

COUNTY COUNCIL OF BEAUFORT COUNTY
 ADMINISTRATION BUILDING
 BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX
 100 RIBAUT ROAD

POST OFFICE DRAWER 1228
 BEAUFORT, SOUTH CAROLINA 29901-1228

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AGENDA
 NATURAL RESOURCES COMMITTEE

Monday, June 1, 2015

1:30 p.m.

Executive Conference Room

Administration Building

Beaufort County Government Robert Smalls Complex

100 Ribaut Road, Beaufort

Staff Support:

Tony Criscitiello, Planning Director
 Ed Hughes, Assessor
 Eric Larson, Division Director
 Environmental Engineering
 Dan Morgan, Division Director
 Mapping & Applications

1. CALL TO ORDER – 1:30 P.M.
2. CONSIDERATION OF CONTRACT AWARD
 - A. Contract renewal request for Beaufort Soil and Water Conservation District to continue to provide Education and Outreach Consulting Management ([backup](#))
3. ST. HELENA ISLAND ZONING MAP AMENDMENT / REZONING REQUEST FOR R300-016-000-183A-0000 (10 ACRES, OFF BALL PARK ROAD, KNOWN AS THE LEROY E. BROWNE CENTER) FROM T2-R (RURAL) TO T2-RNO (RURAL NEIGHBORHOOD OPEN); OWNER: BEAUFORT COUNTY / APPLICANT: STAFF (TO CORRECT A MAPPING ERROR) ([backup](#))
4. TEXT AMENDMENT TO THE BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE (CDC), SECTION 5.6.40 (PERMANENT SIGN TYPES FOR BUILDINGS, BUSINESSES AND COMMUNITIES) (TO PERMIT FREE STANDING SIGNS IN T4 DISTRICTS, SUBJECT TO CERTAIN CONDITIONS); APPLICANT: DAVID TEDDER ([backup](#))
5. SIX-MONTH REVIEW OF COMMUNITY DEVELOPMENT CODE
6. CONSULTING SERVICES FOR RURAL AND CRITICAL LANDS PRESERVATION PROGRAM ([backup](#))
7. PRESENTATION OF STORMWATER RATE STUDY: 6-ALTERNATE RATE ([backup](#))
8. EXECUTIVE SESSION
 - A. Discussion of negotiations incident to proposed contractual arrangements and proposed purchase of property
9. ADJOURNMENT

2015 Strategic Plan Committee Assignments
 Comprehensive Plan Update
 Stormwater Management and Rate Analysis





COUNTY COUNCIL OF BEAUFORT COUNTY
PURCHASING DEPARTMENT

106 Industrial Village Road, Building 3
Post Office Drawer 1228
Beaufort, South Carolina 29901-1228

TO: Councilman Brian Flewelling, Chairman, Natural Resources Committee
FROM: Dave Thomas, CPPO, Purchasing Director *dt*
SUBJ: **Contract Renewal Request for Beaufort Soil and Water Conservation District to continue to provide Education and Outreach Consulting Services for Stormwater Management**
DATE: June 1, 2015

BACKGROUND: Beaufort County Purchasing Department issued a Request for Proposal (RFP) for Education and Outreach Consulting Services for Stormwater Management to assist with the department's programs and projects. The proposal requested that the consultant staff and facilitate stormwater education and outreach within the County and to perform duties and responsibilities necessary to bring and keep Beaufort County compliant with all Federal, State, and local laws/regulation regarding stormwater management for fiscal year 2015, with the option to renew every year for up to four (4) consecutive years. The Evaluation Committee consisted of five (5) representatives of the Beaufort County Stormwater Implementation Committee (SWIC) including Bryan McIlwee with the Town of Hilton Head Island, Jeremy Ritchie with the Town of Bluffton, Lamar Taylor with the City of Beaufort, Anthony Maglione representing the Town of Port Royal as a consultant, and Eric Larson with Beaufort County Stormwater Management.

The contract was awarded to Beaufort Soil and Water Conservation District effective October 17, 2014 through June 30, 2015. The five (5) representatives of the Beaufort County Stormwater Implementation Committee (SWIC) including Bryan McIlwee with the Town of Hilton Head Island, Jeremy Ritchie with the Town of Bluffton, Lamar Taylor with the City of Beaufort, Anthony Maglione representing the Town of Port Royal as a consultant, and Eric Larson with Beaufort County Stormwater Management have unanimously approved to renew the contract another year.

The renewal contract term is effective July 1, 2015 to June 30, 2016. Contract fee for the term will be a negotiated amount not to exceed \$60,000.

GA **FUNDING:** Primary Funding - 50250011-51160, Stormwater Fees, as part of the cost share MOA with the Towns of Hilton Head Island, Bluffton, and Port Royal and the City of Beaufort. The County's portion is \$10,766.

PROPOSED YEARLY COST: \$60,000

FOR ACTION: Natural Resources Committee meeting June 1, 2015.

RECOMMENDATION: The Purchasing Department recommends that the Natural Resources Committee approve the Renewal contract award to Beaufort Soil and Water Conservation District for Education and Outreach Consulting Services for Stormwater Management.

CC: Gary Kubic, County Administrator *GKubic*
Josh Gruber, Deputy County Administrator *JG*
Alicia Holland, Asst. Co. Administrator, Finance *AH*
Eric W Larson, Director Environmental Engineering *Eric W Larson*



MEMORANDUM

TO: Natural Resources Committee of County Council

FROM: Anthony Criscitiello, Planning Director

DATE: May 27, 2015

SUBJECT: Zoning Map Correction for 10 acres off Ball Park Road, St. Helena Island, from T2R (Rural) to T2RNO (Rural Neighborhood Open)

PLANNING COMMISSION RECOMMENDATION from the excerpt of its May 4, 2015, draft minutes:

Mr. Anthony Criscitiello noted that the map amendment is to correct a mapping error that would parallel the former St. Helena Island Community Preservation (CP) District that was agreed upon during a charrette that was held on St. Helena Island. The staff acknowledges the mapping error to accommodate the reuse of the Leroy E. Browne Center. There exists a 10,000-square foot building on the 10-acre property. Staff is recommending approval of the map amendment to correct the mapping error.

Discussion from Commissioners included the rationale for this mapping correction coming before the Commission rather than simply correcting the map, and acknowledging that the property has a good building that should be redeveloped. Mr. Criscitiello noted that in the past the staff would correct the minor mapping errors (scrivener's errors) internally, however the Zoning Board of Appeals (ZBOA) determined that such mapping amendments should go through the map amendment process as outlined in the zoning ordinance, thereby allowing public comment on such map amendments.

Public Comment: Ms. Gardenia Simmons-White, a resident of Ball Park Road, asked if anything can be allowed on the property. Mr. Criscitiello noted that more expanded uses were allowed in the proposed zoning rather than the current zoning.

Motion: Ms. Carolyn Davis made the motion, and Ms. Diane Chmelik seconded the motion, to recommend approval to County Council on the St. Helena Island Map Amendment/Rezoning Request for R300-016-000-183A-0000 (10 acres, off Ball Park Road, known as the Leroy E. Browne Center) from T2-R (Rural) to T2-RNO (Rural Neighborhood Open). Further discussion including concern with the uses allowed for the property. The motion was carried (FOR: Chmelik, Davis, Johnston, Riley, Semmler, Stewart, and Walsnovich; ABSENT: Brown and Fireall).

