



COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION
BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX
ADMINISTRATION BUILDING, 100 RIBAUT ROAD
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The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Thursday, November 3, 2016, in the Large Meeting Room of the Bluffton Branch Library, 120 Palmetto Way, Bluffton, South Carolina.

Members Present:

Mr. Robert Semmler, Chairman
Mr. Harold Mitchell

Ms. Diane Chmelik
Mr. Ed Pappas

Mr. Jason Hinchler
Mr. Eric Walsnovich

Members Absent: Ms. Caroline Fermin, Mr. Marque Fireall, and Mr. Randolph Stewart

Staff Present:

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

CALL TO ORDER: County Planning Commission Chairman Robert Semmler called the meeting to order at approximately 6:00 p.m.

Mr. Semmler stated that the Planning Commission meeting was at the Bluffton Branch Library where area residents would be able to participate in projects that affect their area. Unfortunately, the Hilton Head National Golf Course rezoning had been withdrawn from tonight's agenda at the request of the applicant's agent to be heard instead at the December 1, 2016, Planning Commission meeting.

PLEDGE OF ALLEGIANCE: Mr. Semmler led those assembled in the Large Meeting Room of the Bluffton Branch Library with the pledge of allegiance to the flag of the United States of America.

REVIEW OF MINUTES: The Commissioners reviewed the September 1, 2016, meeting minutes. Mr. Semmler noted that Mr. Randolph Stewart chaired that meeting while Mr. Semmler was out of country. Mr. Semmler also noted that Mr. Stewart was not present at tonight's meeting because he was starring in a local production "Curtains" that would run for several days. **Motion:** Mr. Ed Pappas made motion, and Mr. Jason Hinchler seconded the motion, **to accept the September 1, 2016, minutes as written.** The motion carried (**FOR: Chmelik, Hinchler, Mitchell, Pappas, and Walsnovich; ABSTAIN: Semmler; ABSENT: Fermin, Fireall and Stewart**).

CHAIRMAN'S REPORT: Mr. Semmler noted that the Commission had worked hard on the Comprehensive Plan chapters that will be discussed at this meeting. He also noted that there are three remaining chapters that the Commission will review—transportation, community facilities, and priority investment.

Mr. Robert Merchant, County Long-range Planner, gave a brief update of the transportation chapter of the Comprehensive Plan. He noted that a transportation engineering consultant was engaged to update the regional transportation model for this region in order to be more current in our Comprehensive Plan. Mr. Merchant noted the chapter would update the committed and planned transportation projects and incorporating the projections from the Regional Transportation Model; recognize the establishment of the Lowcountry Metropolitan Planning

Organization (LATS), its projected annual budget, and its Long Range Transportation Plan recommendations; and revise sections on public transportation, bicycle and pedestrian trails, emergency evacuation, and airports. Mr. Merchant explained the level of services, the areas of failure and congestion, planned projects that were without funding sources, and the Regional Transportation Model that was coordinated with the Lowcountry Council of Governments (LCOG). Mr. Colin Kinton, the County Transportation Engineer, would be present at the Planning Commission when the transportation chapter is discussed. Mr. Semmler asked if storm surge and sea level rise that would impact the roads, specifically the Harbor Island bridge, would be addressed by the chapter. Mr. Merchant noted that

Mr. Merchant noted that the Community Facilities and Priority Investment Chapters remain to be reviewed by the Commission. These two chapters are inter-related. Community Facilities includes sewer and water, public safety, and schools to address population growth. A list of projects will occur and feed into the Priority Investment Chapter and the Capital Improvement Plan. The Planning staff has begun working with the schools

Mr. Semmler noted that last night was one of the best baseball game he has witnessed—the 7th game of the World Series. He would have been happy if either team had won, but he is glad that the (Chicago) Cubs had won.

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

TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE, APPENDIX A, COMMUNITY PRESERVATION DISTRICTS; DIVISION A.7.70.F.3.B, FREE STANDING SIGNS STANDARDS FOR DALE MIXED USE DISTRICT (DMU); APPLICANT: JAMES E. MOORE (TO INCREASE THE MAXIMUM SIGNAGE AREA TO 40 SQUARE FEET) –
This items was withdrawn by the applicant for further work.

