



COUNTY COUNCIL OF BEAUFORT COUNTY

ADMINISTRATION BUILDING 100 RIBAUT ROAD POST OFFICE DRAWER 1228 BEAUFORT, SOUTH CAROLINA 29901-1228 TELEPHONE: (843) 255-1000 FAX: (843) 255-9401

www.bcgov.net

AGENDA

NATURAL RESOURCES COMMITTEE

Monday, January 27, 2014

3:00 p.m.

Executive Conference Room

GARY KUBIC COUNTY ADMINISTRATOR

BRYAN J. HILL DEPUTY COUNTY ADMINISTRATOR

> JOSHUA A. GRUBER **COUNTY ATTORNEY**

SUZANNE M. RAINEY

CLERK TO COUNCIL

D. PAUL SOMMERVILLE **CHAIRMAN**

STEWART H. RODMAN VICE CHAIRMAN

COUNCIL MEMBERS

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Committee Members:

Brian Flewelling, Chairman Cynthia Bensch, Vice Chairman Gerald Dawson William McBride Jerry Stewart Tabor Vaux

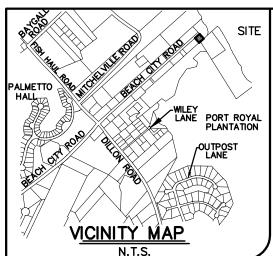
Laura Von Harten

- 1. CALL TO ORDER 3:00 P.M.
- 2. MCAS BEAUFORT NOISE IMPACT PRESENTATION
- 3. CONSIDERATION / BEACH CITY ROAD PROPERTY TRANSFER (backup)
- 4. ADJOURNMENT

Administration Building Staff Support: Tony Criscitiello









FRONT VIEW



REAR VIEW



1) SUBDIVISION PLAT OF HIDDEN BEACH SUBDIVISION PHASES I&2, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

DRAWN: 5/31/07 ROD. BEAUFORT COUNTY, SC BY: MARK R. RENEW, S.C.R.L.S. NO. 25437

REFERENCE PLAT

50' R/W BEACH CITY ROAD

Potential transfer of Town/ county owned property to accommodate the encroachment is illustrated.

Required area is approximately 3,250 sf or 0.075 acres.

Added area does not increase residential development potential but does provide potential to develop an additional 600 sf of commercial.

Town/County purchase price was \$350,000 for 1.22 acres or \$286,885 per acre.

Recommend a sales price of 25,000. This includes \$21,516 (0.075 acres @ \$286,885/acre) plus legal fees.

-2nd FLOOR WOODEN DECK 26.0' FIRST FLOOR GARAGE FFE = 16.0' 2nd FLOOR -WOODEN DECK LOT 1 LOT 2 BREEZEWAY 2nd FLOOR WOODEN DECK 2 STORY
FRAME/TABBY
RESIDENCE
FFE = 16.2' 25.0 SERVICE YARD /-A/C & SHOWER WOOD FENCE 10' BUFFER/ SETBACK LOOP CHAIN FENCE THRU 6"x6" POST TOWN OF HILTON HEAD ISLAND

N 48'25'36" E -- 148.52'

- 2nd FLOOR WOODEN DECK

25' MIN. BUFFER

30' AVG. BUFFE

97.5'

40' BUILDING SETBACK LINE

N/F PERRY WHITE R510 005 000 0249 0000

☐ CMF

R510 005 000 0208 0000 DB. 1102, PG. 1328 PB. 30, PG. 63 PB. 77, PG. 89

EDGE OF PAVEMENT

GRAVEL

SYMBOLS

- ELECTRIC TRANSFORMER
- TELEPHONE SERVICE
- ∩ WATER METER
- VALVE BOX
- IRRIGATION CONTROL VALVE
- IPF ◎ 1/2" IRON PIN FOUND
- CMF □ 3" CONCRETE MONUMENT SET

PROPERTY AREA = 0.50 Ac. (21,991 Sq. Ft.) ADDRESS:# 282 BEACH CITY ROAD

DISTRICT: 510, MAP:5, PARCEL: 10H (PARENT)

