



COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION

Multi-Government Center • 100 Ribaut Road, Room 115
Post Office Drawer 1228, Beaufort SC 29901-1228
Phone: (843) 255-2140 • FAX: (843) 255-9432

PLANNING COMMISSION

Thursday, September , 2014

6:00 p.m.

Council Chambers, Administration Building
100 Ribaut Road, Beaufort, South Carolina

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media was duly notified of the time, date, place and agenda of this meeting.

1. COMMISSIONER'S WORKSHOP – 5:30 P.M.
Planning Office, Room 115, County Administration Building
2. REGULAR MEETING - 6:00 P.M.
Council Chambers
3. CALL TO ORDER – 6:00 P.M.
4. PLEDGE OF ALLEGIANCE
5. REVIEW OF MINUTES
 - A. JULY 7, 2014 ([backup](#))
 - B. AUGUST 4, 2014 ([backup](#))
6. CHAIRMAN'S REPORT
7. PUBLIC COMMENT ON NON-AGENDA ITEMS
8. TEXT AMENDMENT OF CHAPTER 4 (FUTURE LAND USE) OF THE BEAUFORT COUNTY COMPREHENSIVE PLAN TO INCLUDE A PLACE TYPE OVERLAY FUTURE LAND USE DESIGNATION ([backup](#))
9. TEXT AMENDMENT TO ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO), APPENDIX H (COMMERCIAL FISHING VILLAGE OVERLAY DISTRICT), SECTION 5, DEVELOPMENT STANDARDS (AMEND TO REGULATE THE OFF-LOADING, PACKING, AND TRANSPORTING OF CANNONBALL JELLYFISH) ([backup](#))
10. OTHER BUSINESS
 - A. Next Meeting – Monday, October 6, 2014, at 6:00 p.m.
11. ADJOURNMENT





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The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held on Monday, August 4, 2014, in County Council Chambers, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

Members Present:

Mr. John Thomas, Vice-Chairman
Mr. Marque Fireall

Ms. Diane Chmelik
Mr. Edward Riley III

Ms. Carolyn Davis
Mr. Randolph Stewart

Members Absent: Mr. Charles Brown; Mr. Robert Semmler, Chairman; and Ms. Jennifer Bihl/resigned/VACANT Lady’s Island Representative

Staff Present:

Mr. Anthony J. Criscitiello, Planning Director
Ms. Barbara Childs, Admin. Asst. to Planning Director

CALL TO ORDER: Vice Chairman John Thomas, as Acting Chairman, called the meeting to order at approximately 6:00 p.m. Mr. Thomas explained that he would serve as Acting Chairman in the absence of Chairman Robert Semmler who was out of town.

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

CHAIRMAN’S REPORT: Mr. Thomas believed that Mr. Semmler would give as his Chairman’s Report that the Braves has lost 6 games in a row—pray for the Braves.

PUBLIC COMMENT on non-agenda item: No comments were received.

OSPREY POINT PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN AMENDMENT (R603-000-013-0006-0000, 119.75 ACRES; EAST OF HIGHWAY 278/OKATIE HIGHWAY, SOUTH OF PRITCHARD POINT ROAD, AND NORTH OF OKATIE ELEMENTARY SCHOOL); OWNER: LCP III LLC (J. NATHAN DUGGINS, III), AGENT: JOSHUA TILLER

Mr. Anthony Criscitiello briefed the Commission. Osprey Point PUD is part of a larger coordinated PUD that included Okatie Marsh, Osprey Point, and River Oaks. Okatie Marsh, 101.5 acres, was acquired as part of the Rural and Critical Land Preservation Program. Osprey Point will continue as a mixed use PUD of commercial and residential, with a commercial size 190,000 square feet fronting Highway 170, and residential has dropped to 396 units of single family residences. Pathways and trails will be private and restricted. Interconnectivity will serve River Oaks. No public access will be provided to the park. The park will be reduced to 8.5 acres. The owner will construct a 2-acre park in the Okatie Marsh PUD that is owned by the County. The half-acre public safety site will be located in the commercial area. Fifteen units of workforce housing may be developed in the commercial area. Rear loaded lots are acceptable, but not mandatory, therefore not enforceable. The

development agreement is the controlling document and the PUD zoning. The T-2 lots are not remotely consistent with rural densities in the T-2 transects. Many of the streets end and the front road deadends into parking lots at both ends; there is no clear connection with the other streets. Staff recommended that the master plan be reworked to have a clear network of streets, with sidewalks, street trees, and on-street parking. The residential areas closest to the marsh supposedly will have a lower density, but the density is the same throughout the development. Townhouse placements are not clearly marked. A frontage road may be developed at the time of the commercial area development rather than at Phase 1 development. The age-restricted community will develop its own design guidelines and not be governed by the County's design guidelines. Garages will be the most predominant feature from the street view—a negative for the design.

Discussion included a clarification of the staff's recommendation of denial from the last meeting that was still standing today.

Applicant's Comments.

