



COUNTY COUNCIL OF BEAUFORT COUNTY

Community Development Department

Beaufort County Government Robert Smalls Complex
Administration Building, 100 Ribaut Road, Room 115
Mailing: Post Office Drawer 1228, Beaufort SC 29901-1228
Phone: (843) 255-2140 • FAX: (843) 255-9432

Members:
Ed Pappas, Chairman
Randolph Stewart, Vice Chairman
Diane Chmelik
Caroline Fermin
Kevin Hennelly
Jason Hinchey
Cecily McMillan
Harold Mitchell
Vacant

PLANNING COMMISSION
MONDAY, NOVEMBER 4, 2019, 6:00 P.M.
COUNCIL CHAMBERS
COUNTY 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.
Community Development Office, Administration Building, Room 115
2. REGULAR MEETING – 6:00 P.M.
Council Chambers, Administration Building
3. CALL TO ORDER – 6:00 P.M.
4. PLEDGE OF ALLEGIANCE
5. CITIZEN COMMENTS
6. REVIEW OF MEETING AGENDA
7. REVIEW OF MEETING MINUTES FROM OCTOBER 7, 2019 ([backup](#))
8. CHAIRMAN'S REPORT
9. ZTA 2019-02 TEXT AMENDMENT TO THE T4 HAMLET CENTER (T4HC) DISTRICT TO ADD RECREATION FACILITY: COMMERCIAL INDOOR (ARTICLE 3, SECTION 3.2.100). APPLICANT: STEPHEN VAN HOUT ([backup](#))



10. NEW/OTHER BUSINESS:

- A. OTHER BUSINESS: NEXT SCHEDULED, REGULAR PLANNING COMMISSION MEETING: MONDAY, DECEMBER 2, 2019, 6:00 P.M., COUNCIL CHAMBERS, COUNTY ADMINISTRATION BUILDING, 100 RIBAUT ROAD, BEAUFORT, SC.

11. ADJOURNMENT



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The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Monday, October 7, 2019, in Council Chambers, County Administration Building, 100 Ribaut Road, Beaufort, South Carolina.

Members Present:

Mr. Ed Pappas, Chairman
Mr. Randolph Stewart, Vice Chairman
Mr. Kevin Hennelly

Mr. Harold Mitchell
Ms. Diane Chmelik
Mr. Jason Hinch

Dr. Caroline Fermin
Ms. Cecily McMillan

Members Absent:

None

Staff Present:

Mr. Robert Merchant, Assistant Community Development Director
Ms. Diane McMaster, Senior Administrative Specialist

CALL TO ORDER: Vice Chairman Stewart called the meeting to order at 6:07 p.m.

PLEDGE OF ALLEGIANCE: Vice Chairman Stewart led those assembled with the pledge of allegiance.

REVIEW OF AGENDA: Vice Chairman Stewart requested an amendment to the current agenda as follows: election of a new BC Planning Commission Chairman be added as an additional agenda item. Dr. Caroline Fermin made a motion to amend said agenda, and the motion was seconded by Mr. Jason Hinch. All Commission members present supported the motion.

REVIEW OF MEETING MINUTES: The Commissioners reviewed the June 3, 2019, meeting minutes. Mr. Ed Pappas made a motion to accept the minutes as written, and Ms. Diane Chmelik seconded the motion. There was unanimous support for the motion.

CHAIRMAN'S REPORT: Vice Chairman Stewart recognized Robert Semmler for his countless hours of service on various boards, commissions, and committees within Beaufort County. Before stepping down, Mr. Semmler had served on the Beaufort County Planning Commission for eleven years.

ZTA 2019-01 TEXT AMENDMENT TO THE LADY'S ISLAND COMMUNITY PRESERVATION DISTRICT (LIPC) AND THE LADY'S ISLAND EXPANDED HOME BUSINESS DISTRICT (LIEHB) TO LIMIT RESIDENTIAL DENSITY TO DEVELOPMENTS NOT LOCATED ON PUBLIC SEWER (APPENDIX A, DIVISION A.2 AND A.3)

Mr. Robert Merchant, Beaufort County Community Development Deputy Director, presented information to the Commission regarding the proposed Text Amendment. The Amendment would (1) limit the minimum lot size for minor subdivisions (4 lots or fewer) to ½ acre and (2) limit the density of major subdivisions (greater than 4 lots) that are served by on-lot septic systems to one dwelling unit per 2 acres. The proposed guidelines are specifically recommended in the Lady's Island Plan as one component of an

overall growth management strategy for the island, taking into consideration existing infrastructure, public services, and natural resources. The guidelines are also consistent with the goals, objectives, and policies of the County's Comprehensive Plan. The impact on affordable housing was discussed, and it was determined that the managed growth benefits for the island outweighed any decrease to the affordable housing inventory.

The Metro Planning Commission (MPC) reviewed the request at their August 19, 2019, meeting and voted unanimously to support the staff recommendation.