STAFF REPORT:

A. BACKGROUND:

Case No.	ZMA-2015-01
Applicant/Owner:	Beaufort County
Property Location:	East side of Ball Park Rd., St. Helena Island
District/Map/Parcel:	R300-016-183A
Property Size:	10 acres
Current Future Land Use Designation:	Rural
Proposed Future Land Use Designation:	No Change Proposed
Current Zoning District:	T2R (Rural)
Proposed Zoning District:	T2RNO (Rural Neighborhood Open)

B. SUMMARY OF REQUEST:

This request is to correct a mapping error. The property is owned by Beaufort County and is the site of the Leroy E. Browne Services Center building, which previously housed a Beaufort-Jasper-Hampton Comprehensive Health facility. The building on the property is currently vacant. Under the Zoning & Development Standards Ordinance (ZDSO), this property was part of the Corners Community Preservation (CP) District (see attached map). The CP zoning allowed the site to be used for a variety of institutional, civic, and service uses. Following a charette process and several community meetings, the Corners CP area was transitioned to form-based transect zones under the new Community Development Code (CDC). This 10-acre property was erroneously mapped as T2R (Rural) instead of the adjoining transect zone – T2RNO (Rural Neighborhood Open). The T2R district restricts the property to mainly residential, agricultural, and recreational uses. The T2RNO district more closely mirrors the previous CP zoning of the property, which allows more options for re-use of the building.

C. ANALYSIS: Section 7.3.40 of the Community Development Code 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.***

Staff has determined that the zoning of this property to T2R (Rural) is a result of a mapping error that does not reflect the property's previous CP zoning nor the charette process that occurred during the development of the new CDC. The T2RNO (Rural Neighborhood Open) zone is consistent with the Comprehensive Plan, which designates this property part of a Rural Community Preservation Area.

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

The proposed zoning change will ensure that this property is reused in a manner consistent with the adjoining transect zones in the Corners CP Area.

3. *Addresses a demonstrated community need.*

The rezoning of this site will allow the existing building to be reused in a manner that serves the needs of the surrounding community.

4. *Is required by changing conditions.*

(Not Applicable)

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 T2RNO (Rural Neighborhood Open) zone is appropriate given the current development on the property. The immediate surrounding area includes single-family homes, family compounds, a County park, and the St. Helena Elementary School.

6. *Would not adversely impact nearby lands.*

The property is already developed. Improvement and reuse of the building will enhance the character of the surrounding community.

7. *Would result in a logical and orderly development pattern.*

The proposed zoning is a logical continuation of the T2RNO (Rural Neighborhood Open) district along Ball Park Road to include an existing development.

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 site is already developed. No adverse impacts to the environment are anticipated by reusing the vacant building.

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 previous health center was served by adequate public facilities. Any new use of the building will require staff review to ensure facilities continue to be adequate to serve the use.

D. STAFF RECOMMENDATION:

After review of the guidelines set forth in Section 7.3.40 of the Community Development Code, staff recommends correcting the official zoning map from T2R to T2RNO for R300-016-000-183A-0000.

E. ATTACHMENTS:

- Old Zoning Map (ZDSO)
- New Zoning Map (existing and proposed)
- Rezoning Application

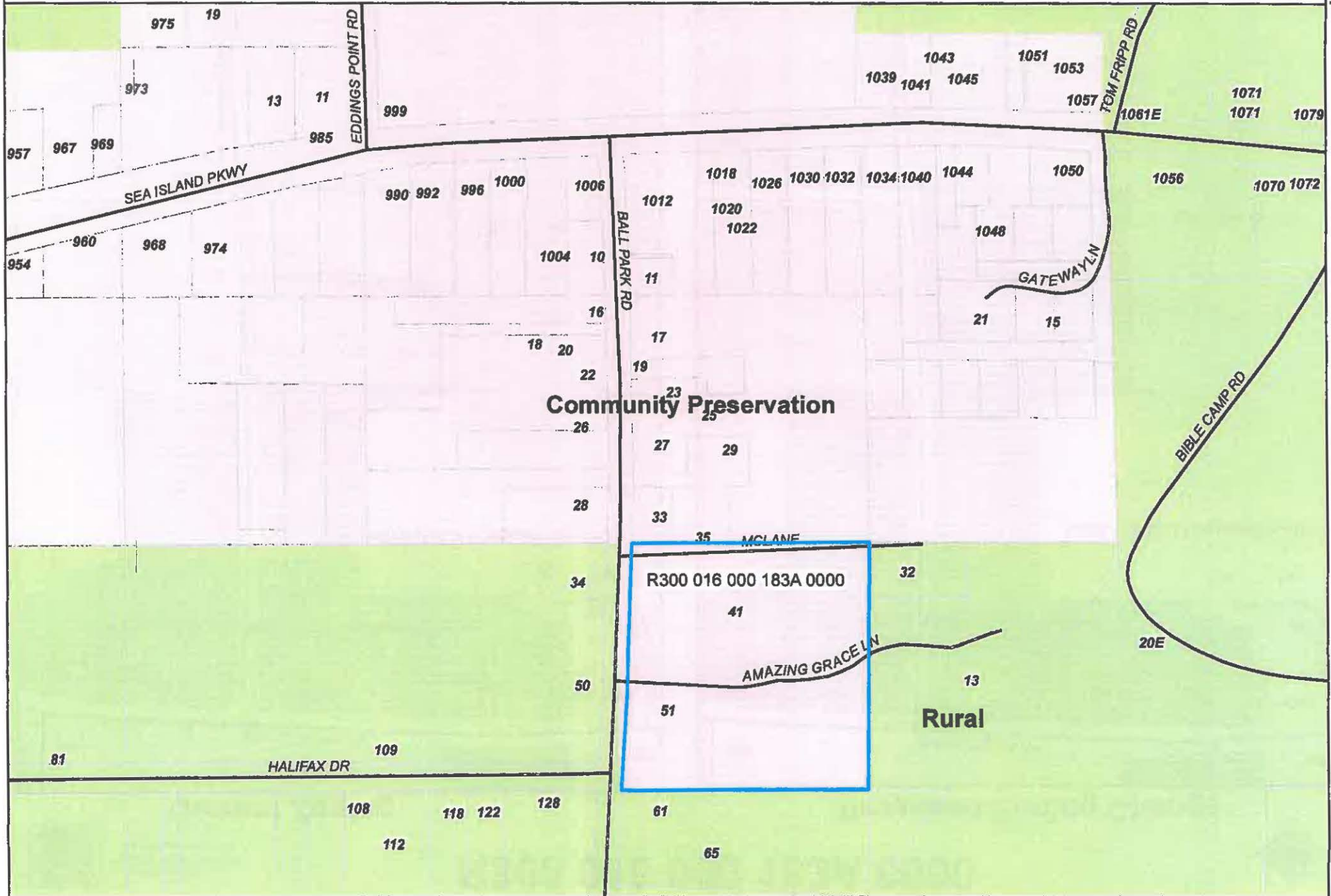


Prepared by
Beaufort County GIS Division
Map Generated April 9, 2015

R300 016 000 183A 0000



"Old" Zoning



BEAUFORT COUNTY, SOUTH CAROLINA
PROPOSED COMMUNITY DEVELOPMENT CODE (CDC)
ZONING MAP / TEXT AMENDMENT / PUD MASTER PLAN CHANGE APPLICATION

TO: Beaufort County Council

The undersigned hereby respectfully requests that the Beaufort County Community Development Code (CDC) be amended as described below:

1. This is a request for a change in the (check as appropriate): () PUD Master Plan Change
 Zoning Map Designation/Rezoning () Zoning & Development Standards Ordinance Text

2. Give exact information to locate the property for which you propose a change:
Tax District Number: R300, Tax Map Number: 16, Parcel Number(s): 183A
Size of subject property: 10 ~~acres~~ Square Feet / (Acres) (circle one)
Location: St. Helena Island, off Ball Park Road