1. Mr. Lewis Hammet, the applicant's attorney, will summarize changes—density is 527 residential units with a probably mix of unit types; the development agreement will end 2021; commercial standards are not changing; committed to more density in the center (closer to the commercial area) and less density near the marsh; not asking for changes in development standards for multi- and single-family units; driveway reconfiguration/spacing was changed; and workforce housing is not required with single-family residence but they will build 15 such workforce housing. As an age-restricted, active community, there will not be children residents. In response to the rationale for an age-restricted community next to an elementary school, Mr. Hammet noted that when Okatie Marsh PUD was included in the original village concept; however, it is not possible since there is now an interested builder. Mr. Hammet noted that an age-restricted community likes a restricted access and front-loaded house. A road-right-of-way to the adjoining ARD tract (known as River Oaks PUD).
2. Mr. Joshua Tiller, a landscape architect, noted that the western end included the original master plan with the public green and commercial area. He noted that the original plan included the sidewalks—east to the park, etc. Proposed are three water-type parks with amenities, a bridge part in the linear trail, with observation points and fishing opportunities. The Clubhouse will have access to the water/lake, pool, etc. Exhibit I shows T-4 zone urban center zone has no changes, but includes 20 residential units; the T-3 residential zone has a maximum density of 4.18 units per acre, the T-2 residential has 3.36 units per acre—averaging 3.32 units per acre. Driveway concerns have caused the pairing of driveways and mailboxes, with larger lots having garages turned to the side.

Public Comment:

1. Mr. Reed Armstrong of the Coastal Conservation League noted that the transact T2 zones require a minimum lot size of a half acre, and the T3 zones do not conform to County Draft Community Development Code.
2. Mr. Bubba Young, an adjoining property owner, commented on the original design. His concern is that the concept has been compromised. Where is the continuity for the development. Ownership will change, so Development Agreements cannot be controlled over parcels that are not owned by different owners. He noted sewer taps to be allowed for the Cherry Point residents from the original design. He expressed concerns of failing septic tank systems in the Cherry Point area. He noted fire and water protection concerns, and a loss of an individual in 2007 because of the problems. The Cherry Point residents need water and sewer. The cost should not

be pushed on the developer. The County should be concerned with the overall health of the Cherry Point residents and the Okatie River. The Okatie River has already been closed from harvesting shellfish. He asked that Cherry Point Road be paved to save the road and to stabilize and preserve the river. He suggested a joint venture with a developer for development of Okatie Marsh. He also asked for clarification of the road to the ARD/River Oaks tract and connectivity to Cherry Point Road.

Mr. Hammet commented that there is no change to the Cherry Point Road from Osprey Point PUD. Every environmental standard from the original plan has not been changed.

Discussion by the Commission included clarification on the residential density, concern with the types of units to be built; concern that workforce housing was committed to 15 but was not required in the original plan if only single family residences are built; clarification on the PUD roadways; concern that the lagoon in the park may pollute the river; clarification on the maximum size of commercial buildings; desirous of walkability feature in the community; having the commercial area to serve the community rather than containing big box stores; concern with clearcutting of lots rather than preserving existing trees; concern with architectural and stormwater standards; noting that the closest fire station to Cherry Point residences was on Argent Boulevard; requesting Council to reconsider impact fees reduction because of the age-restricted community; recommending moving the garages from the streets; questioning the short-sighted age-restricted concept next to an elementary school; concern that staff's recommendation remained consistent from the last meeting and the applicant worked with a prospective buyer rather than the staff; concern that the road behind the commercial area will not be built until the commercial area is built; noting that the area was ideal for young professionals with the school, the park, and the waterfront; concern with the open space calculations; concern on the rationale of the reduction of the park space; concern with 39 units not marked on the amended master plan/exhibit B; concern with impervious surfaces from the lots located in the surrounding rural community; concern that the dynamics of the original intent was changed when Okatie Marsh was bought by the Rural Critical Land Preservation Program; advised application to contact the Cherry Point neighbors regarding this development; concern with the amendment being very different from original PUD and believing a new PUD should have been done instead of an amendment; noting that a bio-filtration system was recommended in the original PUD; concern with the water quality being affected by this development along the Okatie River; and understanding the applicant's and the Commission's positions.

Mr. Criscitiello largely agrees with the Commission comments; the connector road is a road to a park; interconnectivity is eroded by this amendment; there is an ability to install alleys for rear loaded lots; the amendment does meet the requirements of an amendment versus a new PUD; and he is asking a requirement of rear-loaded lots.

Further discussion by Commission included caveats such as rear loaded lots, building a connector road, and adding restrictions on commercial buildings.

Mr. Hammet indicated that he will work with the neighbors, but the promised sewer connection was on the River Oaks PUD.

Motion: Mr. Stewart made a motion **to approve** the master plan amendment with the following conditions: that the village concept remain, that rear-load garages be required by implement alleys, that the project be public and not be an age-restricted community, and to require the installation of

the roadway occur when 50% of the commercial area is built. Mr. Fireall seconded the motion. The motion **passed (FOR: Chmelik, Fireall, Riley, Stewart, and Thomas; AGAINST: Davis; ABSENT: Brown and Semmler; VACANT – Lady’s Island representative).**

OTHER BUSINESS: Mr. Thomas noted that the next Commission meeting is scheduled for Monday, September 4, 2014.

ADJOURNMENT: Motion: Ms. Davis made a motion, and Mr. Riley seconded the motion, **to adjourn the meeting.** The motion passed (FOR: Chmelik, Davis, Fireall, Riley, Stewart, and Thomas; ABSENT: Brown and Semmler). The meeting was adjourned at approximately 8:26 p.m.

