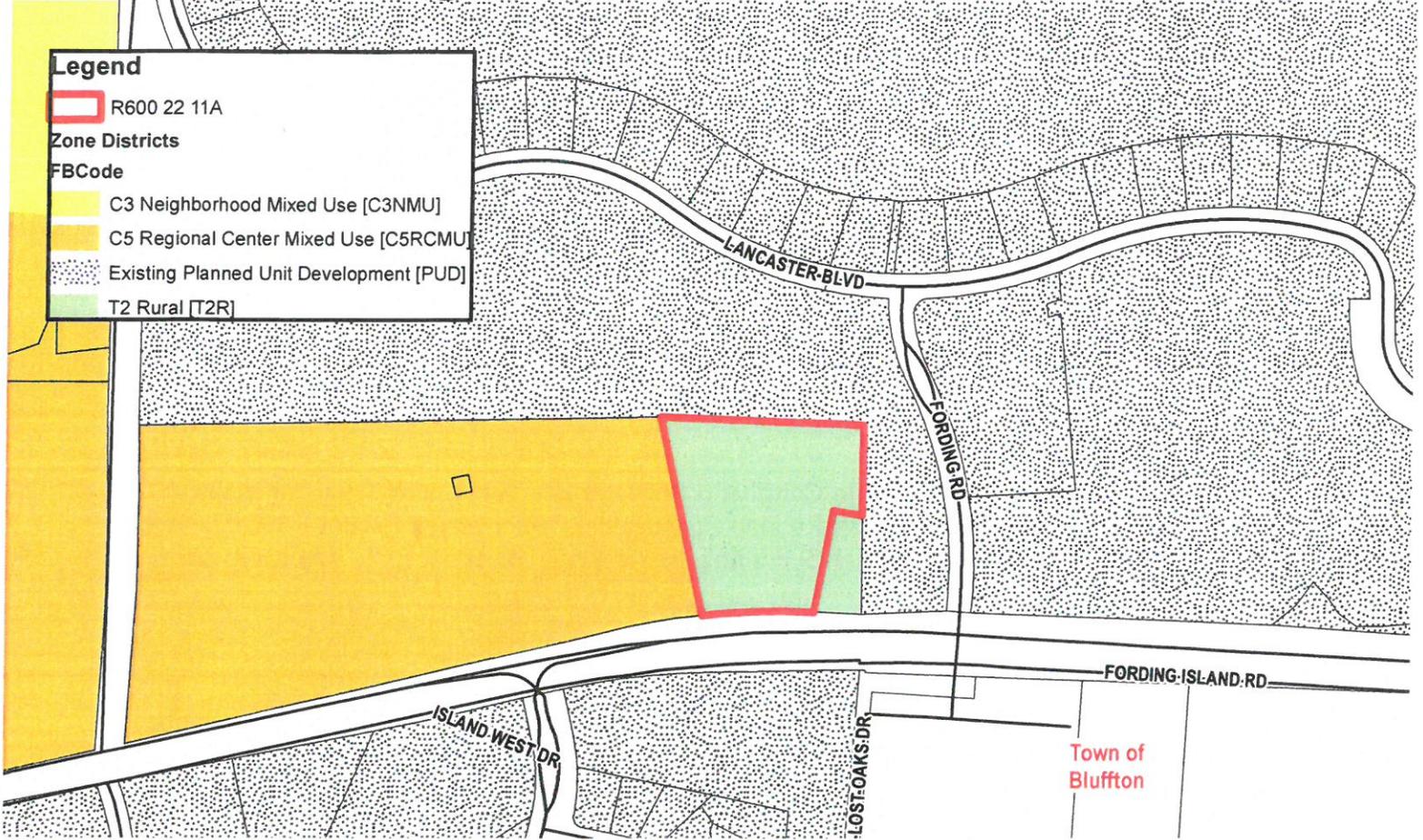
After review of the guidelines set forth in Section 7.3.40 of the Community Development Code, staff recommends that rezoning of the property from T2R Rural to C-5 Regional Commercial. Staff further recommends that the Planning Commission Consider amending the Comprehensive plan to identify the larger area as Regional Commercial verses community commercial due to the current use of the properties in this location.

