



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

Monday, January 5, 2015

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. November 3, 2014 ([backup](#))
 - B. December 1, 2014 ([backup](#))
6. CHAIRMAN'S REPORT
7. PUBLIC COMMENT ON NON-AGENDA ITEMS
8. SOUTHERN BEAUFORT COUNTY FUTURE LAND USE MAP AMENDMENT FOR R600-039-00B-0038-0000 (41.7 ACRES, OFF ULMER ROAD IN BLUFFTON) FROM RURAL TO URBAN MIXED USE; OWNER: PLYCO FARMS, LLC / APPLICANT: JOE PITTS, JR. / AGENT: DON GUSCIO
9. SOUTHERN BEAUFORT COUNTY ZONING MAP AMENDMENT/REZONING REQUEST FOR R600-039-00B-0038-0000 (41.7 ACRES OFF ULMER ROAD IN BLUFFTON, TO BE KNOWN AS MAY RIVER WOODS PLANNED UNIT DEVELOPMENT) FROM RURAL WITH TRANSITIONAL OVERLAY (R-TO) TO PLANNED UNIT DEVELOPMENT (PUD); OWNER: PLYCO FARMS, LLC / APPLICANT: JOE PITTS, JR. / AGENT: DON GUSCIO ([backup](#))
10. DISCUSSION OF 2015 COMPREHENSIVE PLAN REVIEW
11. OTHER BUSINESS
 - A. Next Meeting – Monday, February 2, 2015, at 6:00 p.m.
12. ADJOURNMENT





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The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held on Monday, November 3, 2014, in County Council Chambers, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

Members Present:

Mr. Robert Semmler, Chairman	Mr. John Thomas, Vice-Chairman	Mr. Charles Brown
Ms. Diane Chmelik	Ms. Carolyn Davis	Mr. Marque Fireall
Mr. George Johnston	Mr. Edward Riley III	Mr. Randolph Stewart

Members Absent: None

Staff Present:

Mr. Anthony J. Criscitiello, Planning Director
Ms. Delores Frazier, Assistant Planning Director
Mr. Robert Merchant, Long Range Planner

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

PLEDGE OF ALLEGIANCE: Mr. Semmler 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. Semmler noted that the University of South Carolina had a rough weekend; hopefully they will do better next weekend, so “we will have to see how that works.”

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

ZONING MAP AMENDMENT/REZONING REQUEST: LADY’S ISLAND R200-15-51, -51A, -724, & -725 (39.09 ACRES, KNOWN AS THE VILLAGE AT OYSTER BLUFF PUD, FORMERLY KNOWN AS THE VILLAGE AT LADY’S ISLAND) FROM LADY’S ISLAND COMMUNITY PRESERVATION (LICP) DISTRICT & LADY’S ISLAND EXPANDED HOME BUSINESS DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD); OWNER: B. MCNEAL PARTNERSHIP LP / APPLICANT: BENNETT MCNEAL / AGENT: JOSH TILLER

Mr. Robert Merchant, County Long-range Planner, briefed the Commission. He noted that the 39-acre property is on the west side of Sam’s Point Road, the east side of Sunset Boulevard, and north of Oyster Factory Road. The property was called “The Village at Lady’s Island.” By the end of 2009, the development sunsetted to Community Preservation and Expanded Home Business zonings from Planned Unit Development (PUD). 114 dwelling units with 5.5 acres of commercial use are proposed for the development. The Planning staff worked with the applicant using the community option and how the new Code would affect the property. The applicant

chose to use the PUD option with some revisions. The lot widths are between 45 to 65 feet. The Metropolitan Planning Commission moved to forward the project to the County Planning Commission, with the staff working with the project design team regarding several concerns expressed by staff. The design team changes included using the type of houses consistent with traditional neighborhoods such as Newpoint and Celadon, pedestrian friendly development in the commercial area, clarifying signage and landscape standards, 15-foot buffers on properties along Sunset Boulevard, off-site improvements needed on Sam's Point Road, traffic calming measures on Sunset Boulevard, and timing the paving of Oyster Factory Road by the developer when 1/3 of the development has occurred. The overall scale, density, mix of land uses, transportation, and civic space layout meets the spirit of the traditional community plan. The density is similar to Newpoint and Celadon subdivisions. The Traffic Engineer is concerned with the third access point on Sam's Point Road where off-site improvements would be required.

