



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

**Chairman**

ED PAPPAS

**Vice Chairman**

RANDOLPH STEWART

**Commission Members**

KEVIN HENNELLY  
CAROLINE FERMIN  
CECILY MCMILLAN  
DANIEL RIEDEL  
GLENN MILLER  
ARMIN WAHL  
GAIL MURRAY

**County Administrator**

ERIC GREENWAY

**Staff Support**

ROBERT MERCHANT

**Administration Building**

Beaufort County Government  
Robert Smalls Complex  
100 Ribaut Road

**Contact**

Post Office Drawer 1228  
Beaufort, South Carolina 29901-1228  
(843) 255-2140  
[www.beaufortcountysc.gov](http://www.beaufortcountysc.gov)

# Planning Commission Agenda

Monday, February 6, 2023 at 6:00 PM

Council Chambers

County Administration Building, 100 Ribaut Road, Beaufort, SC

ALL OF OUR MEETINGS ARE AVAILABLE FOR VIEWING ONLINE AT [WWW.BEAUFORTCOUNTYSC.GOV](http://WWW.BEAUFORTCOUNTYSC.GOV) AND CAN ALSO BE VIEWED ON HARGRAY CHANNELS 9 AND 113, COMCAST CHANNEL 2, AND SPECTRUM CHANNEL 1304.

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 – January 5, 2023
5. APPROVAL OF AGENDA
6. CITIZEN COMMENTS – NON-AGENDA ITEMS  
(Comments are limited to 3 minutes.)

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## ACTION ITEMS

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7. **ZONING MAP AMENDMENT/REZONING REQUEST** FOR 1.00 ACRE AT 3 BENTON LANE (R600 036 000 0369 0000) FROM T3 EDGE (T3E) TO T2 RURAL CENTER (T2RC), APPLICANT: MICHAEL CAMPBELL
8. **TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC):** SECTION 3.1.60 (CONSOLIDATED USE TABLE), SECTION 3.2.60 (T2 RURAL CENTER STANDARDS) AND 4.1.220 (RESIDENTIAL STORAGE FACILITY) TO ALLOW RESIDENTIAL STORAGE FACILITIES IN T2 RURAL CENTER AS A CONDITIONAL USE
9. **ONE YEAR REVIEW OF THE 2040 BEAUFORT COUNTY COMPREHENSIVE PLAN IMPLEMENTATION**

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## DISCUSSION ITEMS

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10. CHAIRMAN'S REPORT
11. ADJOURNMENT



COUNTY COUNCIL OF BEAUFORT COUNTY  
**Beaufort County Planning and Zoning Department**  
Beaufort County Government Robert Smalls Complex  
Physical: Administration Building, Room 115 100 Ribaut Road  
Mailing: Post Office Drawer 1228, Beaufort, SC 29901-1228  
Phone: 843-255-2140 / FAX: 843-255-9432

The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held in Council Chambers on Monday, January 5, 2023 at 6:00 p.m.

**MEMBERS PRESENT:**

Mr. Ed Pappas, Chairman  
Mr. Randolph Stewart, Vice Chairman  
Dr. Caroline Fermin  
Ms. Gail Murray  
Mr. Kevin Hennelly  
Mr. Glenn Miller  
Ms. Cecily McMillan  
Mr. Dan Riedel

**MEMBERS ABSENT:**

Mr. Armin Wahl

**STAFF PRESENT:**

Mr. Robert Merchant, Planning and Zoning Director  
Mr. Mark Davis, Planning and Zoning Deputy Director  
Ms. Kristen Forbus, Long Range Planner  
Mrs. Chris DiJulio-Cook, Senior Administrative Specialist

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

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

**REVIEW OF MEETING MINUTES:** Mr. Glenn Miller pointed out that his name had been left off the minutes although he had been present at the December 5<sup>th</sup> meeting. The minutes were unanimously accepted with the modification to the attendance.

**AGENDA REVIEW:** Chairman Ed Pappas suggested that the Executive Session on the agenda was not needed. Mr. Randolph Stewart made a motion the Commissioners not go into Executive Session. Mr. Glenn Miller seconded the motion. The motion passed unanimously.

Chairman Pappas stated that item #8 on the agenda, **ZONING MAP AMENDMENT/REZONING REQUEST FOR 1.00 ACRE AT 3 BENTON LANE (R600 036 000 0369 0000) FROM T3 EDGE (T3E) TO T2 RURAL CENTER (T2RC)**, would be postponed until the February 6, 2023 meeting at the request of the applicant’s representative.

The agenda was then unanimously accepted.

