



**County Council of
Beaufort County
Planning Commission
Meeting**

Chairman

ED PAPPAS

Vice Chairman

RANDOLPH STEWART

Commission Members

DIANE CHMELIK

KEVIN HENNELLY

CAROLINE FERMIN

CECILY MCMILLAN

JASON HINCHER

FRANK DUCEY

Interim County Administrator

ERIC GREENWAY

Staff Support

ERIC GREENWAY

ROBERT MERCHANT

NOAH KREPPS

Administration Building

Beaufort County Government

Robert Smalls Complex

100 Ribaut Road

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Planning Commission Agenda

Monday, December 7, 2020 at 6:00 p.m.

VIRTUAL MEETING

CITIZEN COMMENTS CAN BE SENT VIA EMAIL TO Rob Merchant at robm@bcgov.net. If you wish to speak during the virtual meeting at Agenda item 6, Citizen Comments, please notify Rob Merchant via email before 12 noon on Monday, December 7, 2020, to receive further instructions.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. FOIA – PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT
4. APPROVAL OF MINUTES - October 5, 2020
5. APPROVAL OF AGENDA
6. CITIZEN COMMENTS (*Comments are limited to 3 minutes.*)

ACTION ITEMS

7. Text Amendment to the Community Development Code (CDC): Campground Standards: Article 4, Section 4.1.190 (Recreation Facilities: Campgrounds) and Article 3, Section 3.1.60 (Consolidated Use Table) to provide distinctions between primitive, semi-developed, and developed campgrounds.
8. Approval of 2021 Planning Commission Meeting Schedule

DISCUSSION ITEMS

9. Chairman's Report
10. Adjournment



COUNTY COUNCIL OF BEAUFORT COUNTY
Beaufort County Community Development Department

Beaufort County Government Robert Smalls Complex
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Mailing: Post Office Drawer 1228, Beaufort, SC 29901-1228
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The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held virtually on Monday, October 5, 2020, 6:00 p.m.

Members Present:

Mr. Ed Pappas, Chairman	Dr. Caroline Fermin	Mr. Randolph Stewart, Vice Chairman
Ms. Diane Chmelik	Ms. Cecily McMillan	
Mr. Kevin Hennelly	Mr. Jason Hinchey	

Members Absent:

General Harold Mitchell
Mr. Frank Ducey

Staff Present:

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

CALL TO ORDER: Chairman Ed Pappas called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE: Chairman Ed Pappas led those assembled in the pledge of allegiance.

REVIEW OF MEETING MINUTES: The Commissioners reviewed the August 4, 2020, meeting minutes, and Chairman Ed Pappas asked for a motion to approve same. Ms. Cecily McMillan made a motion to approve the August 4, 2020, minutes as submitted, and Mr. Jason Hinchey seconded the motion. There was unanimous support for the motion.

AGENDA REVIEW: Chairman Ed Pappas asked if there were any revisions or additions to the meeting agenda. It was decided to address citizen comments at the beginning of the meeting and also at the beginning of discussion for Agenda Action Item #7, Text Amendment to Community Development Code to Clarify when a Subdivision Plan or Land Development Plan is Ripe for Appeal.

CITIZEN COMMENTS: By way of email to Mr. Eric Greenway dated October 5, 2020, from Attorney Thomas C. Taylor, Mr. Taylor’s letter to Chairman Ed Pappas dated April 28, 2020, addressing the virtual meeting format under which the Beaufort County Planning Commission met on May 4, 2020, was once again read and made a part of these minutes. Mr. Taylor’s 10/05/20 email request, referenced above, was also made a part of these minutes.

ACTION ITEMS:

Text Amendment To The Community Development Code (CDC): Section 3.1.60; 3.1.70; 4.2.20.A; 4.2.30; 4.2.70; 10.1.70; and A.1.40.A to Clarify the Definition and Conditions for Accessory Dwelling Units and Guest Houses

Mr. Robert Merchant, BC Community Development Deputy Director, presented the staff report. He explained that currently, there are two (2) separate uses in the CDC allowing secondary residential

dwellings as an accessory to single-family detached dwelling units: (1) Accessory Dwelling Units can be rented long term to a third party; and (2) a guest house is only for guests of the primary resident, is not a stand-alone unit, and therefore, has no kitchen.