SUBMITTED BY:

Barbara Childs, Admin. Assistant to the Planning Director

Robert Semmler, Beaufort County Planning Commission Chairman

APPROVED: September 4, 2014, as written

*Note: The video link of the August 4, 2014, Planning Commission meeting is:
http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=1713*



MEMORANDUM

To: Beaufort County Planning Commission
From: Anthony J. Criscitiello, Planning & Development Director
Date: September 4, 2014
Subject: Text Amendment to Chapter 4 (Future Land Use) of the Beaufort County Comprehensive Plan to include a Place Type Overlay Future Land Use Designation

Comprehensive Plan Sections: The following additions are being proposed to Chapter 4: Future Land Use of the Beaufort County Comprehensive Plan:

- Amend Future Land Use Plan Division to include a Place Type Overlay Future Land Use Designation. This new language will be inserted immediately following the subsection “Special Land Use Designation” on Page 4-30.
- Amend Recommendation 4.4 include language that calls for the adoption of form-based zoning districts to implement the Place Type Overlay designation.
- Add Maps 4-9 and 4-10 which show the location of place types in Beaufort County.
- Add Appendix 4-I: Beaufort County Place Types, which further defines the appropriate character, form, scale, intensity, and mix of uses for each of the place types in Beaufort County.

Summary of the Proposed Amendment: The proposed amendments will create a Place Type Overlay Designation in the Future Land Use chapter of the Comprehensive Plan. The purpose of the Place Type Overlay is to identify locations in the County to promote appropriately scaled walkable environments with a mix of housing, civic, retail, and service choices. The proposed language establishes five place types going from the most rural to the most urban – rural crossroad, hamlet, village, town, and city. The plan then recommends that the County adopt form-based zoning districts to implement the various place types.

Source of Proposed Amendment: The origin of this proposal came from the Beaufort County Planning Department. The maps and definitions of various place types were developed as part of the early work performed by Opticos to draft a new Community Development Code for the County. The descriptions of the place types and the maps are already incorporated into the Preamble of the new Code and were reviewed by the Planning Commission when they forwarded the Code to the Natural Resources Committee at their May 5, 2014 meeting. Also, the place type maps were coordinated with the Town of Bluffton, Town of Port Royal, and City of Beaufort as a way to define locations to promote walkable, mixed-use communities.

Justification: While the place type definitions and maps were developed during the drafting of the Community Development Code and are contained in the Preamble to that draft Code, the concept rests more appropriately at the comprehensive planning level.

- Additional Layer of Regional Land Use Planning: The Place Type Overlay Designation represents an additional layer of regional, intergovernmental land use planning in Beaufort County. The Northern and Southern Regional Plans established a general framework of where to direct future growth in the County. The Future Land Use Plan in the Comprehensive Plan, which was coordinated with the municipalities, provides further specifics of the types of land uses and intensity of development that should occur inside and outside of the growth areas. The Place Type Overlay Designation further defines specific locations where it is suitable to encourage the growth of mixed-use walkable communities.
- Guidance for where to apply Future Transect Zones: The draft Community Development Code has several areas within the County where transect zones are being proposed to foster the development of mixed-use walkable communities. Within each of these communities the County held a charrette to determine the appropriate character, intensity, and mix of land uses. The Place Type Maps (Maps 4-9 and 4-10), however, identify many more areas of the County to encourage and reinforce the development of these communities. The Place Type Overlay Designation provides a framework for the overall scale, intensity, and mix of transect zones appropriate for these places to guide future community planning efforts.

Proposed Amendments: See attached.

Recommendation: The Beaufort County Planning staff recommends approval for the herein attached sections of the Beaufort County Comprehensive Plan.

Place Type Overlay

Both within and outside of Growth Areas the policies of this plan encourage the development and reinforcement of pedestrian scaled mixed-use communities. The purpose of the Place Type Overlay future land use is to identify locations in the County to promote appropriately scaled walkable environments with a mix of housing, civic, retail, and service choices and that achieve the following:

- Improve the built environment and human habitat.
- Promote development patterns that support safe, effective, and multi-modal transportation options, including auto, pedestrian, bicycle, and ultimately transit. This will minimize vehicle traffic by providing for a mix of land uses, walkability, and compact community form.
- Provide neighborhoods with a variety of housing types to serve the needs of a diverse population.
- Remove barriers and provide incentives for walkable urban projects.
- Promote the greater health benefits of a pedestrian-oriented environment.
- Reinforce the character and quality of local communities, including rural crossroads, neighborhoods, hamlets, and villages.
- Reduce sprawling, auto-dependent development.
- Protect and enhance real property values.
- Reinforce the unique identity of Beaufort County that builds upon the local context, climate, and history.

Rural Place Types: While rural landscapes consist largely of natural areas, agricultural and forestry uses, and low-density residential development, historically, small walkable communities served as retail, service and civic hubs for the surrounding rural hinterlands.

Rural Place types consist of Rural Crossroads and Hamlets (See Map 4-9 and 4-10). Appendix 4-I further defines the appropriate character, form, scale, intensity, and mix of uses for each of the place types in Beaufort County so that suitable zoning districts and other tools can be developed and applied to implement these places.