Commission discussion included the ownership of Oyster Factory Road, clarification of buffer and fencing standards along Sunset Boulevard, clarification of T-zone uses, the master plan for the commercial portion, an internal street within the commercial area, traffic calming on Sunset Boulevard, a favorable review by the Lady's Island Community Preservation Committee, the PUD density of 2.9 units per acre as opposed to the surrounding 2.0 units per acre, concern of the specific modifications made to the pending Code by the applicant, the lack of buffers along Oyster Factory Road, concern for drive-throughs by non-PUD residents, wetlands concerns, run-offs contained within the site, concern for allowing personal storage facility use, and several frontage types involved.

Applicant's Comments:

1. Mr. David Tedder noted that Mr. Josh Tiller put together the package. Mr. Tedder noted that he worked with the Lady's Island Community Preservation Committee on the project. He noted the stormwater issues have been worked out. Mr. Tedder noted that improvements cannot occur on a state road without state approval. He does not believe a round-about will occur without condemning other properties. Driveways to Sunset Boulevard will not occur. Due to the smaller lots, boat storage is needed.
2. Mr. Josh Tiller addressed the proposed traffic calming measures, adding a build-to line and an internal road in the commercial area,

Further discussion by the Commissioners included the rationale for slab on grade versus elevated floors, the wetlands have been previously mitigated, and the pumping station capacity of the gas convenience store.

Public Comment:

1. Mr. Donald King sees that it is a work in progress and will work out. There is conflict with the lake/pond in the center of the parcel. How do you keep the water from draining out of the pond? (Mr. Jeff Ackerman of Carolina Engineering stated they will take into consideration how to keep the pond filled, and a clay liner may be utilized if needed.)
2. Mr. Thomas Harden, a resident at 121 Sunset Boulevard, noted that the 15-foot buffer seemed inadequate to him. He asked where the jogging path would be located. The lot width along Sunset Boulevard was 65 feet wide, but wider along Sam's Point Road. Is there one street cut from Sam's Point Road? He asked about street parking which is throughout

the development and not on Sunset Boulevard. He noted speeding occurring along Sunset Boulevard. He asked about the rear setbacks of the lots along Sunset Boulevard.

3. Mr. Tom Mobley, a Sunset Boulevard resident, asked for clarification regarding distance from the center of the road to the property line.

Further discussion by the Commission included clarification on the amount of impervious surfaces in the development, the methodology on calculating the size of the pond and open space, stormwater calculations occurring during the design process, specimen tree removal/mitigation, buffer opacity concerns, kudos to the applicant working with the staff, the project being less dense than originally planned, kudos to a great proposal, concerns with the commercial area, kudos on the open space and Mr. McNeal's patience, and belief that the project will prove to be beneficial to the community.

Motion: Mr. John Thomas made a motion, and Mr. Ed Riley seconded the motion, **to recommend to County Council to approve the Zoning Map Amendment/Rezoning Request for Lady's Island R200-15-51, -51A, -724, & -725 (39.09 acres, known as The Village at Oyster Bluff PUD, formerly known as The Village at Lady's Island) from Lady's Island Community Preservation (LICP) District & Lady's Island Expanded Home Business District to Planned Unit Development (PUD), with the following conditions: address the three conditions raised by the staff and to work on buffer opacity. The motion passed (FOR: Brown, Chmelik, Davis, Fireall, Johnston, Riley, Semmler, Stewart, and Thomas).**

OTHER BUSINESS: Mr. Semmler noted that the next Commission meeting is scheduled for Monday, December 1, 2014, at 6:00 p.m.

ADJOURNMENT: Motion: Mr. Marque Fireall made a motion, and Mr. George Johnston seconded the motion, **to adjourn the meeting. The motion passed (FOR: Brown, Chmelik, Davis, Fireall, Johnston, Riley, Semmler, Stewart, and Thomas).** The meeting was adjourned at approximately 7:23 p.m.