**CITIZEN COMMENTS:** Chairman Ed Pappas asked if there were any non-agenda citizen comments. There were none.

**ACTION ITEMS:**

**TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 3.4.50 CULTURAL PROTECTION OVERLAY (CPO) ZONE STANDARDS**

Mr. Eric Greenway, Beaufort County Administrator, explained that County Staff was looking to make a text change to the Cultural Protection Overlay. He stated that the proposed changes were due to legal concerns and not because of Pine Island. Ms. Brittany Ward, Beaufort County Attorney for Administration and Department Heads, described the changes the County was looking to make and explained some of the concerns the County has with the current language of the Cultural Protection Overlay. During the discussion about the proposed changes, Mr. Chuck Atkinson, Division Director for Development and Recreation, spoke in an effort to offer some clarification to the Planning Commissioners.

After much discussion, Chairman Pappas opened the meeting up to public comment. 40 people spoke against the text amendment to the Cultural Protection Overlay Zone Standards. They were:

Queen Quet, Gullah/Geechee Sea Island Coalition/Fishing Association

Joey Strock, Fripp Point Road Community Litter Pickup, AAH

Lillie Harris

Bernie Wright, Penn Center, Inc.

Janet McCauley

Stephen Murray, Mayor of City of Beaufort

Tim Joy

Najmah Thomas, Gullah/Geechee Nation

Ty O'Farrell

Pam Baxley

Ted Mamunes

Robert New

Daryl Orage, Cultural Protection Overlay Committee

Chuck Newton, Sea Island Coalition

Faith River James, SC Coastal Conservation League

Sharon Holmes

Anthony Jones

Kristin Williams, Beaufort County Open Land Trust

Marie Gibbs (for Emory Campbell)

Amy Armstrong, South Carolina Environmental Law Project

Wendy Zara

Sara Reynolds Green

Inez Miller

Sally Maysen

John Dunn

Straud Armstrong

Tom Donahue

Arnold Brown

Ed Atkins

Carolyn Jebaily

Pristine Alexander

David Smith

Travis Stewart

Henry Brandt, Coastal Expeditions

Denise Parsick, Beaufort Soil and Water Conservation District  
Victory Smalls, Gullah/Geechee Cultural Heritage Corridor  
William Smith  
Chief Sekhu Gentle Hadjo, Yamassee Indian Tribe  
Cynthia Jenkins, Historic Beaufort Foundation  
James Smalls

Mr. Robert Sample spoke in favor of the text amendment to the Cultural Protection Overlay Zone Standards.

In addition to all those who spoke publicly, hundreds of emails were received by Planning Staff and the Planning Commissioners, including letters from Governor McMaster and Senator Campsen. Except for a couple of emails, all were against the proposed text amendment.

A motion was made by Mr. Kevin Hennelly to reject the proposed changes to the Cultural Protection Overlay. Mr. Daniel Riedel seconded the motion. Mr. Brad Mitchell, Attorney for the Planning Commission directed the Commissioners to change the language of the motion and not use the word "reject".

Ms. Cecily McMillan made a motion to amend the original motion by adding they maintain the original language, as it currently exists. Mr. Glenn Miller seconded the motion to amend.

Ms. McMillan reiterated her motion. To not recommend approval of the text amendment, proposed by staff, 3.4.50 Cultural Protection Overlay Zone Standards, and instead to maintain the language as currently written. Chairman Pappas called a vote on the amendment, the vote was unanimous.

Mr. Pappas then called a vote on the original motion, made by Mr. Hennelly, to not recommend the approval of the proposed text amendment. The motion passed unanimously.

#### **VOTE ON PLANNING COMMISSION CHAIR AND VICE CHAIR FOR 2023**

Dr. Caroline Fermin nominated Randolph Stewart as Vice Chairman. Mr. Miller seconded the nomination. The vote was unanimous.

Mr. Riedel nominated Ed Pappas as Chairman. Dr. Fermin seconded the nomination. The vote was unanimous.

**ADJOURNMENT:** Chairman Pappas adjourned the meeting at 9:07 p.m.

**SUBMITTED BY:** Chris DiJulio-Cook  
Planning and Zoning Senior Administrative Specialist

\_\_\_\_\_  
Ed Pappas  
Beaufort County Planning Commission Chairman

Date: \_\_\_\_\_



# MEMORANDUM

**TO:** Beaufort County Planning Commission  
**FROM:** Kristen Forbus, Beaufort County Planning and Zoning Department  
**DATE:** January 5, 2023  
**SUBJECT:** Zoning Map Amendment/Rezoning Request for 1 acre at 3 Benton Lane (R600 036 000 0369 0000) from T3 Edge to T2 Rural Center