CITIZEN COMMENTS: Ms. Rikki Parker, Coastal Conservation League, spoke regarding the proposed Lady's Island Text Amendment. She acknowledged that the proposed amendment was in line with the Lady's Island Plan, and she agreed with Beaufort County Community Development Staff's recommendation to approve.

There being no further discussion regarding Zoning Text Amendment 2019-01, Vice Chairman entertained a motion to approve said Amendment. Mr. Jason Hinchey made a motion to approve, seconded by Dr. Caroline Fermin. There was unanimous support for the motion.

NOMINATION OF CHAIRMAN: Vice Chairman Stewart asked for nominations for a new Beaufort County Planning Commission Chairman. Dr. Caroline Fermin nominated Mr. Ed Pappas as Chairman, and Mr. Harold Mitchell seconded the nomination. The Commission voted unanimously to elect Mr. Ed Pappas as Chairman.

NEW/OTHER BUSINESS:

New Business: The 2020 Planning Commission Meeting Schedule was reviewed and voted upon. It was noted that when the Commission has agenda items south of the Broad River, meetings could be held at the Bluffton Branch Library. Dr. Caroline Fermin made a motion to accept the 2020 Meeting Schedule as presented, and Ms. Cecily McMillan seconded the motion. There was unanimous support for the motion.

Other Business: The next scheduled Planning Commission meeting will be Monday, November 4, 2019, 6:00 p.m., Council Chambers, County Administration Building, 100 Ribaut Road, Beaufort, SC.

ADJOURNMENT: With no further business to discuss, Chairman Ed Pappas adjourned the meeting at 6:42 p.m. All Commission members in attendance were in favor of adjournment.

SUBMITTED BY:

Diane McMaster
Community Development Senior Administrative Specialist

Ed Pappas
Beaufort County Planning Commission Chairman

Date: _____



MEMORANDUM

To: Beaufort County Planning Commission
From: Noah Krepps, Long Range Planner
Subject: Text amendment to the T4 Hamlet Center District (T4HC) to allow Recreation Facility: Commercial Indoor (Article 3, Section 3.2.100)
Date: October 23, 2019

STAFF REPORT:

A. BACKGROUND:

Case No. ZTA 2019-02
Applicant: Stephen Van Hout
Proposed Text Change: Amend Section 3.2.100 of the Community Development Code to allow Recreation Facility: Commercial Indoor in the T4 Hamlet Center (T4HC) District.

B. SUMMARY OF REQUEST:

The applicant leases property at 31 Professional Village Circle and would like to use it as an indoor playground.

The Community Development Code (CDC) allows Recreation Facility: Commercial Indoor in the T4VC, T4HCO, T4NC, C4 and C5 districts. The applicant is requesting to allow Recreation Facility: Commercial Indoor in the T4 Hamlet Center District as well.

The CDC defines Recreation Facility: Commercial Indoor as the following:

- An establishment providing indoor amusement and entertainment services, often for a fee or admission charge, including, but not limited to: Bowling alleys, coin-operated amusement arcades, movie theaters, electronic game arcades (video games, pinball, etc.), indoor ice skating and roller skating rinks, pool and billiard rooms as primary uses. Does not include adult-oriented businesses. May include bars and restaurants as accessory uses. Any establishment with four or more electronic games or amusement devices (e.g. pool or billiard tables, pinball machines, etc.) or a premise where 50 percent or more of the floor area is occupied by electronic games or amusement devices is considered an indoor recreation facility; three or fewer machines or devices are not considered a use separate from the primary use of the site.

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:** The proposed amendment is consistent with multiple goals of the Comprehensive Plan. It would contribute to a livable and sustainable community with compatible land uses and reinforce a sense of high quality places within the region (Land Use Element 4-1). The amendment would also promote internal trip capture by diversifying the uses allowed in the T4HC District and centralize the needs of the community (Transportation Element 10-18).
2. **Is not in conflict with any provision of this Development Code or the Code of Ordinances:** The proposed change does not conflict with any provisions of the CDC or the Code of Ordinances.
3. **Is required by changed conditions:** Not applicable.
4. **Addresses a demonstrated community need:** There are currently no indoor playgrounds in Northern Beaufort County, so this would alleviate the need to travel to Bluffton or Savannah to visit similar establishments.
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 T4 Hamlet Center District is intended to provide medium-density residential development in an environment conducive to biking and walking. The sub-zone T4 Hamlet Center-Open (T4HC-O) allows for a broader amount of retail and services, including commercial indoor recreation facilities. Allowing these facilities in the T4HC district would have minimal impact on traffic volume and infrastructure.

It is staff's opinion that allowing commercial indoor recreation facilities in T4HC would improve compatibility between the T4HC and T4HCO districts without disrupting the character or intent of the T4HC district. Further, staff recommends that Recreation Facility: Community-Based also be allowed in T4HC, as the trips generated to and operating hours of such a facility would be similar to Commercial Indoor, and the use itself is entirely indoors.
6. **Would result in a logical and orderly development pattern:** See #5.
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. RECOMMENDATION: Staff recommends approval.