3. How is this property presently zoned? (Check as appropriate)
- | | | |
|------------------------------|---|-----------------------------------|
| () T4NC Neighborhood Center | <input checked="" type="checkbox"/> T2RC Rural Center | () C3 Neighborhood Mixed Use |
| () T4HC Hamlet Center | () T2RN Rural Neighborhood | () C4 Community Center Mixed Use |
| () T4HCO Hamlet Center-Open | () T2RNO Rural Neighborhood Open | () C5 Regional Center Mixed Use |
| () T4VC Village Center | <input checked="" type="checkbox"/> T2R Rural | () S1 Industrial |
| () T3N Neighborhood | <input checked="" type="checkbox"/> T1 Natural Preserve | () Planned Unit Development/PUD |
| () T3HN Hamlet Neighborhood | () Community Preservation | (specify) _____ |
| () T3E Edge | (specify) _____ | |

4. What new zoning do you propose for this property? T2-RNO Rural Neighborhood
(Under Item 9 explain the reason(s) for your rezoning request.) Open

5. Do you own all of the property proposed for this zoning change? Yes () No
Only property owners or their authorized representative/agent can sign this application. If there are multiple owners, each property owner must sign an individual application and all applications must be submitted simultaneously. If a business entity is the owner, the authorized representative/agent of the business must attach: 1- a copy of the power of attorney that gives him the authority to sign for the business, and 2- a copy of the articles of incorporation that lists the names of all the owners of the business.

6. If this request involves a proposed change in the Zoning/Development Standards Ordinance text, the section(s) affected are: NA
(Under Item 9 explain the proposed text change and reasons for the change.)

7. Is this property subject to an Overlay District? Check those which may apply: NO
- | | |
|--|--|
| () MCAS-AO Airport Overlay District/MCAS | () CFV Commercial Fishing Village |
| () BC-AO Airport Overlay District/Beaufort County | () TDR Transfer of Development Rights |
| () CPO Cultural Protection | () PTO Place Type Overlay |

8. The following sections of the Beaufort County Community Development Code (CDC) (see attached sheets) should be addressed by the applicant and attached to this application form:
- Division 7.3.20 and 7.3.30, Comprehensive Plan Amendments and Text Amendments.
 - Division 7.3.40, Zoning map amendments (rezoning).
 - Division 1.6.60, Planned Unit Developments (PUDs) Approved Prior to Dec. 8, 2014
 - Division 6.3, Traffic Impact Analysis (for PUDs)

9. Explanation (continue on separate sheet if needed):
to correct mapping error

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.

N/A
Signature of Owner (see Item 5 on page 1 of 1) _____ Date _____
Printed Name: Beaufort County Telephone Number: 843-255-2140
Address: Po Drawer 1228, Beaufort SC 29901
Email: _____
Agent (Name/Address/Phone/email): Planning Staff - 843-255-2140

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:
(place received stamp below)

Date Posting Notice ^{posted} Issued:

Application Fee Amount Received: N/A

Receipt No. for Application Fee: N/A



MEMORANDUM

To: Natural Resources Committee of County Council
From: Anthony J. Criscitiello, Planning Director
Subject: Amendment to the Community Development Code
Date: May 27, 2015

PLANNING COMMISSION RECOMMENDATION from the excerpt of its May 4, 2015, draft minutes:

Mr. Criscitiello noted that this amendment came about because of existing utility easements of major power lines that prohibit the intent of the district where buildings are closer to the street for a more pedestrian friendly environment. Therefore the impracticality of relying on wall and projecting signs were not practical. The proposed text amendment would allow freestanding signs in T4 district where the principal structures are located more than 30 feet from the property line. The text amendment is an accommodation of an existing physical limitation on Lady's Island.

Applicant's Comments:

1. Mr. Rick Toomey, a Beaufort Memorial Hospital representative, noted that Mr. David Tedder filed the application as a board member. Mr. Toomey explained that the Lady's Island facility is built 50 feet from the road, a temporary banner sign hangs from the building, and many patients cannot find the building. The proposed text amendment allows the erection of a monument sign that will enable the patients to locate the Lady's Island facility. He appreciates the staff working with them to find a solution to their dilemma where they had to build 50 feet from the road because of the overhead power lines.
2. Mr. Christopher Inglese, a co-worker of Mr. David Tedder, noted that the 40-foot easement prevented the building from being built closer to the road. The staff has recommended the allowance of a freestanding sign within the easement. He noted that the staff study shows 81% of existing businesses in the area note have free-standing signs. The community needs good directional signage, especially in the context of the hospital services, and this proposed text amendment meets the need.

Public Comment: None were received

Discussion included clarifying the one-year length of consideration that originally went before the Zoning Board of Appeals (ZBOA) where the chairman stated that he had found the building easily without the requested signage, commenting that the County is lacking in directional signage, concern that a safety issue exists when people are driving and looking for locations that do not have appropriate directional signage, and expressing a belief that the proposed text amendment was a necessary fix.

Motion: Mr. Randolph Stewart made the motion, and Ms. Carolyn Davis seconded the motion, to recommend approval to County Council on the Text Amendments to the Beaufort County Community Development Code (CDC), Section 5.6.40 (Permanent Sign Types for Buildings, Businesses and Communities) to permit free standing signs in T4 Districts, subject to certain conditions. No further discussion occurred. The motion was carried (FOR: Chmelik, Davis, Johnston, Riley, Semmler, Stewart, and Walsnovich; ABSENT: Brown and Fireall).

STAFF REPORT:

A. BACKGROUND:

Case No. ZTA 2015-02

Applicant: David Tedder

Proposed Text Change: Amendment to Allow Free Standing (including monument) Signs in the T4 Hamlet Center, T4 Hamlet Center Open, T4 Village Center, and T4 Neighborhood Center districts.

B. SUMMARY OF REQUEST:

The applicant is proposing to amend Tables 5.6.40.A and 5.6.40.B to allow free standing signs (monument or pole signs) in the T4 Districts (T4 Hamlet Center, T4 Hamlet Center Open, T4 Village Center, and T4 Neighborhood Center). This text amendment was initiated in response to a specific property, a medical office building located on 117 Sea Island Parkway on Lady's Island. The current zoning, T4 Hamlet Center Open requires buildings to be placed within a "build-to zone" with a maximum setback of 25 feet from the front property line for the purpose of creating a pedestrian-friendly commercial district. At this close distance from the street, wall signs and projecting signs are easily visible from the street and are conducive to a pedestrian environment. In the case of the medical office building, the building could not meet the build-to zone because of a utility easement and needed to be set back 50 feet from the front property line. At this distance, the applicant is concerned that a wall or projecting sign would not be adequately visible from the highway.

Therefore, the applicant is proposing to allow freestanding signs in the T4 districts in cases where the building is located 30 feet or greater from the front property line (see attached amended pages).