E. ATTACHMENTS:

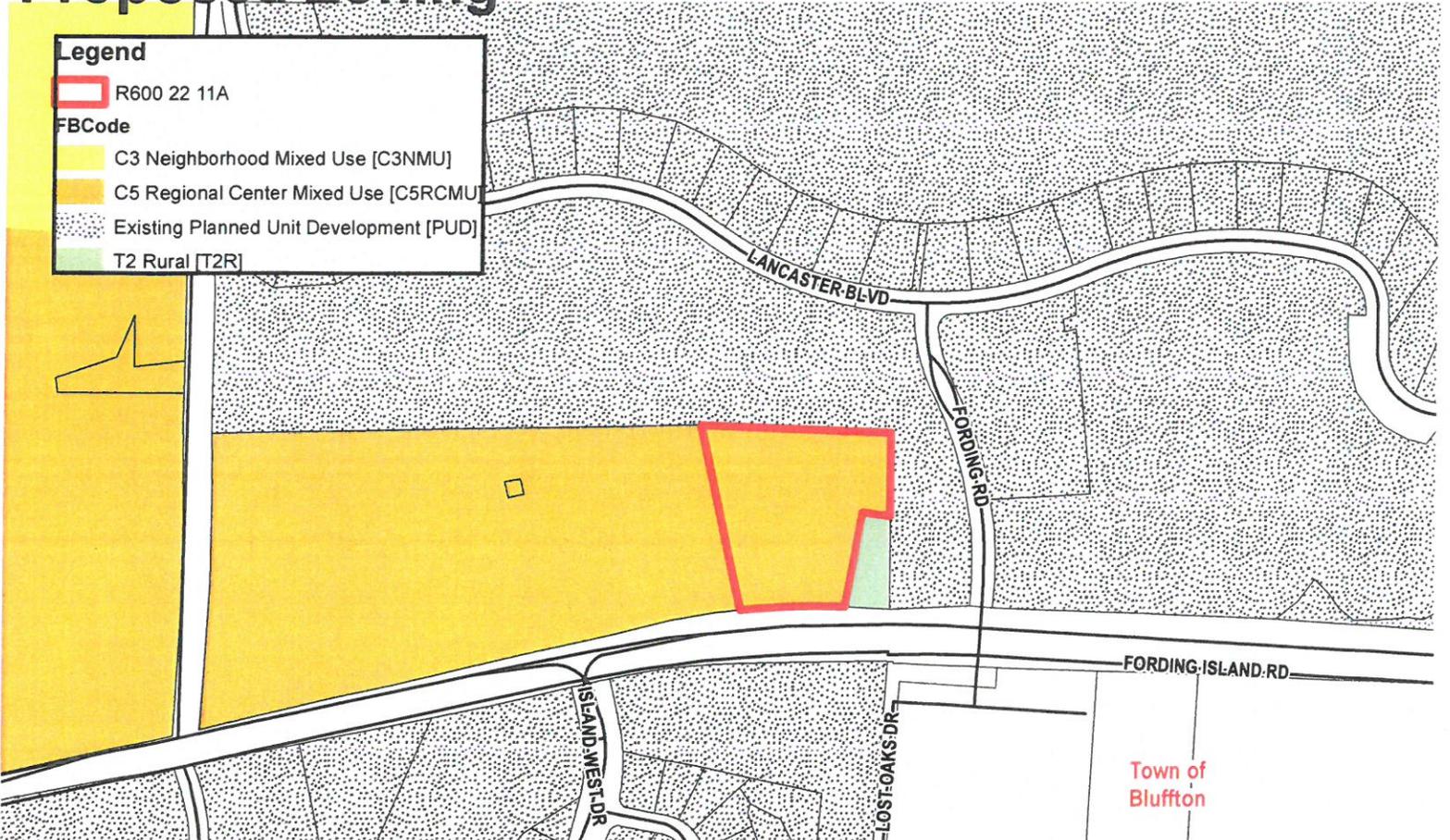
- Before and After Zoning Map of site
- Future Land Use Plan of the Area
- Photographs of the site



Existing Zoning



Proposed Zoning





COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

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February 14, 2019

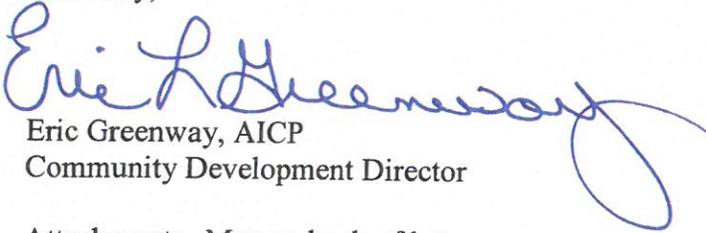
RE: Notice of Public Hearing to Consider a Southern Beaufort County Map Amendment / Rezoning Request from T2R Rural to C5 Regional Center Mixed Use for R600 022 000 011A 0000 (4.25 acres at 175 Fording Island Road, Bluffton, SC); Applicant: Laura Lewis

Dear Property Owner:

In accordance with the Beaufort County Community Development Code, 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 request can be adopted. The meeting will be held on Monday, March 4, 2019, at 6:00 p.m. in Council Chambers, County Administration Building, 100 Ribaut Road, Beaufort, SC.

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 Community Development Department office, Room 115 of the Beaufort County Administration Building. If you have any questions regarding this map amendment/rezoning request, please contact the Community Development Department at (843) 255-2140.

Sincerely,



Eric Greenway, AICP
Community Development Director

Attachment: Map on back of letter

Chapter
4
Land Use

Map 4-7

**Future
Land Use**
Bluffton Area &
Daufuskie Island

- Preserved Land
- Rural
- Air Installation Compatible Use Zone (AICUZ)
- Rural Community Preservation
- Neighborhood / Mixed-Use
- Urban / Mixed-Use
- Community Commercial
- Regional Commercial
- Core Commercial
- Research & Development
- Light Industrial
- Military

2010
Beaufort County
Comprehensive
Plan

