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Council Action Summary  
July 2000

**July 24, 2000**

Endorsed the 11-Step Action Plan for the Affordable Housing Task Force.

Awarded a contract to Carter Goble Associates, Inc., Columbia, South Carolina, in an amount not to exceed \$29,595 to provide consulting services for the Detention Center.

Awarded a three-year contract, with a possible two-year extension, to Republic Parking System, Chattanooga, Tennessee for parking lot management services for the Hilton Head Airport

Awarded a one-time contract to Youmas Heating and Air Co., Goose Creek, South Carolina, in an amount not to exceed \$68,000 to provide electrical, heating, air conditioning, and ventilation upgrades to the Bluffton Gymnasium.

Approved on first reading an ordinance revoking the collection of roads facility impact fees in northern Beaufort County.

Approved on first reading an amendment to Impact Fee Procedures Ordinance, Section 5B(10), Applicability, "At the discretion of the County Administrator or Deputy Administrator, churches, places of worship and bona fide eleemosynary organizations meeting the requirements of the Internal Revenue Services Tax Code for Section 501(C)(3), Organizations".

Approved on first reading an amendment to the Building Codes Ordinance, Section 3.6.1B, Exemption: "The following buildings and facilities are exempt from building permit fees at the discretion of the County Administrator or Deputy Administrator: Churches and places of worship, structures and facilities supported by tax revenue and bona fide eleemosynary organizations meeting the requirements of the Internal Revenue Services Tax Code for Section 501(C)(3), Organizations".



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Approved on second reading a zoning change on Port Royal Island, District 100, Map 20, Parcel 19K and 9H from Rural Residential to Rural.

Approved on second reading the following map corrections to the Comprehensive Plan Future Land Use Map and Zoning Map: **MAP 1** - Zoning Map and Future Land Use Map – (i) This small Planned Unit Development named Gump [PUD 600-7] was left off both maps and is simply replacing Rural/Rural with Planned Unit Development/Planned Unit Development. (ii) The boundary around Rose Hill (south) [PUD 600-1] is corrected to conform to 1996 plan and the designations corrected to Planned Unit Development/Planned Unit Development. The non Planned Unit Development area is Transitional Overlay/Transitional Area correcting only the zoning. (iii) Buckwalter Villages [PUD 600-12] Future Land Use is corrected from Transitional Area to Planned Unit Development and the eastern parcels (not part of Planned Unit Development) [R600 022 000 0047, 48 & 49 0000] are corrected from Transitional Overlay/Planned Unit Development to Transitional Overlay/Transitional Area. (iv) This parcel within the Shults tract area is no longer within Beaufort County. It was annexed in April of 1999 by the Town of Bluffton. The correction is from No Zone/Residential Commercial to No Zone/No Use a Future Land Use correction only. [R600 039 0000203 000]. **MAP 2** - Zoning Map and Future Land Use Map – (v) The mid section of Victoria Bluff is corrected from Rural/Community Preservation to Community Preservation/Community Preservation. The 43 corrected parcels are: R600 032 000 018, 132, 133, 153-172, 217-236 0000. (vi and vii) The wrong parcel was designated Olde Towne Village [CU-600 PUD]. The northern parcel [R600 040 000 04000000] is corrected from Transitional Overlay/Transitional Area to Planned Unit Development/Planned Unit Development, while the southern parcel [R600 040 000 210 0000] is corrected from Planned Unit Development/Planned Unit Development to Transitional Overlay/Transitional Area. (viii) The section of Moss Creek [PUD 600-4] that fronts on SC 278 is corrected from Planned Unit Development/Residential Commercial to Planned Unit Development/Planned Unit Development, correcting only the Land Use. (ix) A parcel [R600 039 00B 047 0000] belonging to the community preservation area was corrected from Transitional Overlay-Rural/Community Preservation to Community Preservation/Community Preservation. **MAP 3**- Zoning Map and Future Land Use Map – (x) A County Planned Unit Development on Hilton Head Island failed to be mapped and is now corrected from no zone/no land use to Planned Unit Development/Planned Unit Development. The Planned Unit Development is Windmill Harbor [PUD 500-1]. **MAP 4** - Zoning Map and Future Land Use Map – (xi) The small rural triangle against US 278 [R600 0032 000 0005 0000] and adjacent to the commercial Home Depot and Taco Bell is corrected from Rural/Rural to Commercial Residential & Urban/Commercial Rural & Residential Commercial.