## STAFF REPORT:

### A. BACKGROUND:

**Case No.** CDPA-000023-2022  
**Owner/Applicant:** Michael Kronimus  
**Property Location:** 3 Benton Lane  
**District/Map/Parcel:** R600 036 000 0369 0000  
**Property Size:** 1 acre  
**Current Future Land Use Designation:** Neighborhood Mixed Use  
**Current Zoning District:** T3 Edge  
**Proposed Zoning District:** T2 Rural Center

**B. SUMMARY OF REQUEST:** The applicant is seeking to change the zoning of a 1-acre lot at 3 Benton Lane from T3 Edge (T3E) to T2 Rural Center (T2RC) (see attached map). The applicant is proposing a rezoning to accommodate the use of Medical Service: Clinic/Office. The current zoning of T3E allows primarily for residential uses on large single-family lots. In 2011, the County held a charrette for the Pritchardville community during the creation of the Community Development Code. At that time, the community decided to limit commercial development to a small node at the intersection of Gibbet Road and May River Road. In 2014, the Community Development Code was adopted, and 3 Benton Lane was zoned T3E because of its placement outside of the small commercial district that was identified in the charrette. Rezoning 3 Benton Lane to the T2RC would permit uses such as Medical Service: Clinic/Office, General Retail, Bar/Nightclub, Gas Station, and Restaurant.

On April 12, 2021, County Council approved the rezoning from T3E to T2 Rural Center of a 2-acre parcel (122 May River Road) located directly west of 3 Benton Lane. The applicant is justifying this zoning amendment in part because it matches the zoning of this neighboring property (see attached map).

- C. EXISTING ZONING:** The lot is currently zoned T3 Edge, which reinforces established, rural residential areas that are typically at the transition between more walkable areas and Natural Preserves and Waterways. Under this zoning, only agriculture, residential, and light recreation uses are permitted.
- D. PROPOSED ZONING:** The T2 Rural Center district allows for very modest concentrations of activity within rural areas that are in the immediate vicinity of Rural Crossroads or other rural intersections with existing concentrations of non-residential uses. These consist of service and limited commercial uses that may cluster on more closely spaced buildings of residential character. This zoning allows for agriculture, residential, retail/restaurants, offices/services, recreation, schools, infrastructure, and light industrial uses which would permit uses such as Medical Service: Clinic/Office, General Retail, Bar/Nightclub, Gas Station, and Restaurant.
- E. COMPREHENSIVE PLAN FUTURE LAND USE MAP:** This 1-acre lot is designated Neighborhood/Mixed-Use on the Future Land Use Map. The Comprehensive Plan states that future development in neighborhood/mixed-use areas should have moderate-density residential zoning, in Pritchardville’s case, T3E zoning, as the primary use with some supporting retail establishments (see H1 below). New development is encouraged to be pedestrian-friendly, have a mix of housing types, a mix of land uses, and interconnected streets. The maximum gross residential density is two dwelling units per acre with some denser pockets of development.
- F. TRAFFIC IMPACTS:** According to Section 6.3.20.D of the CDC, *“An application for a rezoning shall include a TIA where the particular project or zoning district may result in a development that generates 50 trips during the peak hour or will change the level of service of the affected street.”* The applicant does not require a TIA. However, the parcel has existing access on Benton Lane and will unlikely have direct access from May River Road due to access management requirements on minor arterial roads. Therefore, a business will have to utilize the existing curb cut off Benton Lane which currently serves only residential development. Furthermore, the adjacent parcel that is zoned T2RC (122 May River Road) will also require a curb cut once it is developed thus contributing to the traffic impact on the mainly residential area. The curb cut placement for that parcel is to be determined.
- G. SCHOOL CAPACITY IMPACTS:** The School District will not be affected by the proposed rezoning.
- H. ZONING MAP AMENDMENT REVIEW STANDARDS:** In determining whether to adopt or deny a proposed Zone Map Amendment, the County Council shall weigh the relevance of and consider whether and the extent to which the proposed amendment:
1. **Is consistent with and furthers the goals, and policies of the Comprehensive Plan and the purposes of this Development Code;**

The Land Use chapter of the 2040 Comprehensive Plan indicates this area as Neighborhood/Mixed-Use on the Future Land Use Map. The Comprehensive Plan states that future development in neighborhood/mixed-use areas should have moderate-density residential as the primary use, with some supporting retail establishments. The “supporting retail establishments” area already exists ¼ mile down the May River Road along the Gibbet Road intersection- providing a mix of service, retail, and light industrial uses.
  2. **Is not in conflict with any provision of this Development Code, or the Code of Ordinances;**

The proposed rezoning constitutes as “spot zoning” as it is amidst other T3E parcels and is adjacent to a recently spot zoned T2RC parcel (122 May River Road) that was formerly recommended denial by Planning Commission. It is also in conflict with the Community Development Code’s intent of maintaining and containing Pritchardville’s existing commercial district located at the May River Road and Gibbet Road intersection.