- **Rural Crossroad Place Types.** Rural crossroads are typically located at the intersection of two or more rural roads. They provide a small amount of pedestrian-oriented, locally-serving retail in a rural context, and transition quickly into agricultural uses and/or the natural environment as one moves away from the intersection. Historic examples of rural crossroads include Pritchardville in southern Beaufort County and the Corners Community on St. Helena Island.
- **Hamlet Place Types.** Hamlets are typically larger and more intense than rural crossroads and are often located at the edge of the rural and urban condition. A hamlet often has a small, pedestrian-oriented main street with surrounding and supporting residential fabric that is scaled to the size of a pedestrian shed. The main street and surrounding residential fabric transitions quickly into agricultural uses and/or the natural environment. A historic example of a hamlet includes the original settlement of Bluffton along Calhoun Street. The size and scale of the Habersham community would currently be classified as a hamlet, but could develop into a village if existing development plans are realized.

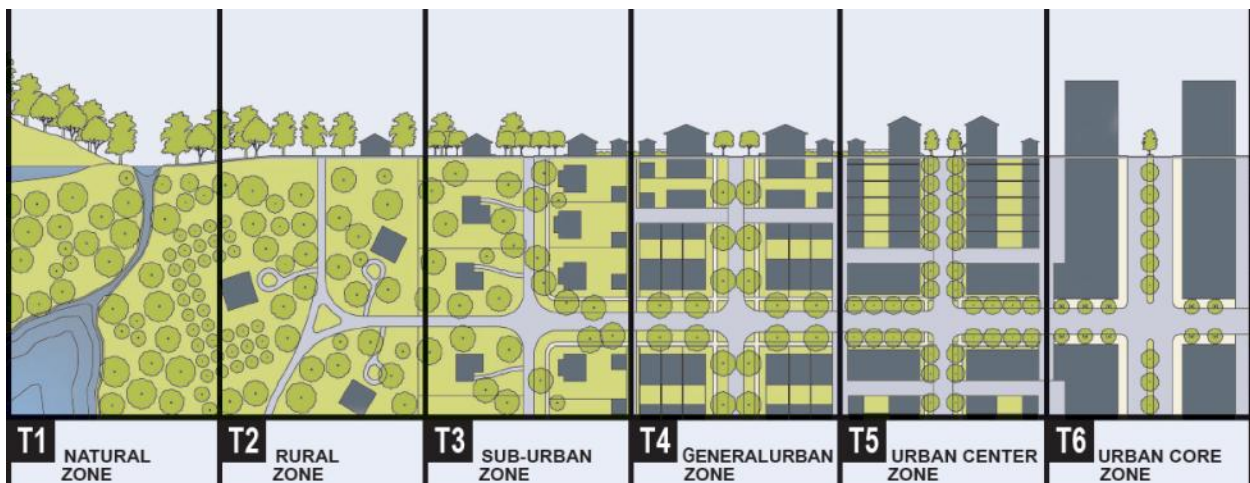
Urban Place Types: Urban places are more complex with concentrations of public infrastructure, community services, and existing homes and businesses. They are located within urbanized areas, and are organized within an interconnected network of streets and blocks in multiple pedestrian sheds. They include areas where one has the opportunity to walk, bike, or ride transit to work, to fulfill daily shopping needs (such as groceries), and to access other amenities within close proximity. These places are composed of elements that create complete walkable places, including downtowns, neighborhood main streets, neighborhood centers, and residential neighborhoods of varying densities and intensities.

Urban Place types consist of Villages, Towns, and Cities (See Map 4-9 and 4-10). Appendix 4-I further defines the appropriate character, form, scale, intensity, and mix of uses for each of the place types in Beaufort County so that suitable zoning districts and other tools can be developed and applied to implement these places.

- **Villages** are made up of clusters of residential neighborhoods of sufficient intensity to support a central, mixed-use environment. The mixed-use environment can be located at the intersection of multiple neighborhoods or along a corridor between multiple neighborhoods. Habersham is a good example of a place that is evolving into a village.
- **Towns** are made up of clusters of neighborhoods or villages that can support a larger, more complex mixed-use environment. Buildings at the core of a town are attached and may be up to four stories tall. Towns are important centers of the County. The Town of Port Royal represents the local archetype.
- **Cities** are made up of clusters of neighborhoods or villages that can support the most intense, complex mixed-use environments. Buildings within the cores of a city are attached and may be taller than four stories in height. Cities are regional centers of the County and contain primary commercial and civic destinations. The City of Beaufort represents the local archetype.

Implementing the Place Type Overlay: The place types should be implemented with form-based zoning districts that focus firstly on the intended character and intensity of development and secondly on the mix of uses within. The form-based districts should be organized on the principle of the Transect (Figure 4-5).

Figure 4-5: A Typical Rural-Urban Transect with Transect Zones



Source: The Smart Code Version 9.2

The Transect, as a framework, identifies a range of settlement patterns from the most natural to the most urban. Its continuum, when subdivided, lends itself to the creation of zoning categories with standards that prescribe appropriate intensity, character and mix of uses. The following are generalized zoning categories based on the Transect.