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:


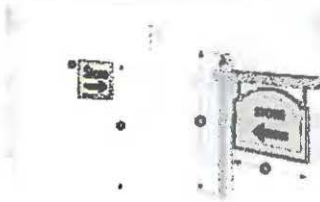




1. **Is consistent with the goals, objectives, and policies of the Comprehensive Plan:** There are no specific goals, objectives or policies in the Comprehensive Plan that specifically address freestanding signs.
2. **Is not in conflict with any provision of this Development Code or the Code of Ordinances:** The proposed text revision provides a reasonable remedy to the prohibition of freestanding signs in the T4 districts that is consistent with the intent of the Code.
3. **Is required by changed conditions:** (Not Applicable)
4. **Addresses a demonstrated community need:** (Not Applicable)
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:** As stated above, the proposed text revision provides a reasonable remedy to the prohibition of freestanding signs in the T4 districts that is consistent with the intent of the Code.
6. **Would result in a logical and orderly development pattern:** There are other non-conforming buildings in the T4 districts that are set back beyond the build-to zone. The proposed amendment allows these businesses to located signs with reasonable visibility while still meeting the intent to transition these areas to pedestrian-friendly commercial districts over time.
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:** (Not Applicable)

D. STAFF RECOMMENDATION:

After review of the standards set forth in Section 7.7.30(C) of the Community Development Code, staff recommends a modification to the requested text amendment as follows. Changes are highlighted (see attached excerpts from CDC)

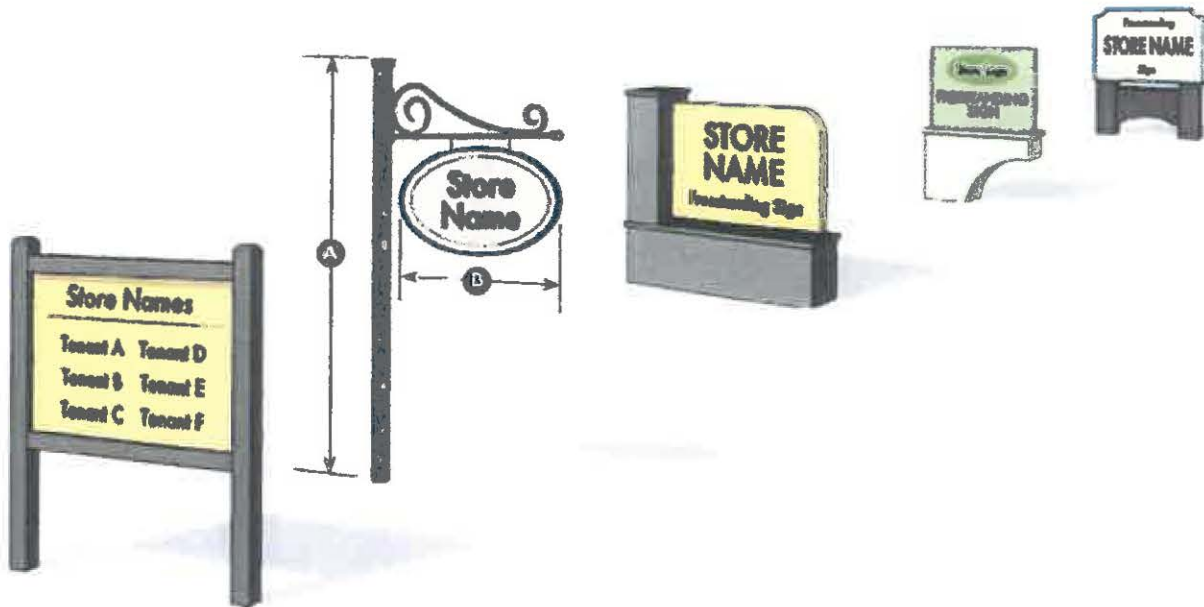
E. ATTACHMENTS:

- Proposed changes to CDC
- Copy of application for Code Text Amendment

Table 5.6.40.A: Sign Types											
Specific Sign Type	Illustration	Permit	Standards								
<p>Awning Signs: Awnings are a traditional storefront fitting and can be used to protect merchants' wares and keep storefront interiors shaded and cool in hot weather.</p>		<table border="1"> <tr> <td>T1</td> <td>T2</td> <td>T3</td> <td>T4</td> </tr> <tr> <td>C3</td> <td>C4</td> <td>C5</td> <td>SI</td> </tr> </table>	T1	T2	T3	T4	C3	C4	C5	SI	5.6.80
T1	T2	T3	T4								
C3	C4	C5	SI								
<p>Directional Signs: Directional signs provide guidance to entrances and parking locations.</p>		<table border="1"> <tr> <td>T1</td> <td>T2</td> <td>T3</td> <td>T4</td> </tr> <tr> <td>C3</td> <td>C4</td> <td>C5</td> <td>SI</td> </tr> </table>	T1	T2	T3	T4	C3	C4	C5	SI	5.6.90
T1	T2	T3	T4								
C3	C4	C5	SI								
<p>Landscape Wall Sign: Landscape wall signs are attached to freestanding walls and are often used to mark a place of significance or the entrance to a location.</p>		<table border="1"> <tr> <td>T1</td> <td>T2</td> <td>T3</td> <td>T4</td> </tr> <tr> <td>C3</td> <td>C4</td> <td>C5</td> <td>SI</td> </tr> </table>	T1	T2	T3	T4	C3	C4	C5	SI	5.6.100
T1	T2	T3	T4								
C3	C4	C5	SI								
<p>Marquee Signs: Marquee signs are vertical signs that are located either along the face where they project perpendicular to the facade; or at the corner of the building where they project at 45 degree angles.</p>		<table border="1"> <tr> <td>T1</td> <td>T2</td> <td>T3</td> <td>T4</td> </tr> <tr> <td>C3</td> <td>C4</td> <td>C5</td> <td>SI</td> </tr> </table>	T1	T2	T3	T4	C3	C4	C5	SI	5.6.110
T1	T2	T3	T4								
C3	C4	C5	SI								
<p>Free Standing Signs: Free standing signs encompass a variety of signs that are not attached to a building and have an integral support structure. Three varieties include: Freestanding, Monument and Pole.</p>		<table border="1"> <tr> <td>T1</td> <td>T2</td> <td>T3</td> <td>T4</td> </tr> <tr> <td>C3</td> <td>C4</td> <td>C5</td> <td>SI</td> </tr> </table>	T1	T2	T3	T4	C3	C4	C5	SI	5.6.120
T1	T2	T3	T4								
C3	C4	C5	SI								
<p>Projecting Signs: Projecting signs mount perpendicular to a building's facade. These signs are small, pedestrian scaled, and easily read from both sides. Syn. Blade Sign.</p>		<table border="1"> <tr> <td>T1</td> <td>T2</td> <td>T3</td> <td>T4</td> </tr> <tr> <td>C3</td> <td>C4</td> <td>C5</td> <td>SI</td> </tr> </table>	T1	T2	T3	T4	C3	C4	C5	SI	5.6.130
T1	T2	T3	T4								
C3	C4	C5	SI								

Key		
#	Permitted	#
#	Permitted with Conditions	#
#	Sign Type Not Allowed	#

5.6.120 Freestanding Sign Type



A. Description

Freestanding Signs encompass a variety of signs that are not attached to a building and have an integral support structure. Freestanding varieties include Monument and Pole Signs.

A Pole Sign, usually double-faced, mounted on a single or pair of round poles, square tubes, or other fabricated members without any type of secondary support.

A Monument Sign stands directly on the ground or ground level foundation and is often used to mark a place of significance or the entrance to a location.

B. Standards

Size

Signable Area:

Single Tenant	40 SF max.
Multiple Tenant with one highway frontage	80 SF max.
Multiple Tenant with two or more highway frontages	80 SF per frontage

Location

Signs per Highway Frontage:

Single Tenant	1 max.	
Multiple Tenant	1 max. ^{1,2}	
Height	10' max.	(A)
Width	15' max.	(B)
Distance from ground to the base of the sign	4' max.	
Setback within Corridor Overlay District	10' min.	

¹Individual tenants may not have a Freestanding Sign.

²Frontages greater than 500 feet may include one additional freestanding sign not to exceed 80 SF in area and with a total allowable sign area not exceeding the maximum allowable sign area for the multiple tenant center.

Miscellaneous

Freestanding signs are permitted in T4 zones in cases where the principal structure is located greater than 30 feet from the front property line.

Changeable copy signs are allowed for gasoline price signs, houses of worship, schools, directory signs listing more than one tenant, and signs advertising restaurant food specials, films and live entertainment which change on a regular basis.