**3. Addresses a demonstrated community need;**

N/A

**4. Is required by changed conditions;**

N/A

**5. Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zone and uses for the land;**

Existing uses on the surrounding lands are primarily low density residential. The proposed zoning change would allow for a broader mix of office, commercial, restaurant, and light industrial uses. These uses are not compatible with the surrounding, existing settlement patterns being primarily residential.

**6. Would not adversely affect nearby lands;**

As stated in F and 5, there is potential for adverse impacts on the existing properties in the adjacent area. The lot will take access off Benton Lane (a residential no-through road) which was constructed to serve a small residential development. Staff also has concerns about the precedent that would be set if this parcel is rezoned.

**7. Would result in a logical and orderly development pattern;**

See 5 and 6 above.

**8. 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:**

Any development on the site would be required to adhere to the natural resource protection, tree protection, wetland protection, and stormwater standards in the Community Development Code and the Stormwater BMP Manual.

**9. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities):**

Water and sewer are not available to service the property currently. The applicant has stated that potable water distribution will be provided by BJWSA, wastewater collection will initially be handled through septic systems as permitted by SDHEC and then wastewater service through

BJWSA, electric will be provided by SCE&G, and telecommunications will be provided by Hargray Communications. EMS and Fire facilities are located within a mile of the site.

**I. STAFF RECOMMENDATION:** The proposed zoning change from T3 Edge (T3E) to T2 Rural Center (T2RC) is inconsistent with the intended character of the surrounding areas of the Pritchardville Rural Crossroad. Staff has concerns about expanding on an existing T2RC parcel (122 May River Road) that was spot zoned two years ago. The parcel (122 May River Road) has remained vacant as the need for T2RC zoning in the area appears to be low. Furthering this T2RC zoning may open the surrounding residential areas along May River Road to similar up zonings thus establishing a concerning precedent for future requests. This was not intended per the 2040 Comprehensive Plan nor the Community Development Code. Therefore, staff recommends denial for the rezoning of 3 Benton Lane.