SUBMITTED BY:

Barbara Childs, Admin. Assistant to the Planning Director

Robert Semmler, Beaufort County Planning Commission Chairman

APPROVED: January 5, 2015, as written

*Note: The video link of the November 3, 2014, Planning Commission meeting is:
http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=1848*



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The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held on Monday, December 1, 2014, in County Council Chambers, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

Members Present:

Mr. Robert Semmler, Chairman Mr. John Thomas, Vice-Chairman Ms. Diane Chmelik
Ms. Carolyn Davis Mr. Marque Fireall Mr. George Johnston
Mr. Edward Riley III

Members Absent: Mr. Charles Brown and Mr. Randolph Stewart

Staff Present:

Mr. Anthony J. Criscitiello, Planning Director
Ms. Barbara Childs, Administrative Assistant to the Planning Director

CALL TO ORDER: Chairman Robert Semmler called the meeting to order at approximately 6:01 p.m.

PLEDGE OF ALLEGIANCE: Mr. Semmler 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. Semmler noted that the (Washington) Redskins were a disappointment, and the (Atlanta) Braves were not playing. On a positive note, the Community Development Code was up for third reading at County Council on December 8th.

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

SOUTHERN BEAUFORT COUNTY FUTURE LAND USE MAP AMENDMENT FOR R600-039-00B-0038-0000 (41.7 ACRES, OFF ULMER ROAD IN BLUFFTON) FROM RURAL TO URBAN MIXED USE; OWNER: PLYCO FARMS, LLC / APPLICANT: JOE PITTS, JR. / AGENT: DON GUSCIO

--AND--

SOUTHERN BEAUFORT COUNTY ZONING MAP AMENDMENT/REZONING REQUEST FOR R600-039-00B-0038-0000 (41.7 ACRES OFF ULMER ROAD IN BLUFFTON, TO BE KNOWN AS MAY RIVER WOODS PLANNED UNIT DEVELOPMENT) FROM RURAL WITH TRANSITIONAL OVERLAY (R-TO) TO PLANNED UNIT DEVELOPMENT (PUD); OWNER: PLYCO FARMS, LLC / APPLICANT: JOE PITTS, JR. / AGENT: DON GUSCIO

Comment by the Applicant: Mr. Don Guscio, a landscape architect formerly on the County Planning Commission, representing the applicant, noted that the application was for a Planned Unit Development (PUD) under the existing zoning ordinance. He does understand the Code,

containing 39 single-family lots averaging 80 feet by 120 feet, with a requested variance of setbacks on Ulmer Road in the right-of-way of a particular section of the property. A commercial area for climate control storage, and boat and RV parking, is also planned.

Commission discussion included clarification on the communication tower fall zone radius of 100 feet by 100 feet, reiteration that there are two jurisdictional wetlands on the property, the soil percolation for septic tanks for the lots, and the existing water lines along Ulmer Road.

Public Comment:

1. Mr. Reed Armstrong of Coastal Conservation League stated that the proposals should be denied. It is inconsistent with the existing neighborhood. It is not properly a mixed use community since it only incorporates a single-family residential subdivision with a storage area that is not connected. It is not appropriate as a PUD as it does not propose an innovative design—it simply is an intensive quarter-acre subdivision.
2. Ms. Carolyn Smith, an Alljoy Community Preservation (CP) Committee member, was not against the subdivision. She wants it to fit in with the rest of the community. A bike path was planned on Ulmer Road to M. C. Riley School and she would like to see that incorporated in the project.

Mr. Anthony Criscitiello, the County Planning Director, stated that the staff recommended denial of the proposals because of the incompatibility to the surrounding area, the intense density instead of neighborhood mixed-use, and the non-innovative design that avoids the set back requirements.

Further Commission discussion included agreement with the staff recommendation of denial, the rural character of the surrounding area, the rural designation for the area in the Comprehensive Plan, the proposal being drastically different from the surrounding area, the proposal not being a PUD but a traditional subdivision, recommending that the applicant look at the Community Development Code where it may qualify as a T3-Edge, and the possibility of affordable housing.