BEAUFORT COUNTY, SOUTH CAROLINA *COMMUNITY CODE*
PROPOSED ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO)
ZONING MAP / TEXT AMENDMENT / PUD MASTER PLAN CHANGE APPLICATION

TO: Beaufort County Council

The undersigned hereby respectfully requests that the Beaufort County Zoning/Development Standards Ordinance (ZDSO) be amended as described below:

1. This is a request for a change in the (check as appropriate): () PUD Master Plan Change
 () Zoning Map Designation/Rezoning Zoning & Development Standards Ordinance Text
2. Give exact information to locate the property for which you propose a change:
 Tax District Number: _____, Tax Map Number: _____, Parcel Number(s): _____
 Size of subject property: _____ Square Feet / Acres (circle one)
 Location: _____
3. How is this property presently zoned? (Check as appropriate)

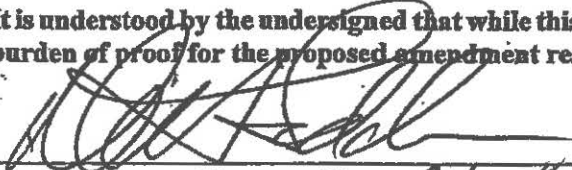
() Urban/U	() Community Preservation/CP	() Light Industrial/LI
() Suburban/S	() Commercial Regional/CR	() Industrial Park/IP
() Rural/R	() Commercial Suburban/CS	() Transitional Overlay/TO
() Rural Residential/RR	() Research & Development/RD	() Resource Conservation/RC
	() Planned Unit Development/PUD	
4. What new zoning do you propose for this property? _____
 (Under Item 10 explain the reason(s) for your rezoning request.)
5. Do you own all of the property proposed for this zoning change? () Yes () No
 Only property owners or their authorized representative/agent can sign this application. If there are multiple owners, each property owner must sign an individual application and all applications must be submitted simultaneously. If a business entity is the owner, the authorized representative/agent of the business must attach: 1- a copy of the power of attorney that gives him the authority to sign for the business, and 2- a copy of the articles of incorporation that lists the names of all the owners of the business.
6. If this request involves a proposed change in the Zoning/Development Standards Ordinance text, the section(s) affected are: SEE ATTACHED
 (Under Item 10 explain the proposed text change and reasons for the change.)
7. Is this property subject to an Overlay District? Check those which may apply:

() AOD - Airport Overlay District	() MD - Military Overlay District
() COD - Corridor Overlay District	() RQ - River Quality Overlay District
() CPOD - Cultural Protection Overlay District	
8. The following sections of the Beaufort County ZDSO (see attached sheets) should be addressed by the applicant and attached to this application form:
 - a. Section 106-492, Standards for zoning map amendments.
 - b. Section 106-493, Standards for zoning text amendments. - Section 7, 3, 30 in the Community Code

SEE ATTACHED

9. Explanation (continue on separate sheet if needed): See attached

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 Applicant: _____ Date: 1-2-2015

Printed Name: DAVID TEDDER Telephone Number: 843 521 4222

Address: 1013 1282 Beaufort SC 29901

Email: dave@tedderlawoffice.com

Agent (Name/Address/Phone/email): _____

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN SEC. 106-402(D) OF THE BEAUFORT COUNTY ZDSO.

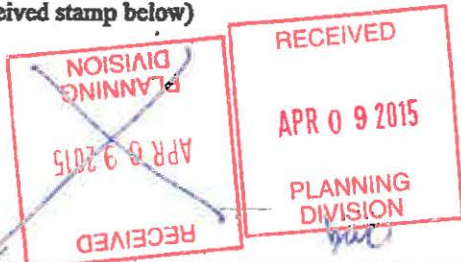
UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORK DAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. THE COMPLETED APPLICATIONS WILL BE REVIEWED FIRST BY THE BEAUFORT COUNTY PLANNING COMMISSION SUBCOMMITTEE RESPONSIBLE FOR THE AREA WHERE YOUR PROPERTY IS LOCATED. MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED). COMPLETE APPLICATIONS MUST BE SUBMITTED BY NOON THREE (3) WEEKS PRIOR TO THE APPLICABLE SUBCOMMITTEE MEETING DATE

PLANNED UNIT DEVELOPMENT (PUD) APPLICANTS ARE REQUIRED TO SUBMIT MULTIPLE COPIES TO THE PLANNING DEPARTMENT. CONSULT THE APPLICABLE STAFF PLANNER FOR DETAILS.

CONTACT THE PLANNING DEPARTMENT AT (843) 255-2140 FOR EXACT APPLICATION FEES.

FOR PLANNING DEPARTMENT USE ONLY:

Date Application Received:
(place received stamp below)



Date Posting Notice Issued:

Application Fee Amount Received:

\$250.00

Receipt No. for Application Fee:

2TA-02

ITEM 9

EXPLANATION OF APPLICATION ITEMS 6 AND 8

Item 6. Proposed Text Change and Reasons for Change

Attached is Section 5.8 of Appendix I, the Lady's Island CP Standards, with the requested changes showing as a redline. The requested changes stem from the practical consideration that there is a wide power line easement on that side of Sea Island Parkway, Highway 21, which prevents compliance with the planning goal of bringing all the buildings up to the sidewalk through the use of the 5 foot to 12 foot build-to line, so the signs could protrude perpendicular to the building over the sidewalk or on a wall sign close to the road. The efficacy of a protruding or wall sign is lost when the sign is located such a great distance from the road right of way. Additionally, most of the existing businesses are not built up to the build-to line, and have existing ground (monument) or pole signs. Pursuant to Section E.5 of the Appendix, those with pole signs can convert to monument signs. However, any new construction which cannot built to the build-to line is not presently allowed to have a monument sign like all of the other businesses on that side of the road. This proposed text amendment corrects that situation by redefining those lots on the North side of Highway 21 which cannot build because of the utility easement to be treated as if it was an Interior Lot, and allowed ground (monument) signage as a selection.

Although not explicitly clear to the applicant, the transitional zoning for the Village Center is T4, so that to the extent Appendix I has been deemed amended and supplanted by the Community Development Code, it may be necessary to amend the Community Development Code, Sections (or Tables) 5.6.40.A. and 5.6.40.B to allow "Free Standing Signs in the T4 LIVC District, providing the same allowance as current Section 5.8.E 4. does for Interior Lots, perhaps as a Table footnote insert. The applicant is also not certain if the Ladys Island CP Committee and others were aware the Community Code removes the ability to convert a pole sign to a monument sign, and whether this provision should also be considered.

Due to the "newness: of the Community Code, with an effective date of December 8, 2014, the applicant is not familiar enough with the Code to attempt to create a redline as was done for the Appendix, nor can he find a version on-line in a format which can be copied and marked up.

Item 8, Standards for Zoning Text Amendments (Section 7.4.30 of the Community Code)

It is the applicant's position the text amendment meets the standards set forth in the Community Code for a text amendment, in that it:

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

On Page 4-30 of the 2010 Comprehensive Plan, it is stated:

" To protect the county's special and desired character, new development along arterials and major collectors should have strong architectural, site design, and landscaping standards....

... Monument signs are encouraged by limiting the height and overall size of highway signs....

The applicant is unaware of any other direct reference to "monument signs" in the comprehensive plan; it would seem from this reference that monument signs would be consistent with the goals, objectives, and policies of the comprehensive plan.

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

The applicant believes the proposed text amendment, while technically conflicting with the Community Development Code, nevertheless is an appropriate amendment to address a particular circumstance, which was not envisioned during the drafting of the Code.

3. Is required by changed conditions;

Not applicable

4. Addresses a demonstrated community need;

The applicant believes that good signage addresses the community's need to be able to find community resources in an efficient and safe manner that avoids confusion with drivers attempting to locate these resources.

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 applicant believes the proposed signage would ensure efficient development by allowing the proper type of signage (based on proximity to road frontage) to be used in their particular and perhaps unique area of the County.