- **T-1 Natural Zone** consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.
- **T-2 Rural Zone** consists of sparsely settled lands in open or cultivated state. These include woodland, agricultural land, and natural areas. Typical buildings are farmhouses, agricultural buildings, and low density houses.
- **T-3 Sub-Urban Zone** consists of low density residential areas, adjacent to higher zones that contain some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.
- **T-4 General Urban Zone** consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.
- **T-5 Urban Center Zone** consists of higher density mixed use buildings that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.
- **T-6 Urban Core Zone** consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. There are no locations within Beaufort County where T-6 Urban Core is appropriate. Typically only large towns and cities have an Urban Core Zone.

In order to be an effective tool to implement the Place Type Overlay District the specific mix of uses, intensity and character of these districts should be calibrated to fit the unique natural and built environment of Beaufort County.

Recommendation 4-4: Update the County Land Use Regulations

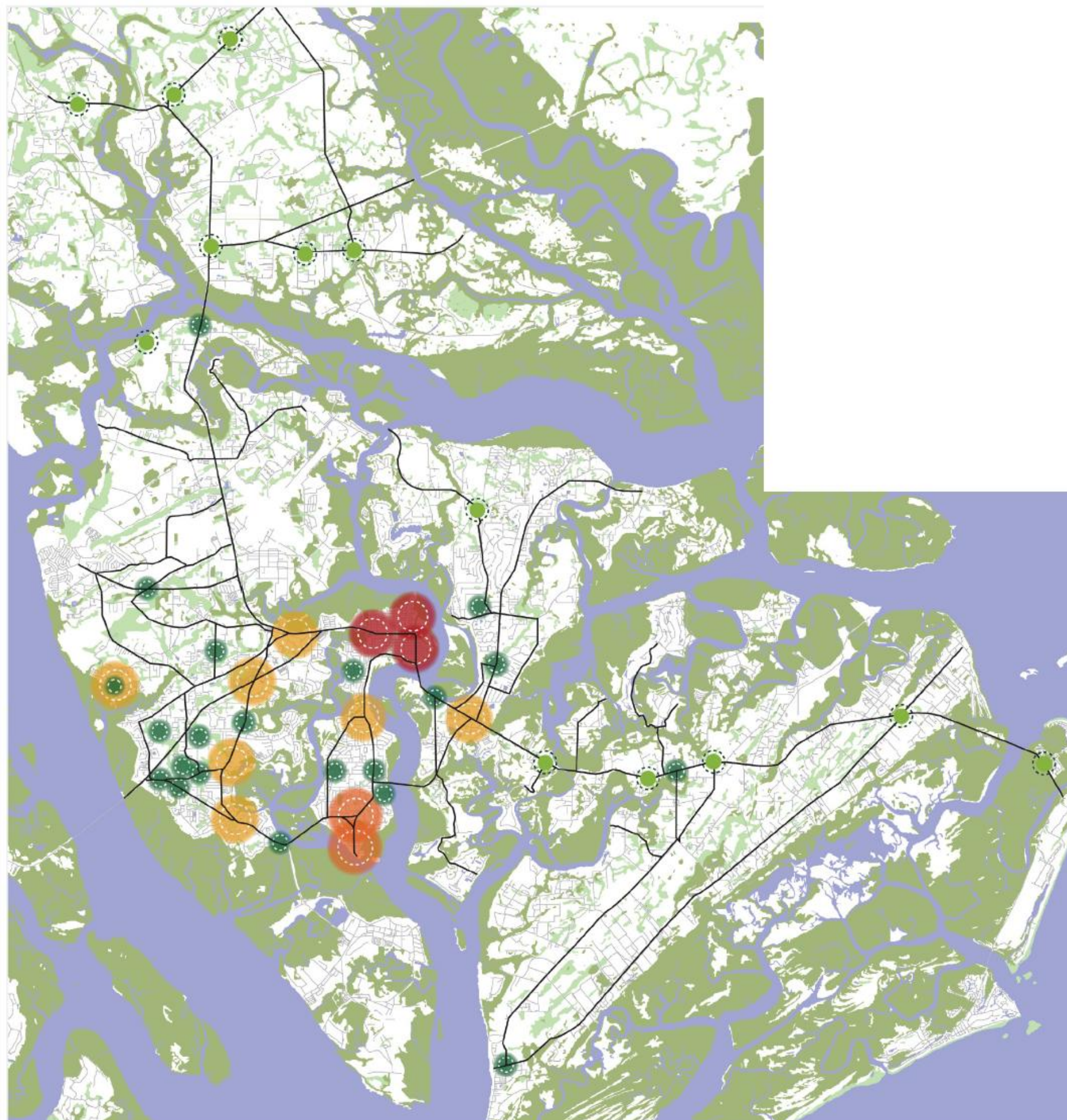
Beaufort County will update the county's zoning and development standards ordinance to incorporate the related recommendations of the regional plans and to facilitate the Future Land Use element of this comprehensive plan. In particular, the county will consider incorporating the following recommendations:






- Incorporate the development guidelines and recommendations established in this plan and in the regional plans; and
- Encourage mixed-use developments, where proposed, through revisions that will expedite review procedures and provide density incentives.
- Codify requirements that allow for the county, municipalities, the school district, and where involved, the military, to review and comment on major development proposals and annexations. This action would require that any application for an annexation or proposed rezoning will be sent to the planning directors, or similar official, of the relevant review body prior to the public hearing on the application. Any comments provided by such planning official will be included in the review packets for the subject annexation or rezoning.
- Implement the Place Type Overlay by developing form-based zoning districts that focus firstly on the intended character and intensity of development and secondly on the mix of uses within. The form-based districts should be organized on the principle of the Transect. The specific mix of uses, intensity and character of the form-based districts should be calibrated to fit the unique natural and built environment of Beaufort County.