THIS PROPERTY LIES IN F.E.M.A. ZONE C COMMUNITY NO. 450250, PANEL: 0009D, DATED: 9/29/86 (NO MINIMUM ELEVATION REQUIRED)

- 1). THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH BY SEA ISLAND LAND SURVEY, LLC.
- 2). THIS PROPERTY MAY BE SUBJECT TO EASEMENTS OF RECORD AND COVENANT RESTRICTIONS AS RECORDED IN THE OFFICE OF THE ROD FOR BEAUFORT COUNTY.
- 3). SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
- 4). BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
- 5). USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENENTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER





NOT VALID UNLESS EMBOSSED

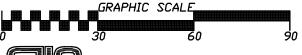
ASBUILT SURVEY OF:

LOT 2, BEACH CITY ROAD, HIDDEN BEACH SUBDIVISION, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR: WALLSTAR DEVELOPMENT CO., LLC

DATE: 12/17/07

SCALE: 1" = 30'





4D Mathews Court, Hilton Head Island. SC 29926

FILE No: 05608/10

Tel (843) 681-3248 Fax (843) 689-3871 E-mail: sils@sprynet.com

DWG No.: 4-1284 COPYRIGHT (C) BY SEA ISLAND LAND SURVEY, LLC. CAD: MC FIELD: G

ADD-ONS

The document(s) herein were provided to Council for information and/or discussion after release of the official agenda and backup items.

Topic: County Council Agenda Item 10C

Text Amendment

Adaptive Re-use Light Industrial District

Date Submitted: January 27, 2014

Submitted By: David Tedder

Venue Natural Resources Committee

COUNTY COUNCIL AGENDA ITEM 10 C - TEXT AMENDMENT ADAPTIVE RE-USE LIGHT INDUSTIAL DISTRICT

Separate County Text Amendments from Airport Overlay requirements; No change is requested to AICUZ

TEXT AMENDMENTS

- 1. A Text Amendment necessary only because of a restriction on the percentage of retail that predates AICUZ Designed to preserve area for future LI use, and is not relevant where you have a "dark" building that is unused, especially where the LI area has not been reduced in size in 14 years due to new construction, and this amendment is confined to a very small portion of that area in any event
- A Text Amendment needed because outdoor sales as part of the retail operation have been deemed to be Section 106-1397 "Temporary Outdoor Sales", limited to 4 times a year, but a Lumber Yard is not subject to that limitation. Our area is enclosed by fencing the same as a Lowe's or Home Depot
- 3. Lumber Yard Home Improvement operates 7 days a week, we are restricting to Fridays, Saturdays and Sundays (Friday and Sundays actually for set-up and break-down)
- 4. Area next to this is a drive-in which has operated a flea market there, and it will continue unless this site is approved.

AICUZ REQUIREMENTS

- No changes are requested to Appendix of ZDSO, which incorporates the 2004 Joint Land Use Study Recommendations – both for Accident Potential Zones and Noise Zones
- 2. This site is only in a Noise Zone 2, not an APZ
- 3. JLUS allows for all types of Retail Trade, including Shopping Centers, as well as Lumber Yards in this noise zone
- 4. JLUS allows for churches, auditoriums, concert halls, outdoor sports arenas, spectator sports, amusements, recreational activities (including golf courses, riding stables, water recreations), resorts and camp groups, parks, and other cultural, entertainment and recreation
- Even the APZ Table provides for shopping centers, auto trade dealerships and other sales with outdoor components, subject only to a floor area ration that on a ten acre site would allow for approximately 100,000 s.f. of retail space
- 6. The Appendix notes in footnotes that "additional evaluation" is warranted to solve noise difficulties outside the structure, which is what a Special Use Permit provides already
- 7. The applicant has conceded that the outdoor component should be subject to a Special Use process
- 8. The proposed amendment adds additional criteria to further protect the base, through limitations on hours and days of operation,