Motion: Mr. Robert Semmler made a motion, and Mr. John Thomas seconded the motion, **to defer recommendations to County Council until the January 2015 Planning Commission meeting on Southern Beaufort County R600-039-00B-0038-0000 (41.7 acres, off Ulmer Road in Bluffton), Owner: Plyco Farms, LLC, Applicant: Joe Pitts, Jr., Agent: Don Guscio:**

- **Future Land Use Amendment from Rural to Urban Mixed Use; and**
- **Zoning Map Amendment/Rezoning Request (to be known as May River Woods Planned Unit Development (PUD)) from Rural with Transitional Overlay (R-TO) to Planned Unit Development (PUD).**

The motion **passed (FOR: Chmelik, Davis, Fireall, Johnston, Riley, Semmler, and Thomas; ABSENT: Brown and Stewart).**

OTHER BUSINESS:

- **Next Meeting:** Mr. Semmler noted that the next Commission meeting is scheduled for Monday, January 5, 2015, at 6:00 p.m.

- **Farewell:** Mr. Semmler presented an appreciation plaque to Mr. John R. Thomas for his service as a Planning Commissioner and commending Mr. Thomas for his work on the Commission. Mr. Thomas noted that he leaves with mixed emotions, but business constraints have prevented him from continuing on the Commission.

ADJOURNMENT: Motion: Mr. Thomas made a motion **to adjourn the meeting**, and it was seconded. The motion **was carried** (FOR: Chmelik, Davis, Fireall, Johnston, Riley, Semmler, and Thomas; ABSENT: Brown and Stewart). Mr. Semmler adjourned the meeting at approximately 6:23 p.m.

SUBMITTED BY:

Barbara Childs, Admin. Assistant to the Planning Director

Robert Semmler, Beaufort County Planning Commission Chairman

APPROVED: January 5, 2015, as written

*Note: The video link of the December 1, 2014, Planning Commission meeting is:
http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=1887*



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December 9, 2014

Mr. Don Guscio
Landscape Architect
56 Calhoun Street
Bluffton, SC 29910

Re: May River Woods PUD

Dear Don:

It was nice to meet with you, Mr. Joe Y. Pitts, Jr., and Mr. Rod Engard on Thursday, December 4, 2014. It was helpful to me to understand the thinking and philosophy of Mr. Pitts and Mr. Engard, the owner and the real estate agent, respectively, on the May River Woods Planned Unit Development (PUD). It is my understanding that Mr. Pitts also plans to be the developer of the PUD project.

As you know, the Planning Commission, by continuing the public hearing of the PUD application, was attempting to encourage the development of a better PUD application. It was noted that the PUD was viewed by the planning staff as not being innovative; thus, not meeting one of the primary requirements of a PUD designation under the provisions of the South Carolina State Planning Enabling Legislation and the Beaufort County Zoning Code.

The County Council, on December 8, 2014, adopted the new Community Development Code, and changed the zoning designation of the property to T3-Edge. The May River Woods project can conform to the Community Development Code as envisioned in the Alljoy Neighborhood CP Plan; or attempt to modify the PUD to approximate basically the same thing as the Alljoy Neighborhood CP Plan.

Some of the points raised at our meeting on December 4th were as follows:

1. Storm water needs to be addressed so that the pond is not impacted by the run-off from the hard surfaces in the neighborhood;
2. Lot sizes need to conform to the T3-Edge district standard of 11,250 square feet minimum;
3. The commercial area fronting Ulmer Road needs to be re-planned to make it more neighborhood oriented serving primarily the residents of the neighborhood.

Ltr to Don Guscio, re: May River Woods PUD

December 17, 2014

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4. The PUD calls for 39 lots on septic tank systems, but there is no assurance that all the lots will perk. This is a question mark because some of the six lots fronting on Confederate Avenue do not perk, which calls into question the viability of the project itself.
5. The phasing plan for a small 39-lot subdivision is questionable from the standpoint of infrastructure installation. A project this small should have the infrastructure as part of a single phase.

If you have any questions, please contact me.

Sincerely,



Anthony J. Criscitiello
Planning Director

cc: Mr. Joe Pitts, Jr.
37 Oyster Street
Bluffton SC 29910