**J. ATTACHMENTS**

- Zoning Map (existing and proposed)
- Rezoning Application



# Existing Zoning

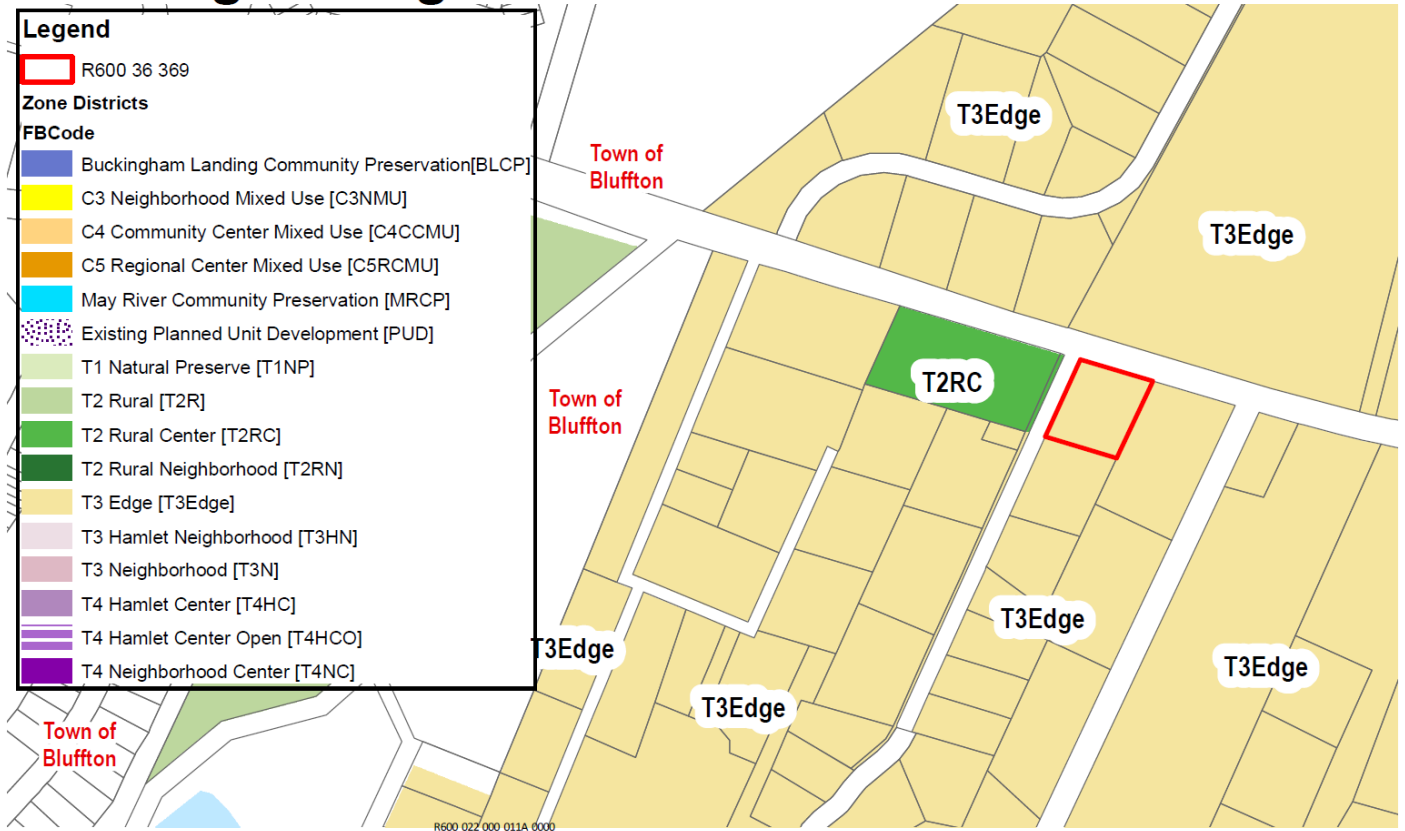
**Legend**

R600 36 369

**Zone Districts**

**FBCode**

- Buckingham Landing Community Preservation [BLCP]
- C3 Neighborhood Mixed Use [C3NMU]
- C4 Community Center Mixed Use [C4CCMU]
- C5 Regional Center Mixed Use [C5RCMU]
- May River Community Preservation [MRCP]
- Existing Planned Unit Development [PUD]
- T1 Natural Preserve [T1NP]
- T2 Rural [T2R]
- T2 Rural Center [T2RC]
- T2 Rural Neighborhood [T2RN]
- T3 Edge [T3Edge]
- T3 Hamlet Neighborhood [T3HN]
- T3 Neighborhood [T3N]
- T4 Hamlet Center [T4HC]
- T4 Hamlet Center Open [T4HCO]
- T4 Neighborhood Center [T4NC]