Chairman Ed Pappas requested a motion to approve the proposed text amendment. Mr. Jason Hinchler made a motion to approve the proposed Text Amendment, seconded by Dr. Caroline Fermin. The motion passed by a vote of 6:1 (**FOR: Ms. Diane Chmelik, Mr. Jason Hinchler, Dr. Caroline Fermin, Mr. Kevin Hennelly, Chairman Ed Pappas, Ms. Cecily McMillan and OPPOSED: Vice Chairman Randolph Stewart.**)

Text Amendment To The Community Development Code (CDC): Section 7.3.70.B and 7.2.60.E to Clarify When a Subdivision Plan or Land Development Plan is Ripe for Appeal

Mr. Robert Merchant presented the staff report. The CDC currently allows both concept and final plans to be appealed. The proposed amendment would limit appeals to only after a development permit has been issued. This would give clarity to issues brought before the Zoning Board of Appeals and also eliminate application delays prior to staff conditions/requirements have been addressed.

Chairman Ed Pappas asked that a letter from Attorney Thomas C. Taylor, dated October 5, 2020, regarding appeals, be read and made a part of these meeting minutes. Mr. Eric Greenway, BC Community Development Director, read the letter to all in attendance.

Chairman Ed Pappas requested a motion to approve the proposed text amendment. Mr. Jason Hinchler made a motion to approve the proposed Text Amendment, seconded by Mr. Kevin Hennelly. The motion passed by a vote of 4:2:1 (**FOR: Mr. Jason Hinchler, Dr. Caroline Fermin, Mr. Kevin Hennelly, Chairman Ed Pappas; OPPOSED: Vice Chairman Randolph Stewart and Ms. Cecily McMillan; and ABSTAINED: Ms. Diane Chmelik.**)

At approximately 7:20 p.m., Vice Chairman Randolph Stewart left the meeting.

Text Amendment To The Community Development Code (CDC): Section 5.12.20 to Make Community Development Code Consistent with Pending Southern Lowcountry Stormwater Ordinance and Design Manual

Mr. Robert Merchant presented the staff report. The SoLoCo Ordinance and Design Manual was drafted by representatives from Beaufort County, Jasper County, City of Beaufort, Town of Bluffton, City of Hardeeville, and Town of Port Royal. The documents will provide direction for post-construction stormwater management and are intended to apply to all jurisdictions previously named.

Chairman Ed Pappas requested a motion to approve the proposed text amendment. Mr. Kevin Hennelly made a motion to approve the proposed Text Amendment, seconded by Dr. Caroline Fermin. The motion passed by a vote of 6:0 (**FOR: Ms. Diane Chmelik, Mr. Jason Hinchler, Dr. Caroline Fermin, Mr. Kevin Hennelly, Chairman Ed Pappas, Ms. Cecily McMillan; and Vice Chairman Randolph Stewart left the meeting prior to the vote.**)

Agenda item #9, **Approval of 2021 Planning Commission Meeting Schedule**, was not addressed during the meeting.

DISCUSSION ITEM:

Comprehensive Plan and Green Print Plan Updates - Mr. Glenn Walters, Consultant with Design Workshop, presented recent developments/public meetings/workshops regarding the BC Comprehensive Plan and Green Print Plan update efforts.

Comprehensive Plan feedback focused on the following topics:

- ❖ Quality of life in Beaufort County;
- ❖ Priorities for natural resources;
- ❖ Economic development;
- ❖ Land use; and
- ❖ Future growth

Green Print Plan feedback focused on the following topics:

- ❖ Conservation priorities;
- ❖ Development in Beaufort County; and
- ❖ Future growth

The consultant anticipates submitting a Comprehensive Plan draft for review by early December 2020 and having revisions back to the Planning Commission by mid-January 2021. The Green Print draft document should be ready by early November 2020 with revisions submitted early December 2020. The final document adoption process would follow.

NEW/OTHER BUSINESS:

New Business: None.

Other Business: **The next Planning Commission meeting** is scheduled for Monday, December 7, 2020, 6:00 p.m. Additional meeting details will be made available prior to the December 7 meeting date.