6. Would result in a logical and orderly development pattern; and

The applicant believes the amendment would continue the logical and orderly development pattern. Along this area of Highway 21, which has monument signs on our most every parcel within this area on the side of the road involved.

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 applicant is unaware of any adverse impact on the environment demand that would cause.

E. *Signage.* Signage, including overall design, materials, colors and illumination must be compatible with the overall design of the main building. Details of the sign, such as typeface and layout, shall be subject to minimal review only to prevent obtrusive designs.

1.

Types of signage: All businesses and other uses in this district may choose to use only one of the two following permanent types of signs: wall signs and projecting signs. One portable sandwich board sign with a maximum height of 48 inches and maximum width of 30 inches is also permitted per business.

2.

Maximum size of signage: Wall signs are limited to 40 square feet in area. Projecting signs are limited to 32 square feet in area and may project no more than six feet outward from the wall.

3.

Illumination of signage: Lighting for signs shall be of a moderate intensity and designed and arranged to minimize glare and reflection. Internally illuminated outdoor signs are not permitted. One interior neon sign is permitted per business. Neon signs are limited to 16 square feet. All other types of internally illuminated interior signs are prohibited.

4.

Special considerations:

a.

(1) Interior lots. All businesses and other uses located on interior lots and having less than 50 feet of street frontage may utilize a ground sign not exceeding eight feet in overall height with a maximum allowable area of 40 square feet.

(2) Lots lying to the North of Highway 21 in the Village Center District which are impacted by existing utility easements which prevent the location of the building structure at the build-to line along the highway right of way as otherwise required shall be deemed to be "Interior Lots" and may elect to have a ground sign not exceeding 40 square feet and 8 feet in height, and are also able to seek the Height Bonus pursuant to Section 5, notwithstanding Section E.1 above.

b.

Interior lots with multiple tenants or an interior complex may erect one 80-square foot freestanding ground sign, which may be used as an identification sign, directory listing or combination thereof. Individual businesses within a complex may not have separate freestanding signs along Highway 21, Highway 802 or along a High Visibility Site. The multiple listing sign or directory sign may be off-premises provided that it is placed within the complex.

c.

When single occupancy buildings are required by the corridor review board to present a facade of multiple store fronts to eliminate long and unarticulated walls in an effort to meet the village center architecture guidelines, the following shall be applied:

(1)

In addition to a wall sign or projecting sign as allowed under subsection E.1. and 2., one ten square-foot wall sign shall be allowed per store front with the following exceptions:

(a)

The ten square-foot sign may not be placed on the same wall as the 40 square-foot wall sign or on the same walls where projecting signs are placed.

(b)

The number of additional wall signs shall not exceed three ten square-foot signs per single occupancy buildings.

(2)

The additional signs shall advertise only special services offered by the business such as, but not limited to, repairs, rentals, garden supplies, etc. (service sign verbage to be approved by the corridor review board administrator).

(3)

To ensure the sign design complements the building architecture, the sign size (length and width) shall be designed to fit the space in which they are placed. This requirement could mean the square footage may be less than ten square feet per store front. The corridor review board administrator shall review and approve this requirement.

(4)

A single occupancy building may have one 18 square-foot interior neon sign for the entire building or one six square-foot neon sign per store front not to exceed three interior neon signs.

5.

Replacement of nonconforming signs: Businesses and other uses along High Visibility Sites, not presently built within the Build-to Zone, may replace nonconforming pole signs with a ground sign that does not exceed eight feet in overall height and has a maximum allowable area of 40 square feet.

6.

Gasoline service stations and cinemas: Gasoline service stations and cinemas may utilize one 80-square foot sign to accommodate a change out copy panel. These signs are subject to the corridor review board approval.

7.

Height bonus: Signs surrounded by a permanent raised planter may be built to a height of ten feet. The landscaped area surrounding the sign shall be equal to the square footage of the sign and must be maintained with approved landscaping.



COUNTY COUNCIL OF BEAUFORT COUNTY
PURCHASING DEPARTMENT

106 Industrial Village Road
Post Office Drawer 1228
Beaufort, South Carolina 29901-1228

TO: Councilman Brian E. Flewelling, Chairman, Natural Resources Committee

FROM: Dave Thomas, CPPO, Purchasing Director *DT*

SUBJ: **Recommendation of Contract Award for RFQ # 042915, Rural and Critical Land Preservation Consultant Services**

DATE: June 1, 2015

BACKGROUND: On April 29, 2015, Beaufort County received two responses from qualified firms for Rural and Critical Land services for the Beaufort County Planning Department. In accordance with the Rural and Critical Land Preservation Ordinance and Land Preservation Bond Referendums, the Beaufort County Comprehensive Plan, the Beaufort County Land Preservation Board (hereafter, "the Board") Program Guide, and policies and priorities of the County, the consultant shall provide staff support and assistance with the acquisition of land and conservation easements pursuant to the program. The consultant will utilize its experience and contacts in real estate, negotiations, natural resource preservation, stewardship skills and other expertise to assist Beaufort County and the Board in planning and coordinating with other organizations to implement the program.

A selection committee composed of the Director of Planning, the Natural Resources Planner and the Chairman of the Rural and Critical Preservation Board, were tasked with evaluating and selecting the highest ranking firms based on qualifications and experience. The committee reviewed the two responses below and provided the following ranking:

FIRMS RANK ORDER:

1. Open Land Trust, Beaufort, SC
2. Natural Resources Planning Services, Inc., High Spring, Florida

JA **FUNDING:** Account # 45000011-51160, Real Property Program, Professional Services, with an available fund balance \$10 million as of the date of this memo.

FOR ACTION: Natural Resources Committee meeting occurring June 1, 2015.

RECOMMENDATION: The Natural Resources Committee approve and recommend to County Council a contract award to the Open Land Trust in the amount of \$179,000 for Rural and Critical Land Preservation Consulting Services from the funding source listed above.

CC: Gary Kubic, County Administrator *GKubic*
Joshua Gruber, Deputy County Administrator/Special Counsel *JG*
Alicia Holland, Asst. Co. Administrator, Finance *AH*
Eric Larson, Director, Environmental Engineering Division *Eric W. Larson*
Anthony Criscitiello, Director of Planning *TC*

Att: Final Ranking Score Sheet

RFQ 042915, RURAL AND CRITICAL LAND CONSULTING SERVICES
 INITIAL SCORE SHEET SUMMARY

Column1	Column2	Column3
	<u>Name of Company</u>	
	<u>BC Open</u>	<u>Natural Resource</u>
<u>Evaluators</u>	<u>Land Trust</u>	<u>Planning Services, Inc.</u>
T. Criscitiello	99	52
A. Flake	99	83
E. Pappas	100	87
TOTALS:	298	222

- 1. BC Open Land Trust 298
- 2. Natural Resources
 Planning Services 222

Financial Planning Tasks Update

Task 1: Rate Studies

- Prepare studies for Beaufort County, City of Beaufort, Town of Port Royal, Town of HHI and Town of Bluffton
- Incorporate current revenue requirements, future MS4 related expenses, and capital needs
- Accommodate current rate structure and evaluate alternate rate structures and other funding methods
- Allocate costs appropriately across jurisdictions and cost drivers

Task 2: Impervious area source data update

- Update impervious “foot print” of approximately 5,000 non-residential properties

Deliverables

- A common financial planning and rate model that can be used by each jurisdiction to simulate various cost vs. income scenarios
- Updated data base file of all non-residential properties impervious & pervious areas
- Report for each jurisdiction with recommended rates developed using a single common to all financial planning and rate model

Focus of Today's Presentation:

Rate Study Update:

- Six options for rate structure
- Date base update
- Potential maintenance option
- Key tasks to complete and schedule

Rate Structure Options to Model

(variables that are being reviewed)