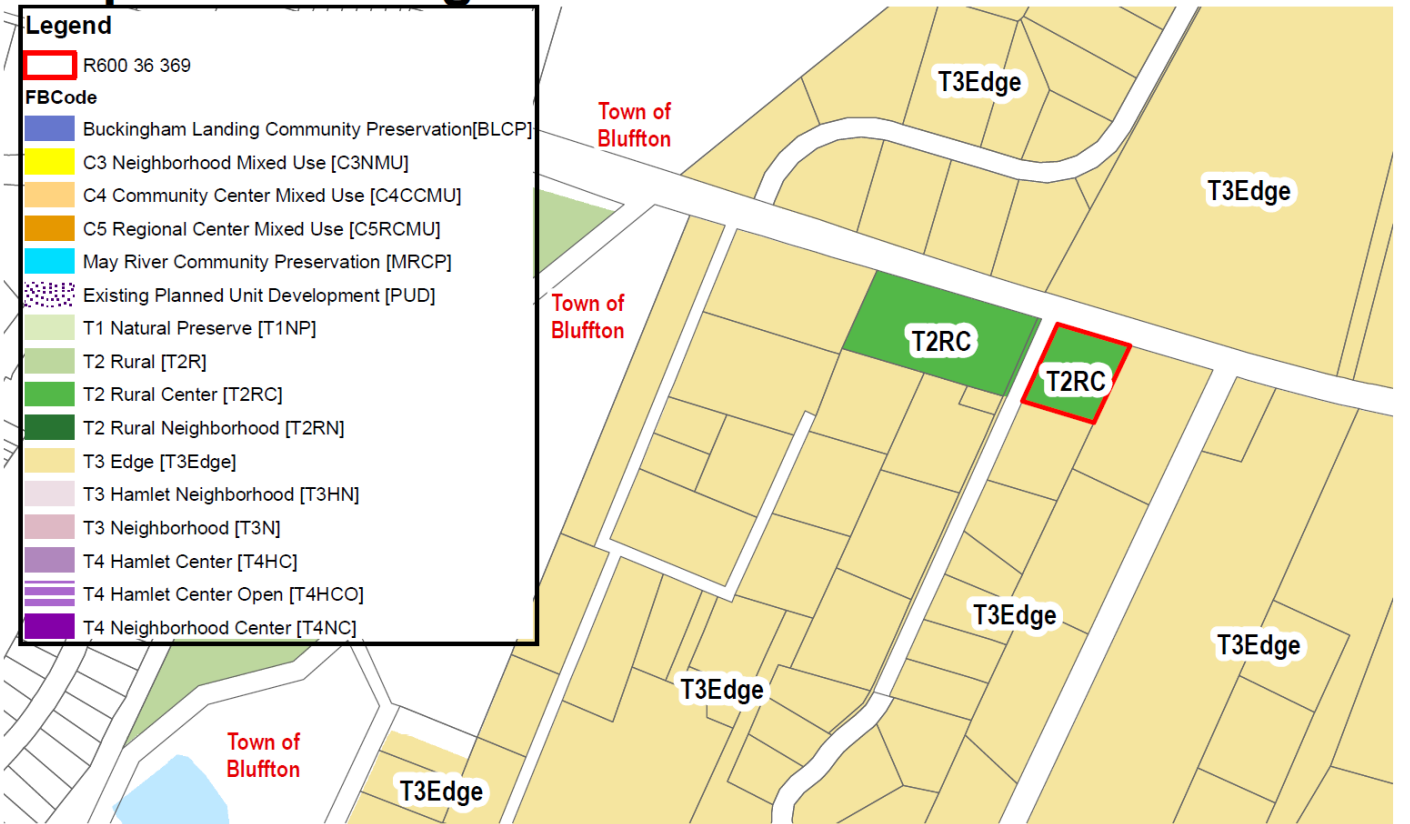
# Proposed Zoning

**Legend**

R600 36 369

**FBCode**

- Buckingham Landing Community Preservation [BLCP]
- C3 Neighborhood Mixed Use [C3NMU]
- C4 Community Center Mixed Use [C4CCMU]
- C5 Regional Center Mixed Use [C5RCMU]
- May River Community Preservation [MRCP]
- Existing Planned Unit Development [PUD]
- T1 Natural Preserve [T1NP]
- T2 Rural [T2R]
- T2 Rural Center [T2RC]
- T2 Rural Neighborhood [T2RN]
- T3 Edge [T3Edge]
- T3 Hamlet Neighborhood [T3HN]
- T3 Neighborhood [T3N]
- T4 Hamlet Center [T4HC]
- T4 Hamlet Center Open [T4HCO]
- T4 Neighborhood Center [T4NC]





9. Explanation (continue on separate sheet if needed): N/A

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proof for the proposed amendment rests with the owner.

Michael R Campbell 12/12/2022  
Signature of Owner (see Item 5 on page 1 of 2) Date

Printed Name: MICHAEL R. CAMPBELL Telephone Number: 843-338-3521

Address: 181 Alljoy Road, Bluffton, SC, 29910

Email: Campbelleyc@gmail.com

Agent (Name/Address/Phone/email): Michael Kronimus - KRA architecture & design, Bluffton, SC 29910

**UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORK DAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. THE COMPLETED APPLICATIONS WILL BE REVIEWED FIRST BY THE BEAUFORT COUNTY PLANNING COMMISSION SUBCOMMITTEE RESPONSIBLE FOR THE AREA WHERE YOUR PROPERTY IS LOCATED. MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED). COMPLETE APPLICATIONS MUST BE SUBMITTED BY NOON THREE WORKING DAYS AND FOUR (4) WEEKS PRIOR FOR PLANNED UNIT DEVELOPMENTS (PUDs) OR THREE (3) WEEKS PRIOR FOR NON-PUD APPLICATIONS TO THE APPLICABLE PLANNING COMMISSION MEETING DATE.**

**SUBMISSION OF APPLICATION. ALL APPLICATIONS SHALL BE SUBMITTED TO THE APPROPRIATE COUNTY DEPARTMENT. NO APPLICATION WILL BE ACCEPTED UNLESS ACCOMPANIED BY THE REQUIRED FEE. APPLICATIONS RECEIVED BEFORE 12:00 P.M. SHALL BE DATED THE SAME WORKING DAY. APPLICATIONS RECEIVED AFTER 12:00 P.M. SHALL BE DATED THE NEXT WORKING DAY.**

PLANNED UNIT DEVELOPMENT (PUD) APPLICANTS ARE REQUIRED TO SUBMIT FIFTEEN (15) COPIES TO THE PLANNING DEPARTMENT. CONSULT THE APPLICABLE STAFF PLANNER FOR DETAILS.

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN DIV. 7.4.50 OF THE COMMUNITY DEVELOPMENT CODE.

CONTACT THE PLANNING DEPARTMENT AT (843) 255-2140 FOR EXACT APPLICATION FEES.