ADJOURNMENT: With no further business to discuss, Chairman Ed Pappas adjourned the meeting at 8:07 p.m.

SUBMITTED BY: Diane McMaster
Community Development Senior Administrative Specialist

Ed Pappas
Beaufort County Planning Commission Chairman

Date: _____

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29938

April 28, 2020

Via U.S. Mail and E-Mail Attachment to: edpappas42@gmail.com

Hon. Edward J. Pappas
Chairman, Beaufort County Planning Commission
P.O. Box 1228
Beaufort, South Carolina 29901-1228

Re: Public Hearing requirement and virtual meetings

Dear Chairman Pappas:

I represent a client with an interest in one of the proposed “action items” on the published Agenda for the Beaufort County Planning Commission meeting of May 4, 2020. I write today to advise you, your fellow Planning Commission members, the county staff, and Administrator Ashley Jacobs, that I believe the virtual meeting format under which the May 4, 2020 meeting is to be held, does not provide a legally acceptable public hearing for any “action items” requiring a public hearing and thus, I believe any action taken by the Planning Commission on an item requiring a public hearing, is either void or voidable. For that reason, I strongly urge you and your fellow Planning Commission members to delay any formal action on items that require a public hearing under Beaufort County’s ordinances or South Carolina statutory law until such time as we can all return to actual public meetings that allow all members of the public access to a required “public hearing.”

I have reviewed the South Carolina statutes and case law with an eye toward evaluating whether a required public hearing can be sufficiently held during a videoconference meeting of a public body. I do not believe it can be. My analysis begins first with the South Carolina Freedom of Information Act, S.C. Code Annot. Section 30-4-10 *et. seq.*, which specifically does authorize public bodies such as the Planning Commission, to meet via videoconferencing. *See* Section 30-4-20 (d), “Meeting” means the convening of a quorum of the constituent membership of a public body, whether corporal or by means of electronic equipment, to discuss or act upon a matter over which the public body has supervision, control, jurisdiction or advisory power. However, neither the Freedom of Information Act nor the Administrative Procedures Act at S.C. Code Annot. 1-23-10 *et. seq.* addresses the interplay of a required public hearing with an electronic meeting. And neither specifically defines the requirements of a “public hearing” in either an actual (physical) or videoconferencing meeting. Thus, we must analyze the normal requirements of a “public hearing” and evaluate whether those requirements can be met via videoconferencing.

Hon. Edward J. Pappas
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Re: Public Hearing requirement and virtual meetings
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When a public hearing has been required as a part of the implementation process for a new or amended ordinance, the implicit intention of the requirement is to allow for (and indeed to solicit) true input from the public. Unless we are willing to admit that “public hearing” requirements are simply window dressing to appease the general public into believing that the Planning Commission (or other public body) actually seeks public involvement in the legislative process, then we must treat the public hearing requirements as vesting in the public certain “due process” rights to provide input in a meaningful manner. (Due process rights normally attach when an individual’s property rights are at stake. *See Brown v. Air Pollution Control Board*, 37 Ill. 2d 450, 454(1967), “[A] proceeding which could affect one’s property rights is governed by the fundamental principles and requirements of due process of law.”)

Although “due process” is an elusive concept, it is generally accepted as embodying the differing rules of fair play required in the particular set of circumstances. When applied to public hearings, the concept of due process often raises issues of the extent of the public’s right to participate in the legislative meeting during the “public hearing,” *i.e.*, should members of the public, for example, be allowed to question or cross examine Planning Commission members, witnesses or staff. But one thing should be clear: where there is a requirement of a “public hearing,” due process requires that the legislative body insure that the general public has a meaningful opportunity to be heard. In the extraordinary circumstances of the Covid-19 outbreak, where the Planning Commission is meeting via videoconferencing, ***it is patently obvious and the Commission should take notice of the fact that the general public can not have guaranteed access to the “public hearing” forum, because not everyone has either the electronic (computer) access necessary to participate in the meeting, not everyone has the connectivity (internet and/or high speed access) required to participate in the meeting, and not everyone has the sophistication (human know how) to use the videoconferencing applications being used by the Planning Commission and County, to facilitate the electronic meeting. It is simply unfair to mandate that members of the general public be required to have computer abilities, a computer and high-speed internet access, to participate in a required public hearing. It is--in point of fact--not a true public hearing because under all accepted societal norms, we know certain sections of our population will be excluded from having the ability to provide public input.*** While I acknowledge that this is not the intent of the Commission nor staff, and that the Commission is simply dealing with the public safety requirements of “social distancing,” the result of the action will be same: some members of the public will be excluded from a meaningful opportunity to provide public input through a required public hearing. And that will put in legal jeopardy any ordinance or text amendment adopted through the videoconferencing procedure when a public hearing was required.