Chapter
4
Land Use

Map 4-9
**Place Type
Overlay**

Northern Beaufort
County

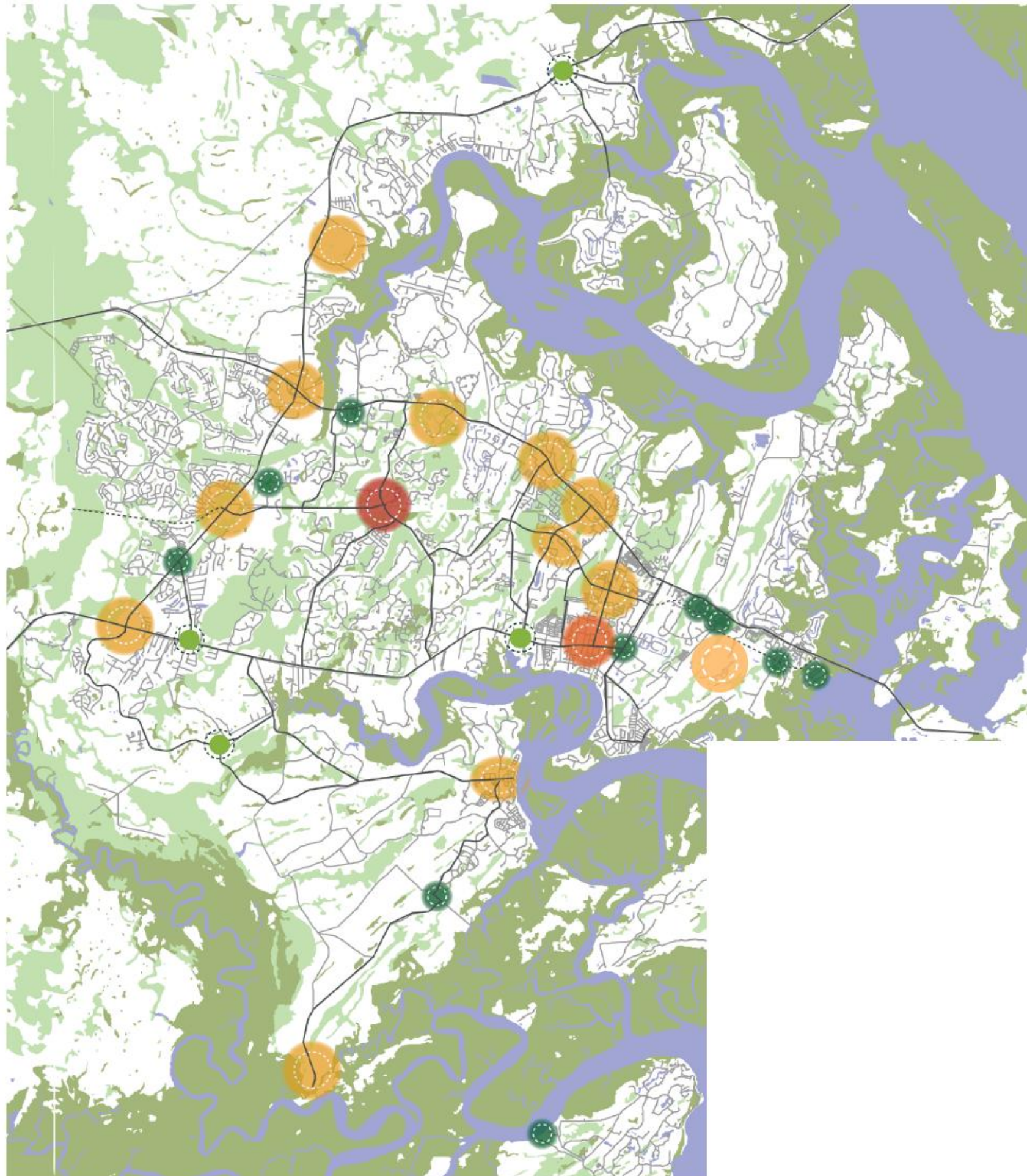







-  City Place Type
-  Town Place Type
-  Village Place Type
-  Hamlet Place Type
-  Rural Crossroad Place Type

2010
Beaufort County
Comprehensive
Plan

Chapter
4
Land Use

Map 4-10
Place Type Overlay
Southern Beaufort
County



-  City Place Type
-  Town Place Type
-  Village Place Type
-  Hamlet Place Type
-  Rural Crossroad Place Type

2010
Beaufort County
Comprehensive
Plan

Appendix 4-I

Beaufort County Place Types

Overview

The Place Type Overlay identifies locations in the County to promote appropriately scaled walkable environments with a mix of housing, civic, retail, and service choices. The scale, intensity and character of these walkable communities vary greatly from small rural crossroads that serve neighboring agricultural communities to cities with a diversity of uses and housing types. This Appendix further defines the appropriate character, form, scale, intensity, and mix of uses for each of the place types in Beaufort County so that suitable zoning districts and other tools can be developed and applied to implement these places.

