



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

Members Present:

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

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

Staff Present:

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

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

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

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

CHAIRMAN'S REPORT:

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

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

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

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

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

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

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

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

Public Comment: None were received.

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

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

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

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

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

Discussion by the Commission included:

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

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

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

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

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

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

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

SUBMITTED BY:



Barbara Childs, Admin. Assistant to the Planning Director



Robert Semmler, Beaufort County Planning Commission Chairman

APPROVED: July 7, 2016, as written

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