For these reasons, I respectfully ask that the Planning Commission delay voting on any “action items” that require public hearings so that everyone can be sure the actions of the Planning Commission are not successfully challenged months or years down the line, after businesses and individuals have spent

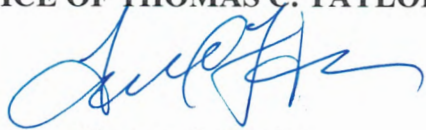
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substantial money and invested substantial time in reliance upon the actions of this public body that were taken in clear derogation of the public hearing requirements. Thank you for your consideration.

As a final matter, I respectfully ask that this letter be made a part of the public records and/or public comment received regarding the May 4, 2020 meeting of the Beaufort County Planning Commission. Please contact me if you have any questions. Thank you again.

Cordially yours,

LAW OFFICE OF THOMAS C. TAYLOR, LLC.



Thomas C. Taylor

TCT/dpt

cc: Ashley M. Jacobs, County Administrator via e-mail attachment
Eric Greenway, Planning Department via e-mail attachment

McMaster, Diane

From: Greenway, Eric
Sent: Tuesday, October 6, 2020 8:01 AM
To: McMaster, Diane
Subject: FW: request for inclusion of letter in public comment and public hearing at Planning Commission on 10.5.2020 virtual meeting
Attachments: Taylor to Chair Ed Pappas regarding 10.5.2020 meeting and staff proposals to be considered.pdf; Taylor to Ed Pappas of April 28, 2020 regarding virtual public hearings.pdf

Diane,

All these need to be included in the record including the email.

Eric

From: Tom Taylor <tom@thomastaylorlaw.com>
Sent: Monday, October 5, 2020 4:23 PM
To: Greenway, Eric <egreenway@bcgov.net>
Cc: Donna Taylor <donna@thomastaylorlaw.com>
Subject: request for inclusion of letter in public comment and public hearing at Planning Commission on 10.5.2020 virtual meeting

[EXTERNAL EMAIL] Please report any suspicious attachments, links, or requests for sensitive information to the Beaufort County IT Division at helpdesk@bcgov.net or to 843-255-7000.

Director Greenway—Pursuant to our telephone conversation of this afternoon, I understand that I cannot participate directly or via live computer in the virtual meeting of the Planning Commission set for 6 p.m. this evening, and that the only way public input may be given is either via an email (such as this) or by posting something through Facebook. Since I don't do Facebook, I have elected to send you this email.

First, please read my attached letter to Chairman Pappas of this date into the record tonight to make sure the Planning Commission is aware of my opinions about the impropriety of a “virtual” public hearing, and further to make sure the Planning Commission is aware of my substantive arguments about the proposed amendment to the CDC deleting the rights of an applicant and members of the public to appeal a Staff action on concept approval of a major land development plan and major or commercial subdivision plats. And finally, please note my argument that insufficient public notice was given as this action item.

I am also attaching a copy of my earlier letter of April 28, 2020 to the Chairman setting forth my analysis of the legality of a virtual public hearing under our law. Please include it into the record also.

Thank you and the Planning Commission for your hard work.