- Overall rate structure: impervious area
- Overall rate structure: impervious plus gross land area charge
- Debt financing for capital vs. continued reliance on pay-as-you-go financing
- Partial program funding from taxes or entire program funding from fees?
- ERU vs. Customer Administrative Fee
- Option for funding County to do primary drainage infrastructure maintenance

Option #1 -

- Current rate structure
- Updated source data,
- Current approach for administrative fees based on impervious area units,
- Compliance with current rate ordinance,
- Pay-as-you-go capital financing

Option #2 -

- Current rate structure
- Updated source data,
- Current approach for administrative fees based on impervious area units
- Compliance with current rate ordinance,
- Debt capital financing

Option # - 3

- Modified current rate structure using existing impervious area charge
- Eliminate current run-off factor and add gross area charge based on total land area of customer parcel
- Continued use of simplified residential rates,
- Continued application of agricultural use policy,
- Administrative costs allocated to per account
- Add minimum charge for all accounts
- Pay-as-you-go capital financing,

Option # - 4

- Modified current rate structure using existing impervious area charge
- Eliminate current run-off factor and add gross area charge based on total land area of customer parcel
- Continued use of simplified residential rates,
- Continued application of agricultural use policy
- Administrative costs allocated to per ERU
- New minimum charge for all accounts
- Pay-as-you-go capital financing,

Option # - 5

- Modified current rate structure using existing impervious area charge
- Eliminate current run-off factor and add gross area charge based on total land area of customer parcel
- Continued use of simplified residential rates
- Continued application of agricultural use policy
- Administrative costs allocated to per account
- New minimum charge for all accounts
- Debt capital financing,

Option # - 6

- Modified current rate structure using existing impervious area charge
- Eliminate current run-off factor and add gross area charge based on total land area of customer parcel
- Continued use of simplified residential rates
- Continued application of agricultural use policy
- Administrative costs allocated to per ERU
- New minimum charge for all accounts
- Debt capital financing

Option for County Maintenance in Municipalities

Each Municipality can work with County to define:

- Primary Drainage Systems
- Amount of Primary Drainage Systems for County to maintain
- County to develop fixed cost for agreed upon Primary Drainage System maintenance
- Municipality to create an additional SW fee to reimburse County for Primary Drainage System maintenance
- Municipality can assess fee based on method of payment of final selected option

Next Steps

- Continue with impervious area update and program planning – Completion date June 17, 2015
- Complete the financial planning model that supports evaluating the six options July 15, 2015 for County other will follow
- However, no recommendations until data update is completed models are run for each entity
- Recommend rate structure option July 15, 2015

SWUB Meeting – Rate Study Update- May 20, 2015

Current ATM Scope of Services for Rate Studies

- **Rate Studies**
 - o Beaufort County, City of Beaufort, Town of Port Royal, Town of HHI and Town of Bluffton
 - o Incorporate current revenue requirements, future MS4 related expenses, and capital needs
 - o Accommodate current rate structure and evaluate alternate rate structures and other funding methods
 - o Allocate costs appropriately across jurisdictions and cost drivers
- **Impervious area source data update**
 - o Update impervious “foot print” of approximately 5,000 non-residential properties across all five jurisdictions using current aerial photography
- **Deliverables**
 - o A common financial planning and rate model that can be used by each jurisdiction to simulate various cost vs. income scenarios, for example:
 - Capital spending PAYGO vs. debt
 - Impact of increased operational costs on stormwater rates (e.g. MS4 costs)
 - o Updated data base file of all non-residential properties impervious & pervious areas
 - o Report for each jurisdiction with recommended rates developed using a single common to all financial planning and rate model

Costs of Service and Allocability

The proposed rate structures take into account a number of costs that vary by:

- who provides the service,
- who receives the service, and
- what drives the cost of the service (the existence of an account, impervious area or gross area).

An impervious and gross area rate structure allocates some cost to each of the two variables, in this case either allocating 80% or 90% of the variable costs to impervious area, and the remaining costs to gross area. The gross area units would include a declining block also, such that large properties had more units of gross area than small properties, but the increase in units of gross area as overall parcel size increased were blunted by the declining block.

This section describes the different elements of the jurisdictions’ and utility’s program costs and how they may be accommodated in the rate structures.

Jurisdictional Infrastructure O&M

Each of the five jurisdictions maintains its own stormwater drainage infrastructure and funds those costs from utility revenue. These costs are driven by impervious area and gross area in the jurisdiction, which contribute to stormwater runoff and nutrient loading. As such, the impervious and/or gross area component of the fee will include these costs. Revenue from this fee component would be returned to the service provider, the individual jurisdiction.

Jurisdiction Capital Projects

Each of the five jurisdictions has an independent capital plan, and can determine whether bond funding or pay as you go funding is appropriate. Capital financing has been “pay-as-you-go” for most jurisdictions. An alternative is for jurisdictions to borrow money (through revenue bonds or other means) to build capital projects and pay this back over time. This option is described in the definitions as debt.

The cost drivers for capital projects are similar to those for regular O&M, and are allocable to impervious and gross area within a jurisdiction. Debt service (in the case of bond funding) or cash contributions to capital projects are included in the impervious and/or gross area components of a fee. Revenue from this fee component would be returned to the service provider, the individual jurisdiction.

Countywide Infrastructure O&M

The County maintains some infrastructure within each of the four municipalities in addition to the unincorporated area. County-wide infrastructure maintenance costs have not been allocated to any ratepayers outside the unincorporated County to date. This option will allocate the costs for the County to maintain just the countywide drainage infrastructure across the entire rate base in all jurisdictions based on infrastructure miles per jurisdiction or another intra-jurisdictional allocation model.

The cost drivers for operation and maintenance of county infrastructure are similar to those for jurisdictional infrastructure. These costs may be recovered through an impervious and/or gross area fee component, the revenue from which supports County efforts. Revenue from this fee component would be returned to the service provider, the County.

Utility Administration

The County administers the cooperative utility for each of the five jurisdictions. Currently administrative fees are allocated across the impervious area rate base such that properties with a large number of SFUs of impervious area pay more in administrative fees than those with fewer SFUs.

Costs for this effort are more closely allocable to the number of parcels or accounts for which data must be maintained, customer service must be provided, etc. These costs may instead be recovered via a fixed charge component charged to all utility customers. Revenue from this fee component would be returned to the service provider, the County.

MS4 Compliance

Each jurisdiction will be subject to MS4 permit requirements beginning in late 2015. Some program elements are fulfilled by each individual jurisdiction while others are provided cooperatively. Any existing interlocal agreements will be revised as necessary if an alternate structure is chosen.

Individual Efforts

Other MS4 permit compliance activities will be done separately by each jurisdiction, and provided only to that jurisdiction. These costs are allocable to the impervious and/or gross area fee component and revenue from this fee component would be returned to the service provider, the individual jurisdiction.

Cooperative Efforts

Monitoring

The County may provide monitoring efforts in some jurisdictions (specifically North of the Broad). These costs would be driven by the number of accounts and would be included in the fixed charge component

of the fee, only in the jurisdictions where the County provides this monitoring service. Revenue from this fee component would be returned to the service provider, the County.

Public Education/Outreach

Currently, the jurisdictions participate in a cooperative public education & outreach scheme. Rather than implement separate agreements between each jurisdiction, this cost can be considered a per account cost and included in the fixed charge component of the fee, applicable to everyone in the County. Revenue from this fee component would be returned to the service provider, the County.

Elements of Six Rate Structure Options

Simplified residential rate: Charge one of a series of flat rates, based on SFUs, to different classes of residential properties. This is how residential rates work in the current rate structure.

Continued application of the agricultural use policy: Properties legally under certain agricultural uses have limits placed on their stormwater fees by state law. The rate structure options will continue to follow this approach.