TEXT AMENDMENTS TO CHAPTER 5-NATURAL RESOURCES AND CHAPTER 8-AFFORDABLE HOUSING OF THE 2010 BEAUFORT COUNTY COMPREHENSIVE PLAN AS A RESULT OF THE FIVE-YEAR REVIEW OF THE PLAN; APPLICANT: BEAUFORT COUNTY PLANNING STAFF

Chapter 5, Natural Resources: Mr. Merchant briefed the Commission with a quick summary of the changes that included recognizing the Stormwater Best Management Practice (BMP) Manual, noting the renourishment projects on Hilton Head Island, updating the freshwater wetland section, updating the open space/preserved land acreage, and adding a new section on the sea level rise adaptation report. He noted that the staff worked with the South Carolina Sea Grant Consortium on the sea level rise section. Recommendations included 5-20 through 5-23 to cover the sea level rise. He also noted minor edits that were brought by the Commission including coloration on shellfish beds.

Discussion by the Commission included notating the update maps that had year 2010 data, the status of the comments given by the public and the Commission on the trees-forest-habitat section regarding tree protection (*Mr. Merchant noted that the staff reviewed the comments and noted that the Comprehensive Plan supported the comments and the Plan need not be changed.*), the status/timeline when the Code would be given “more teeth” regarding tree protection (*Mr. Semmler noted that staff could not give a timeline on such changes. Mr. Merchant noted that the Chart on 5-15 is a reference, not a policy.*)

Chapter 8, Affordable Housing: Mr. Merchant briefed the Commission with a quick summary of changes that included updating the charts and graphs, addressing the homeless population in the housing needs assessment, and updating sections to reflect Code policies. He summarized the changes to recommendations 8.4, 8.6, 8.8, 8.9, and 8.16.

Public Comment: Ms. Angela Childers, the Executive Director of Beaufort Housing Authority and Chairman of the Lowcountry Affordable Housing Coalition, suggested replacing the word "workforce" with "affordable" or leaving it out completely for recommendation 8.4 to get a complete housing needs assessment for Beaufort.

Discussion by the Commission included details of the former housing coordinator position, commenting on affordable housing funding and trends (*Ms. Childers noted that needs were from applications for affordable housing based on growth of the County, with the majority being the elderly and disabled needing one-bedroom units.*), and the rationale and process of updated the housing needs assessment.

Motion: Ms. Diane Chmelik made a motion, and Mr. Ed Pappas seconded the motion, to **recommend approval to Beaufort County Council for Chapter 5-Natural Resources of the 2010 Beaufort County Comprehensive Plan as a result of the Five-Year Review of the Plan.** The motion carried (FOR: Chmelik, Hincer, Mitchell, Pappas, Semmler, and Walsnovich; ABSENT: Fermin, Fireall and Stewart).

Motion: Mr. Jason Hincer made a motion, and Mr. Harold Mitchell seconded the motion, to **recommend approval to Beaufort County Council for Chapter 8-Affordable Housing of the 2010 Beaufort County Comprehensive Plan as a result of the Five-Year Review of the Plan.** The motion carried (FOR: Chmelik, Hincer, Mitchell, Semmler, and Walsnovich; OPPOSED: Pappas; ABSENT: Fermin, Fireall and Stewart).


OTHER BUSINESS—Next Meeting: Mr. Semmler noted that the next Planning Commission meeting is scheduled for Thursday, December 1, 2016, at 6:00 p.m. at the Bluffton Branch Library.

ADJOURNMENT: Ms. Chmelik made a motion, and Mr. Walsnovich seconded the motion, to adjourn the meeting at approximately 6:56 p.m. The motion carried (FOR: Chmelik, Hincer, Mitchell, Pappas, Semmler, and Walsnovich; ABSENT: Fermin, Fireall and Stewart).

SUBMITTED BY:



Barbara Childs, Admin. Assistant to the Planning Director



Robert Semmler, Beaufort County Planning Commission Chairman

APPROVED: December 1, 2016, as written

Note: The video link of the November 3, 2016, Planning Commission meeting is:
http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=2923