Tom Taylor

Thomas C. Taylor

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P.O. Box 5550
Hilton Head, SC 29938

This law firm is practicing social distancing in accordance with the recommendations of the CDC and SCDHEC. This means we are limiting face-to-face interactions at this time in the following ways:

- 1. Until at least August 30, 2020, client meetings will take place by telephone.**
- 2. Until at least August 30, 2020, our office will be locked to outside guests.**
- 3. Documents that need to be delivered should be sent electronically or slipped under the office door.**
- 4. If you must come to the office to prepare for a hearing or in an emergency situation, we will make special accommodations in advance.**
- 5. If you need to schedule an appointment, a special accommodation or have questions, please call us at (843)785-5050.**

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October 5, 2020

Via E-Mail Attachment to: EdPappas42@gmail.com

The Honorable Edward J. Pappas
Chairman, Beaufort County Planning Commission
PO Drawer 1228
Beaufort, SC 29910-1228

**Re: October 5, 2020 Planning Commission Meeting Agenda – Proposed
Amendments to Beaufort County Community Development Code Regarding
Appeals**

Dear Chairman Pappas:

I have noted that the Agenda for this evening's Planning Commission meeting includes, among other things, a proposal by the County Staff to amend the Community Development Code (the "CDC") to delete the right of an applicant and members of the public to appeal Staff action on concept approval of a major land development plans (CDC Section 7.2.60.E.1) and major and commercial subdivision plats (CDC Section 7.2.70.E.1), which is Action Item 7 on the agenda.

As an initial matter, I ask that all members of the Planning Commission be given a copy of this letter as soon as possible, so they have sufficient time to review it before this evening's Planning Commission meeting.

Because this evening's Planning Commission meeting is virtual, my ability and the ability of the public as a whole to comment on the proposed amendments to the CDC, and to be able to meaningfully participate in the public hearing the Planning Commission will hold this evening, is severely restricted, and is essentially nonexistent. On that point, I refer you to my letter to you of 28 April 2020, and I again urge you and the Planning Commission to refrain from holding any public hearings until you can do so in person, as the County's Zoning Board of Appeals did on the evening of 24 September 2020. If the Zoning Board of Appeals is able to again hold in person public hearings, then the Planning Commission should be able to do so, also.

The Honorable Edward J. Pappas
Chairman, Beaufort County Planning Commission
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I also write to you today in order try to point out some of the potential problems that might result from implementing the CDC amendments on appeals recommended by the Staff. First, it will result in an applicant for a land development plan or a subdivision plat who is wrongly or incorrectly denied concept approval of their plans from seeking review by the Planning Commission of what might be an incorrect or improper denial by the Staff. This could seriously hamper an applicant's plans, if the applicant is left with no recourse to appeal a decision of the Staff which he or she thinks is incorrect or otherwise wrong.

Secondly, adoption of the proposed amendments recommended by the Staff will deny members of the public who disagree with a decision by the Staff on a concept plan for a land development plan or a subdivision plat, of the right to seek review by the Planning Commission of that decision. Such a situation could result in lulling the applicant into a false sense of security that they should spend the substantial amounts necessary to prepare final plans and documents for the land development plan or the subdivision plat, only to possibly have to deal with an appeal by another party in interest only after incurring those costly expenditures. If there are issues to be addressed in such an application, then they should be addressed as early as possible in the permitting process, and not held in abeyance until after final approval of the land development plan or the subdivision plat

I also believe that adoption of the amendment proposed by the Staff will violate state law, which is clear on the subject. Specifically, South Carolina Code Annot. Section 6-29-1150(C) says, "Staff action, if authorized, to approve or disapprove a land development plan may be appealed to the planning commission by any party in interest." That section of state law does not make a distinction between concept review and final review. At both of those stages in the process, the Staff is making a decision to approve or disapprove a plan or plat, and the Planning Commission has the power and duty to oversee such a decision by the Staff.

On a procedural issue, I object to the Planning Commission taking up the amendments proposed by the Staff at this evening's meeting due to failure of the Staff to comply with published notice requirements for the amendment of the CDC's land development regulations. Specifically, the Staff published notice of this evening's public hearing by the Planning Commission on the proposed amendments to the CDC provisions on appeals in the 20 September 2020 editions of *The Island Packet* and *The Beaufort Gazette*. As I count the days, that publication was 15 days before this evening's public hearing by the Planning Commission. However, while CDC Table 7.4.50.B says that the published notice of a public hearing on a text amendment to the CDC must be made "between 15 & 30 days before the public hearing", South Carolina Code Annot. Section 6-29-1130(B) says that the County may "amend the land development regulations after a public hearing on it, giving at least thirty days' notice of the time and place by publication in a newspaper of general circulation" in the county.