E. ATTACHMENTS:

- Proposed changes to the CDC

H. T4HC, T4VC, and T4 HCO Allowed Uses

Land Use Type ¹	Specific Use Regulations	T4HC	T4VC	T4HCO
Recreation, Education, Safety, Public Assembly				
Community Oriented Cultural Facility (less than 15,000 SF)		P	P	P
Community Oriented Cultural Facility (15,000 SF or greater)	7.2.130	---	S	P
Community Public Safety Facility		P	P	P
Institutional Care Facility		---	---	P
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.140	C	C	C
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.140	C	C	C
Park, Playground, Outdoor Recreation Area		P	P	P
Recreation Facility: Commercial Indoor		P	P	P
Recreation Facility: Commercial Outdoor	4.1.200	---	C	C
Recreation Facility: Community-Based		---	P	P
School: Public or Private		P	P	P
School: Specialized Training/Studio		P	P	P
School: College or University	7.2.130	S	---	S

Land Use Type ¹	Specific Use Regulations	T4HC	T4VC	T4HCO
Infrastructure, Transportation, Communications				
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C	C	C
Parking Facility, Public or Commercial		---	P	P
Transportation Terminal		---	P	P
Wireless Communication Facility	4.1.320	S	S	S
Industrial				
Manufacturing, Processing & Packaging - Light (less than 15,000 SF)	4.1.140	C	C	C
Warehousing	4.1.280	---	---	C
Wholesaling and Distribution	4.1.280	---	---	C

Key

P Permitted Use

C Conditional Use

S Special Use Permit Required

--- Use Not Allowed

End Notes

¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.

Table 3.1.60. Consolidated Use Table (continued)

Land Use Type	T1 N	T2R	T2 RL	T2 RN	T2 RNO	T2 RC	T3E	T3 HN	T3 N	T3 NO	T4 HC	T4 VC	T4 HCO	T4 NC	C3	C4	C5	SI
RECREATION, EDUCATION, SAFETY, PUBLIC ASSEMBLY																		
1. Community Oriented Cultural Facility (Less than 15,000 SF)	--	--	--	--	--	P	--	--	--	--	P	P	P	P	TCP	P	P	--
2. Community Oriented Cultural Facility (15,000 SF or greater)	--	--	--	--	--	S	--	--	--	--	--	S	P	P	--	P	P	--
3. Community Public Safety Facility	--	P	P	P	P	P	--	--	P	P	P	P	P	P	P	P	P	P
4. Institutional Care Facility	--	S	--	--	--	S	--	--	--	--	--	--	P	P	--	P	P	--
5. Detention Facility	--	S	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S
6. Meeting Facility/Place of Worship (Less than 15,000 SF)	--	C	--	C	C	C	C	C	C	C	C	C	C	C	C	C	C	--
7. Meeting Facility/Place of Worship (15,000 or greater)	--	S	--	--	--	C	--	--	--	C	C	C	C	C	C	C	C	--
8. Park, Playground, Outdoor Recreation Areas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
9. Recreation Facility: Commercial Indoor	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--
10. Recreation Facility: Commercial Outdoor	--	S	--	--	--	--	--	--	--	--	--	C	C	--	--	C	C	--
11. Recreation Facility: Community-Based	--	--	--	--	--	P	--	--	--	--	--	P	P	P	--	P	P	--
12. Recreation Facility: Golf Course	--	P	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--
13. Recreation Facility: Primitive Campground	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--
14. Recreation Facility: Semi-Developed Campground	--	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--
15. Recreation Facility: Developed Campground	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	P	P	--
16. Ecotourism	S	C	--	C	C	C	--	--	--	--	--	--	--	--	--	--	--	--
17. School: Public or Private	--	--	--	--	--	S	--	--	--	S	P	P	P	P	P	P	--	--
18. School: Specialized Training/Studio	--	--	--	--	--	S	--	--	--	P	P	P	P	P	P	P	P	P
19. School: College or University	--	--	--	--	--	S	--	--	--	--	S	--	S	S	S	S	S	--
INFRASTRUCTURE, TRANSPORTATION, COMMUNICATIONS																		
1. Airport, Aviation Services	--	S	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S
2. Infrastructure and Utilities: Regional (Major) Utility	--	C	C	C	C	C	S	S	S	C	C	C	C	C	C	C	C	C
3. Parking Facility: Public or Commercial	--	--	--	--	--	P	--	--	--	--	--	P	P	P	--	P	P	P
4. Transportation Terminal	--	--	--	--	--	S	--	--	--	--	--	P	P	P	--	P	P	P
5. Waste Management: Community Waste Collection & Recycling	--	C	--	--	--	C	--	--	--	--	--	--	--	--	--	C	C	C
6. Waste Management: Regional Waste Transfer & Recycling	--	S	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C