Updated source data: The County is currently checking about 5,000 non-residential parcels for new or changed impervious area and editing the impervious area on these parcels if needed. The results of this update will be used in the model.

Minimum charge: A minimum charge is a rate structure feature whereby once the amount a property owes in annual stormwater fees is computed it is compared to the minimum charge and if less, the minimum charge is applied to the property. The minimum charge is set to reflect the minimum amount of demand a property can actually place on the jurisdiction providing service.

Partial tax funding: If any jurisdiction wishes to partially fund its stormwater program with tax revenues the model will allow for this mathematically.

Six Rate Structure Options to Model

Option #1

- Current rate structure with updated source data
- current approach for administrative fees based on impervious area units
- compliance with current rate ordinance
- pay-as-you-go capital financing

Option #2

- Current rate structure with updated source data
- current approach for administrative fees based on impervious area units
- compliance with current rate ordinance
- debt capital financing

Option #3

- Modified rate structure based on impervious and gross area
- continued use of simplified residential rates
- continued application of agricultural use policy

- County-wide administrative costs allocated to per-account basis
- County-wide infrastructure maintenance costs allocated to impervious and gross area based on infrastructure miles per jurisdiction or other intra-jurisdictional allocation model
- new minimum charge for all accounts
- pay-as-you-go capital financing

Option #4

- Modified rate structure based on impervious and gross area
- continued use of simplified residential rates
- continued application of agricultural use policy
- County-wide administrative costs allocated to impervious/gross area basis
- County-wide infrastructure maintenance costs allocated to impervious and gross area based on infrastructure miles per jurisdiction or other intra-jurisdictional allocation model
- new minimum charge for all accounts
- pay-as-you-go capital financing

Option #5

- Modified rate structure based on impervious and gross area
- continued use of simplified residential rates
- continued application of agricultural use policy
- County-wide administrative costs allocated to per-account basis
- County-wide infrastructure maintenance costs allocated to impervious and gross area based on infrastructure miles per jurisdiction or other intra-jurisdictional allocation model
- new minimum charge for all accounts
- debt capital financing

Option #6

- Modified rate structure based on impervious and gross area
- continued use of simplified residential rates
- continued application of agricultural use policy
- County-wide administrative costs allocated to impervious/gross area basis
- County-wide infrastructure maintenance costs allocated to impervious and gross area based on infrastructure miles per jurisdiction or other intra-jurisdictional allocation model
- new minimum charge for all accounts
- debt capital financing

Each Municipality to work with County to define:

- Primary Drainage Systems
- Amount of Primary Drainage Systems for County to maintain
- County to develop fixed cost for agreed upon Primary Drainage System maintenance
- Municipality to create an additional SW fee to reimburse County for Primary Drainage System maintenance
- Municipality can assess fee based on method of payment of final selected option

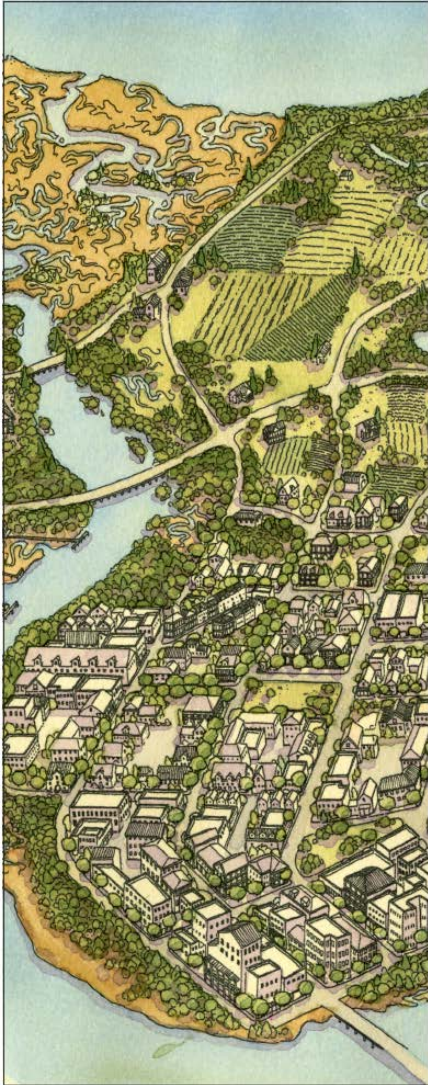
Tabularly, the six options can be described as below:

Modeled Rate Structure Option	Overall Rate Structure	Debt Financing for Some Capital	Partial Tax Funding	Method for Allocating Administrative Costs	Method for Allocating County-wide Infrastructure Maintenance Costs	Method for Re-allocating Costs from One Jurisdiction to another	Minimum Charge	Simplified Residential Rates
A	Impervious Area	No	Optional at Jurisdiction's Choice	Impervious Area SFU's	None	Optional at Jurisdiction's Choice	No	Yes
B	Impervious Area	Yes	Optional at Jurisdiction's Choice	Impervious Area SFU's	None	Optional at Jurisdiction's Choice	No	Yes
C	Impervious and Gross Area at 80/20 or 90/10	No	Optional at Jurisdiction's Choice	Per Account	Impervious and Gross Area	Optional at Jurisdiction's Choice	Yes	Yes
D	Impervious and Gross Area at 80/20 or 90/10	No	Optional at Jurisdiction's Choice	Impervious and Gross Area	Impervious and Gross Area	Optional at Jurisdiction's Choice	Yes	Yes
E	Impervious and Gross Area at 80/20 or 90/10	Yes	Optional at Jurisdiction's Choice	Per Account	Impervious and Gross Area	Optional at Jurisdiction's Choice	Yes	Yes
F	Impervious and Gross Area at 80/20 or 90/10	Yes	Optional at Jurisdiction's Choice	Impervious and Gross Area	Impervious and Gross Area	Optional at Jurisdiction's Choice	Yes	Yes

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: Community Development Code / Six-Month Review
Date Submitted: June 1, 2015
Submitted By: Rob Merchant
Venue: Natural Resources Committee



Beaufort County Community Development Code

Six Month Review – Natural Resources
Committee
June 1, 2015

Transect Zone Issues

- Consider a provision to allow replacement of mobile homes in T3 districts, even though they may not meet the Building Type and Private Frontage standards (issue in Alljoy, Shell Point, and Land's End)
 - Revise facade zone requirement in T4 Zones to allow side parking screened with walls and fences to count toward a percentage of the facade zone requirement (3.2.100.D and 3.2.110.D).
 - Evaluate the minimum porch depth of 8 feet (5.2.50, 5.2.60, and 5.2.70).
-

Use Issues

- Parks and Playgrounds - distinguish between small passive parks and sports complexes.
 - Allow Residential Storage Facilities in T4 districts with site planning conditions.
 - Revise conditional standards for general retail to all adaptive reuse of vacant buildings in S1 to be consistent with the amendment to the ZDSO passed in August 2014 (4.1.120)
-

Sign Issues

- Allow freestanding and wall signs in T2 districts (Table 5.6.40.A).
- Allow freestanding signs in T4 districts with some conditions (Table 5.6.40.A).

Modulation

- For non-conforming lots subdivided prior to 1999 - allow side and rear setbacks to modulate down to 10 feet to make lots buildable (7.2.30).

Map Changes

- Two minor map amendments on Lady's Island along US 21 are being recommended by the Lady's Island Community Preservation Committee
 - Correct zoning along Ulmer Road to be consistent with the commercial/light industrial uses in that location.
-

Minor Fixes

- Reduce residential side yard setback in T2 Rural for main and ancillary buildings from 50 feet to 18 feet to match the standard that was in the ZDSO for Rural. Establish a minimum lot width of 100 feet (3.2.40.C).
 - Remove maximum side yard setback for T3 Hamlet Neighborhood (3.2.80.C).
-