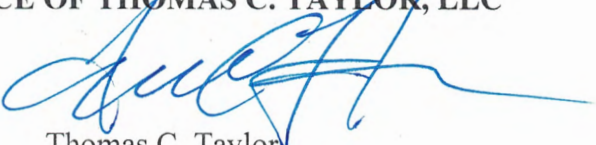
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Clearly, the published notice requirements of state law control over the CDC provisions on the same issue. I suggest to you that an amendment to the CDC's land development regulations, such as the CDC amendments on appeals proposed by the Staff, adopted pursuant to defective notice, is void or voidable. I therefore caution you, and the Staff, against proceeding with the CDC amendments on appeals proposed by the Staff without complying with the state-required published notice requirements.

With best regards, I am

Cordially,

LAW OFFICE OF THOMAS C. TAYLOR, LLC



Thomas C. Taylor

TCT/dpt

Attachment: Taylor letter of 28 April 2020 to Chairman Pappas

cc: The Honorable Joseph F. Passiment, Jr. (via email)
Ms. Ashley M. Jacobs (via email)
Mr. Eric Greenway (via email)
W. Kurt Taylor, Esq. (via email)



MEMORANDUM

To: Beaufort County Planning Commission

From: Robert Merchant, AICP, Acting Director

Subject: Text Amendment To The Community Development Code (CDC): Section 3.1.60 (Consolidated Use Table) and Section 4.1.190 (Recreation Facility: Campgrounds) to revise the Campground Standards

Date: November 30, 2020

Background: In 2018, the Beaufort County Planning Department initiated a series of amendments to its campground standards. These amendments were partially in response to a growing popularity of upscale, amenity-based RV resorts. At the time, there was one definition and one set of standards for campgrounds. The amendments created three types of campgrounds – primitive, semi-developed, and developed. This distinction directed low-impact, smaller campgrounds toward the rural areas of the county while larger RV resorts were limited to more developed areas of the county with sewer and water. The standards also provided time limits for campers. Over the last two years, staff identified some areas of current standards that could be strengthened or provided with additional clarity.

Summary of Proposed Amendments: This series of amendments currently under consideration build on the changes made in 2018 and address the following issues:

- The existing language requiring time limits for campers could lead to a loophole where a camper simply switches sites or forgoes one night to renew the time limit.
- Apparent discrepancies between the consolidated use table and the campground standards have been corrected.
- 100-foot-wide opaque buffers are required for all three campground types.
- More clarity is provided on what types of trailers and RVs are permitted in each campground type.
- Semi-developed and Developed campgrounds are required to be served by public sewer and water.

4.1.190 Recreation Facility: Campgrounds

Campgrounds shall be defined as ~~comply with~~ the following:

- A. **Primitive Campground.** A campground accessible by walk-in, equestrian, motorized trail vehicles or ~~passenger vehicles~~ ~~vehicular traffic~~ where basic facilities may be provided for the comfort and convenience of the campers. Primitive Campgrounds shall comply with the following:
1. **Length of Stay.** ~~All campers are limited to a 14-day length of stay. All camping units may stay for a period of time not to exceed 14 days in any given 30-day period.~~
 2. **Zones.** Primitive Campgrounds are allowed in the T1 Natural Preserve zone and ~~the~~ ~~all~~ T2 Rural zones ~~(See Section 3.1.60 Consolidated Use Table).~~
 3. **Buffers.** ~~This use shall be screened with a 100-ft wide, opaque, visual buffer next to all property lines. Any tent sites shall be located no less than 30 feet from any property line.~~
 4. ~~Class A, B+, and C motorized No RV's are prohibited. Class B camper vans are allowed. or camping trailers over 20 feet in length shall be allowed.~~
 5. **Tree Requirement.** Existing Trees shall be left on site, when practical. If there are no trees between campsites at least two trees shall be planted between each campsite.
 6. **Accessory Uses.** Facilities for the comfort and convenience of the camper may be provided such as bathing facilities, flushing toilets, grills, tables, fire pits, fire circles, and refuse collection.
- B. **Semi- Developed Campground.** A campground, with two or more campsites, for a camping unit, accessible by walk-in, pack-in, equestrian campers, motorized trail vehicles or vehicular traffic. Semi-Developed Campgrounds shall comply with the following:
1. **Length of Stay.** ~~All camping units are limited to a 30-day length of stay. All camping units may stay for a period of time not to exceed 30 days in any given 60-day period.~~
 2. **Zones.** Semi-Developed Campgrounds can be located within ~~all~~ T2 Rural Zones ~~(See Section 3.1.60 Consolidated Use Table).~~ ~~(neighborhood and Rural Center).~~
 3. **Public Sewer and Water:** ~~Semi-Developed Campgrounds shall be served by public sewer and water.~~
 4. **Buffers.** This use shall be screened with a 100-ft wide, opaque, visual buffer next to all property lines.
 5. **Minimum RV Pad Size.** If RV pads are provided they shall be a minimum of 1,600 square feet. This does not include tent only sites. A maximum number of 200 camp sites.
 6. **Tree Requirement.** Existing trees shall be left between all campsites and/or RV Pads, to the maximum extent practicable. If there are no trees between campsites, tent sites or RV pads, at least two trees shall be planted between each campsite, tent site or RV pad.
 7. **Accessory Uses.** Recreational facilities and amenities shall be for the purpose of the camper enjoyment including sports facilities, equipment for amusement, playground facilities, swimming pools and a camp store/ office. These amenities shall not be for general public use and shall not exceed 3,000 square feet.

C. **Developed Campground.** A campground with two or more campsites, for a camping unit, accessible by walk-in, pack-in, equestrian campers, motorized trail vehicles or vehicular traffic. Sites may be substantially developed with tables, refuse containers, flush toilets, bathing facilities, and one or more service buildings. These campsites may have individual water, sewer, and electrical connections. Developed Campgrounds shall comply with the following:

1. **Length of Stay.** All camping units are limited to a 30 day length of stay. All camping units may stay for a period of time not to exceed 30 days in any given 60 day period.
2. **Zones.** Developed Campgrounds can be located within the T2 (only Rural Center Zone), C4 Community Center Mixed Use and C5 Regional Center Mixed Use. (See Section 3.1.60 Consolidated Use Table).
3. **Public Sewer and Water:** Developed Campgrounds shall be served by public sewer and water.
4. **Buffers.** This use shall be screened with a 100-ft wide, opaque, visual buffer next to all property lines.
5. **Minimum RV Pad Size.** If RV pads are provided they shall be a minimum of 1,600 square feet. A maximum number of 400 camp sites.
6. **Tree Requirement.** Existing trees shall be left between all campsites and/ or RV pads, to the maximum extent practical. If there are no trees between campsites or RV pads, at least two trees shall be planted between each campsite, tent site or RV Pad.
7. **Accessory Uses.** Recreational facilities and rural recreation businesses including, but not limited to zip lines, horse riding trails, arcades, camp stores, small cafes, small offices, or a club house. The size, intensity and scale of such accessory uses

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																		
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	--
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

“P” indicates a Use that is Permitted By Right.

“C” indicates a Use that is Permitted with Conditions.

“S” indicates a Use that is Permitted as a Special Use.

“TCP” indicates a Use that is permitted only as part of a Traditional Community Plan under the requirements in Division 2.3

“--” indicates a Use that is not permitted.

2021 Meeting Schedule

Planning Commission

<u>Date</u>	<u>Day</u>	<u>Time</u>	<u>Location *</u>
January 4, 2021	Monday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
February 1, 2021	Monday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
March 1, 2021	Monday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
April 5, 2021	Monday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
May 3, 2021	Monday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
June 7, 2021	Monday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
July 5, 2021	Monday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
August 2, 2021	Monday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
September 9, 2021	Thursday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
October 4, 2021	Monday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
November 1, 2021	Monday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
December 6, 2021	Monday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
* Meetings may be held in the Bluffton Library if agenda items are unique to areas south of the Broad River. Call the Community Development Department at 843-255-2140 for details.			
A Planning Commission Workshop may be held at 5:30 p.m. prior to each scheduled Planning Commission meeting.			