Table 1: Rural Place Types in Beaufort County





			Rural Crossroads	Hamlet
				
Form				
Type of Settlement		Significant intersection or node.	Low to medium intensity main street.	
Level of Urbanization		Minimal to Mild	Mild to Medium	
Transect Zones		T2 and T3	T2, T3, and T4	
Scale		Primarily auto scale with human scale development at center - 1/8 to 1/4 mile pedestrian shed.	Transitioning from auto to human scale. 1/4 mile pedestrian shed.	
Acres		10 acres minimum. 80 acres maximum.	40 acres minimum. 200 acres maximum.	
Intensity of Settlement		1 to 2 dwelling units per acre gross.	3 to 6 dwelling units per acre gross.	
Character of Buildings		1–2 story detached buildings containing various uses that are primarily residential or agricultural in form.	1–3 story detached buildings containing various uses that are primarily residential or agricultural in form.	
Infrastructure				
Stormwater Management		Low impact watershed management at the lot level.	Low impact watershed management at lot, neighborhood and community level.	
Water & Sewer Service		Septic systems and wells transitioning to package wastewater systems and regional water and sewer service.	Septic systems and wells transitioning to package wastewater systems and regional water and sewer service.	
Electricity and Communications		Standard voltage electric utility and communication lines shall be buried when they are new; or when significant alterations to an existing thoroughfare ROW occurs.		
Services				
Fire, EMS, Police		Professionally manned fire and EMS stations, and police sub-stations may be sited. Fire hydrants may be sparse and shall be required of all new development.	Professionally manned fire and EMS stations, and police sub-stations are appropriate. Fire hydrants shall be required of all new development.	
Transportation				
Street Network		Simple organic network of large irregular blocks. “Crossroads” intersection shall not be widened, but rather pedestrianized.	Simple organic network. Medium to large blocks with ‘complete’ main street. Streets and intersections shall not be widened.	
Street Surface		Only public streets shall be paved.	All streets except alleys shall be paved.	
Transit		Regional transportation service only.	Regional transportation service only.	
Common Destinations				
Health Care	office/clinic	Appropriate	Appropriate	
	hospital	Not appropriate	Not appropriate	
Schools	Primary	Not appropriate	Appropriate	
	Secondary	Not appropriate	Appropriate	
	College	Not appropriate	Not appropriate	
Civic Space		Primarily neighborhood and community scaled greenways, greens, pocket parks, playgrounds, gardens, and preserves.	Primarily neighborhood and community parks, greenways, greens, squares, plazas, playgrounds, gardens, and preserves.	
Civic Structures		Primarily range from neighborhood to small community scaled facilities (e.g. rec. center, meeting hall, church, etc.). Regional scaled facilities shall locate in Town or City Place Types (e.g. cultural facilities, County govt. buildings, post office, library, DMV, Social Security Administration, etc.).	Primarily range from neighborhood to large community scaled facilities (e.g. rec. center, meeting hall, post office, church, library, etc.). Regional scaled facilities shall locate in Town or City Place Types (e.g. cultural facilities, County govt. bldgs., state and federal agencies.).	

Table 2: Urban Place Types in Beaufort County

			Village	Town and City
				
Form				
Type of Settlement	Cluster of neighborhoods and hamlets support a mixed-use village center and main street within County, Town, or City.		Neighborhoods and districts that are interconnected by mixed-use streets form these town and city “centers” of the County.	
Level of Urbanization	Med. to High. Enhanced services provide countywide economies of agglomeration.		High. Enhanced services provide multi-county region economies of agglomeration.	
Zoning Districts	T3 and T4		T3, T4 and T5	
Scale	Human scale. ½ mile pedestrian shed.		Human scale. ½ mile pedestrian shed.	
Acres	120 acres minimum. 500 acres maximum.		320 acres minimum.	
Intensity of Settlement	4 to 12 dwelling units per acre gross.		6 to 24 dwelling units per acre gross.	
Character of Buildings	1–3 story attached and detached buildings appear residential or commercial in form.		1–4 story attached and detached buildings appear residential or commercial in form.	
Infrastructure				
Stormwater Management	Low impact watershed management at lot, neighborhood, community, district level.		Low impact watershed management at lot, neighborhood, community, district level.	
Water & Sewer Service	Regional water and sewer shall be required of all new development.		Regional water & sewer shall be required of all new development.	
Electricity and Communications	Standard voltage electric utility and communication lines shall be buried when they are new; or when significant alterations to an existing thoroughfare ROW occurs.			
Services				
Fire, EMS, Police	Professionally manned fire and EMS stations, and police sub-stations are appropriate. Fire hydrants shall be required of all new development.		The main City or Town fire and EMS station, and the main stand-alone police station shall locate here. Fire hydrants shall be required of all new development.	
Transportation				
Street Network	Complex semi-formal network with small to med. blocks and ‘complete’ main street. Existing street network shall not be widened, but rather “dieted” and pedestrianized.		Complex network, formal, grid, ‘Complete’ streets, and a prominent main street. Existing street network shall not be widened, but rather “dieted” and pedestrianized.	
Street Surface	All streets and alleys shall be paved.			
Transit	Plan for Regional or Local transit service.		Multi-modal transit hub shall locate here.	
Common Destinations				
Health Care	office/clinic	Appropriate	Appropriate	
	hospital	Not appropriate	Appropriate	
	Primary	Appropriate	Appropriate	
Schools	Secondary	Appropriate	Appropriate	
	College	Not appropriate	Appropriate	
Civic Space	Primarily neighborhood and community scale parks, greenways, greens, squares, plazas, playgrounds, gardens, and preserves.		Neighborhood, community and regional scale parks, greenways, greens, squares, plazas, playgrounds, gardens, and preserves.	
Civic Structures	Primarily range from neighborhood to large community scaled facilities (e.g. rec./community center, meeting hall, post office, church, library, etc.). Regional scale facilities shall locate in Town or City Place Types (e.g. cultural facilities, County govt. bldgs., state and federal agencies).		Address civic needs at the neighborhood/ community scale (e.g. meeting hall, rec. center, community center); at the town or city scale (e.g. main library, main post office, town hall, theater, museum); and at the regional scale (e.g. cultural facilities, County govt. bldgs., state and federal agencies).	