FOR PLANNING DEPARTMENT USE ONLY:

Date Application Received:  
(place received stamp below)

Date Posting Notice Issued:

Application Fee Amount Received:

Receipt No. for Application Fee:

**BEAUFORT COUNTY, SC**  
**PROPOSED COMMUNITY DEVELOPMENT CODE (CDC)**  
**ZONING MAP OR TEXT AMENDMENT / PUD MASTER PLAN CHANGE APPLICATION**

**APPLICATION PROCESS**

Your application will be heard by the following groups before final determination by County Council occurs (approximately five separate hearings for text amendments; approximately five to six for map amendments, depending on the property location) as indicated below:

1. **Metropolitan Planning Commission** (a subcommittee of the County Planning Commission -- for properties on Port Royal Island including Burton, Grays Hill, Seabrook, and Shell Point areas; and Lady's Island, including Coosaw Island—map amendment only): Generally Third (3<sup>rd</sup>) Monday of each month, at 5:30 p.m. in the Beaufort City Hall Council Chambers, 1911 Boundary Street, Beaufort, SC 29902.
2. **The Beaufort County Planning Commission**: First (1<sup>st</sup>) Monday of each month, at 6:00 p.m. in the County Council Chambers, Administration Building, 100 Ribaut Road, Beaufort, SC. If the first Monday is a County holiday or a County Council meeting day, the meeting will be held on the first Thursday of the month.
3. **Natural Resources Committee of Beaufort County Council**: generally Third (3<sup>rd</sup>) Monday of each month, usually at 2:00 p.m. in the Executive Conference Room, Administration Building, 100 Ribaut Road, Beaufort, SC.
- 4-6. **County Council**: Second (2<sup>nd</sup>) and Fourth (4<sup>th</sup>) Mondays of each month, at 4:00 p.m. usually in the County Council Chambers, Administration Building, 100 Ribaut Road, Beaufort, SC.
  - a. First (1<sup>st</sup>) Reading
  - b. Second (2<sup>nd</sup>) Reading
  - c. Third (3<sup>rd</sup>) and Final Reading (Public Hearing generally prior to final reading)

**NOTE:** Occasionally meeting locations, dates and times may be changed. Before attending the above listed meetings, please confirm with the Planning Office (phone 843-255-2140) or check the County website at [www.bcgov.net](http://www.bcgov.net) (click on "View Full Calendar" on the far right of the home page screen).

December 9, 2022

Mr. Rob Merchant  
Beaufort County Planning Director  
Post Office Drawer 1228  
Beaufort, SC 29901-1228

Dear Rob,

Please accept the attached application for consideration for amendments to the Comprehensive Plan Future Land Use Map and the Official Zoning Map. The application submittal considers the provisions provided in the Southern Beaufort County Regional Plan, the Comprehensive Plan as well as zoning and development standards established by Beaufort County.

The submittal provides for a mixture of land uses and activities that are supportive of the surrounding commercial properties and existing and planned infrastructure, and further considers mitigation of current and future traffic impacts. We believe that upon approval of the proposed amendments, the project will provide a regional and community anchor that we believe is in high demand in Southern Beaufort County.

In this regard, please find all required material including Application Forms and associated Project Narratives and Site Analysis.

Please provide a response indicating application completeness and further provide a review schedule for our use at your earliest convenience. In the meantime, please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Kronimus", with a stylized flourish at the end.

Michael Kronimus, AIA, NCARB  
KRA architecture & design

for Eyeland Properties, LLC

**Applications to Amend the  
Beaufort County Comprehensive  
Plan Future Land Use Map &  
Official Zoning Map**

**3 Benton Lane  
Eyeland Properties, LLC  
1.0 Acres  
Bluffton Parkway  
R600-036-000-0369-0000**

**Beaufort County, SC**

**Submitted to:  
Beaufort County  
Planning Division  
Beaufort, SC**

**December 9, 2022**

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- V. Official Zoning Map Amendment Criteria**

## **ATTACHMENTS**

- a. Boundary Plat & Wetland Survey**
- b. Aerial Site Map**
- c. Adjacent Zoning Map**
- d. Owner Rezoning Approval Letter**

**I. Project Team**

Michael Campbell is pleased to list the initial professional development team that has been contacted and consulted with regarding the Applications to amend the Beaufort County Comprehensive Plan Future Land Use Map and Official Zoning Map:

<b>Property Owner:</b>	Mr. Delmar P. Decker
<b>Future Owner:</b>	Eyeland Properties, LLC Mr. Michael Campbell
<b>Applicant/Agent:</b> KRA, Inc.	Mr. Michael Kronimus
<b>Land Planning/Landscape Architecture:</b> KRA, Inc.	Mr. Michael Kronimus



## **II. Project Introduction**

In accordance with Beaufort County Zoning and Development Standards Ordinance, the applicant is submitting applications to Beaufort County for consideration to amend the Future Land Use Map of the Comprehensive Plan along with the Beaufort County Official Zoning Map. Currently zoned T3Edge, the application intends to further the goals of the Southern Beaufort County Regional Plan and the 2010 Beaufort County Comprehensive Plan by proposing the new zoning of T2RC (T2 Rural Center), and thereby encourage mixed-use development in areas with existing and planned infrastructure within close proximity of the May River Road and Hwy 170 corridors.