Approved on second reading an ordinance that will amend the Oaks Development Agreement to provide for building heights of fifty (50') feet maximum for the YMCA site and for commercial office building sites, subject to the acknowledgement of the Bluffton Fire District of their ability to service the sites.

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Approved on first reading an ordinance authorizing the issuance and sale of general obligation bonds to provide funds for capital projects for the Bluffton Tax Increment Financing District.

Approved on third and final reading an ordinance authorizing the placement of a public question on the official ballot for the general election November 7, 2000 concerning a proposition authorizing Beaufort County to issue general obligation bonds to acquire lands for preservation and to pay certain costs and debt service related thereto.

Approved on first reading an ordinance that will amend the Oaks Development Agreement to provide that open space ratios and/or landscape ratio requirements of the ZDSO are replaced by this Development Agreement. Developments shall conform to the buffer, setback, and landscaping requirements of the ZDSO as modified by this Development Agreement and the design development guidelines approved by the Corridor Review Board under the provisions of Exhibit E-1 herein.

Approved on first reading an ordinance that will amend the Oaks Development Agreement to provide that allowable outdoor storage area shall be limited by the site design factors contained within the Corridor Review Board guidelines of the Zoning and Development Standards Ordinance as amended by this Development Agreement and the design development guidelines approved by the Corridor Review Board under the provisions of Exhibit E1 herein (which is already within the Development Agreement).

Approved on first reading an ordinance that will amend the Oaks Development Agreement to provide that hotels are allowed to be built up fifty (50') feet with four stories, provided they are set back 100 feet or more from the designated highway corridors of US Highway 278, SC Highway 46 and Burnt Church Road, subject to the site design factors contained within the Corridor Review guidelines of the Zoning and Development Standards Ordinance as amended by the Development Agreement and the design development guidelines approved by the Corridor Review Board under the provisions of Exhibit E-1 herein.

Granted Clarendon Farms an extension for filing of their agricultural application beyond the January 16, 1999, deadline for tax year 1999.

Awarded a contract for external auditing services to Robinson, Grant & Co. in the amount of \$111,000 for a three-year period

Approved on first reading an amendment to the Zoning and Development Standards Ordinance, Commercial Amusement, Outdoor, to replace Section 3.237 A(1) with the following text: (i) The use shall have not more than one (1) lot line facing a residentially zoned property; (ii) Buffers shall incorporate berms or walls and be increased by 50 feet, where the use adjoins any residential property or use; (iii) Operators of this use shall ensure that no residentially zoned district or adjoining residential uses receive levels of noise beyond 60 decibels. (iv) Closing hours and lighting shall be limited to 11:00 p.m. Facilities seeking to remain open after this time

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must apply for and receive approval of a Special Use Permit. (v) During review of the facility, the Development Review Team and/or Zoning Board of Appeals may prohibit landscaping or design that is unnatural or not compatible for surrounding properties or communities in terms of the materials or other design features; (vi) The minimum lot area shall be five acres.

Approved on first reading an amendment to the Zoning and Development Standards Ordinance, Appendix D: Daufuskie Island Community Preservation Use Table, add (i) Waste Transfer Stations – Drop-Off centers for household waste to be transferred to a landfill by public or private companies; and (ii) Regional Utilities – Generation, storage or combustibles, and regional utilities such as regional switching stations, pump storage and other facilities not housed inside normal buildings or structures (NAICS 22).

Approved on first reading corrections to the Zoning Map and Future Land Use Map Daufuskie Island R800 027 000 0007, 10 & 10A 0000 erroneously included in the Planned Unit Development from Planned Unit Development to Community Preservation.