MEMORANDUM

To: Beaufort County Planning Commission
From: Tony Criscitiello, Planning Director *T.C.*
Subject: Amendment to the ZDSO
Date: August 28, 2014

ZDSO Section – Appendix H. Commercial Fishing Village Overlay District (CFV)

Background – The Commercial Fishing Village (CFV) overlay district was created in 2000 to help preserve the cultural and economic contributions of the seafood industry to Beaufort County. The district applies to those areas of the County that are currently and have historically been used for commercial fishing. The district is intended to allow for the processing, sale (wholesale and retail) and distribution of commercial fishing products as by-right uses. Limited and special uses are also allowed, which require additional standards be met in addition to the by-right provisions.

In February 2014, the County issued a by-right permit to off-load and transport cannonball jellyfish at 27 Golden Dock Road on St. Helena Island. The property is adjacent to Jenkins Creek and within a CFV overlay district. The South Carolina Department of Health and Environmental Control (DHEC) determined that no wastewater discharge permit was necessary for the unloading activity. They later learned that there would be rinsing and shucking operations at the site, which would require a permit to control water pollution from the discharge. Concerned about the potential for toxicity from washing and shucking operations, DHEC required that Whole Effluent Toxicity (WET) testing be done on wash water generated from the washing of the jellyfish. The testing was completed in May, 2014, and the results released last week. The County is awaiting DHEC's interpretation of those test results.

Summary of Proposed Amendment – This amendment would make the offloading, rinsing, shucking, packing, transport, and/or processing of cannonball jellyfish a special use in the CFV overlay district. Currently, these activities are permitted by right.

Proposed changes are shown as underlined for additions and ~~strike-through~~ for deletions.

Sec. 5 Development Standards

(c) Special use. Uses designated as “special uses,” require more stringent standards, and must be considered and approved by the zoning board of appeals (ZBOA). Where required by ~~the Beaufort County Zoning and Development Standards Ordinance or when deemed necessary by the zoning board of appeals (ZBOA)~~ the DRT, following a pre-application meeting, a community impact statement or portions thereof may be required as part of the application. The following uses and structures shall be permitted in the CFV district if a special use permit, pursuant to ~~section 106-551~~ Article III

(Administrative Procedures), Division 3 (Discretionary Reviews), Subsection IV (Special Uses), Beaufort County ZDSO, has been obtained.

- (1) Ice houses and plants.
- (2) Marine construction and salvage facilities.
- (3) Manufacture and storage of fishing equipment.
- (4) Restaurants greater than 3,100 square feet.
- (5) Uses primarily oriented toward meeting recreational fishing and boating needs.
- (6) The offloading, rinsing, shucking, packing, transport, and/or processing of cannonball jellyfish.

Justification –

The ZDSO recognizes that certain land uses present unique problems with respect to location. These uses are identified as “special uses,” and require greater analysis of the potential impacts of such uses at a particular site so as to ensure the public health, safety, and welfare.

The fishing and processing of cannonball jellyfish as an industry is new to Beaufort County in terms of zoning and permitting. With regard to the recent case at Golden Dock, both the DRT and the Planning Commission, on appeal, heard from residents who expressed concerns regarding potential water pollution, odor, and traffic issues related to the jellyfish operations.

Staff is recommending that, until the potential adverse impacts from commercial cannonball jellyfish operations can be more fully vetted and understood, that these activities in CFV overlay districts be treated as a special use rather than by-right. This would permit the DRT to request that a community impact statement (CIS) be submitted with a permit application. A CIS consists of four assessments:

1. Area impact assessment (AIA),
2. Environmental impact assessment (EIA),
3. Traffic impact assessment (TIA), and
4. Archaeological and historic impact assessment (AHIA).

A special use designation would also require that a public hearing be held by the Zoning Board of Appeals prior to approval of these uses at a particular location. This would have the benefit of allowing the applicant to address publicly-raised issues and concerns.