## **III. Project Background**

Defined as Parcel ID# R600 036 000 0369 0000, is a 1.0 acre project located along the south side of Highway 46 – May River Road, with close proximity to the Hwy 46 & Hwy 170 circle, and is accessible via existing ingress/egress off of Benton Lane. The property is in close proximity to the new growth of New Riverside Village and the Publix Shopping Center less than half a mile away.

The property sits on the well traversed Highway 46 between two major commercial and residential projects and with this growth the corridor has been changing to service a more mixed use need rather than rural homes.

The proposed project is intended to provide flexibility in development with improved design, character, and quality of living, and working environments. The existing site features will be enhanced through compatible community design, careful attention to detail, and preservation of existing natural resources. The proposed Rezoning Application is in compliance with the minimum requirements as per Beaufort County's Zoning and Development Standards Ordinance. Land use and design principles used provide compatibility with the surrounding properties including the adjacent

commercial regional land uses. As such, this application serves to establish design and development standards based upon current Beaufort County Standards that will serve as the framework for the long-term planning and development of this property.

#### **IV. Comprehensive Plan Future Land Use map Amendment Criteria**

##### ***Summary of Findings:***

- Currently designated T3 Edge on the Comprehensive Plan Future Land Use Map, adjacent existing and planned public infrastructure and commercial development projects indicate that the subject site is appropriate for regionally significant commercial growth.
- With direct access to Highway 46, the property would benefit from warranted and justified Future Land Use Map amendments.
- The currently constructed New Riverside Village provides more significant opportunities for regionally significant commercial and development.
- Natural Resources will not be negatively impacted. With strict adherence to the application of current Beaufort County Zoning and Development Standards, the natural resource systems will be improved through development of the property. There are no threatened or endangered species on this site and none are known to exist within 500 of the project area.
- The applicant determines that application of current T3 Edge Zoning applied to the existing designation on the Future Land Use Map as part of the Beaufort County Comprehensive Plan is inappropriate and extremely inconsistent with surrounding properties and further that the property provides significant

opportunity for appropriate commercial regional growth which is consistent with surrounding neighborhoods and properties.

- As such, the applicant requests the Future Land use Map of the Comprehensive Plan, be amended to reflect T2RC (Rural Center) designation.

## V. Official Zoning Map Amendment Criteria

### A. *Summary of Findings:*

- As a result of surrounding regionally significant commercial growth, existing and planning public infrastructure expansion including New River Parkway, and the property location within close proximity to US Highway 46 & 170, the amendment to establish a T2RC Rural Center Zoning District will provide a mixed-use development that is consistent with the goals and objectives identified in the Comprehensive Plan.
- The rezoning amendment is consistent with the current land uses and existing zoning designation of nearby properties.
- The site is already adequately served by existing infrastructure that can be expanded upon without significant demand on utility providers and public investment. Public infrastructure including roadways, emergency services, schools and community resources exist and/or are planned to be of appropriate capacity to serve the project upon development. Currently the site is lacking water and sewer connections, the future owner is working to spearhead efforts to establish these connections.
- Land uses including retail, commercial, restaurant and office uses. Upon master plan and development plan submittal and review, current zoning and

development standards will assure that future development will be compatible with nearby uses and surrounding neighborhoods.

- The property, due in large part to its location, site features, and size make this property well suited for a T2 Rural Center zoning district and mixed use development.
- Since this property was originally developed, the site is mainly clear of trees and natural habitat. Further, soils are generally well suited for development activity.
- As a result of US Highway 46 & 170, several other regional roadway networks within immediate and adjacent proximity to the site, there is significant capacity with the existing transportation infrastructure to serve emergency management needs during emergency evacuation.
- Upon site development, water, sewer, Police, Fire, and Emergency Service demands are adequately served by providers.
- As such, the applicant requests the Official Zoning Map be amended to reflect T2 Rural Center designation.

***B. Stormwater Management:***

A new storm water retention system will need to be designed that has adequate capacity and meets the requirements as set forth by South Carolina Department of Health and Environmental Control's Office of Coastal Resource Management (SCDHEC-OCRM) and will adhere to Beaufort County's stormwater ordinance and

stormwater design manual. During any future development of the project, best management practices will be employed during the design and construction to treat stormwater run-off and to limit post development runoff to predevelopment runoff rates.

***C. Land Use Provisions:***

Land Use Provisions shall apply to the T2RC Rural Center development and associated Concept Plan. Particular combination, type and acreage for each use within a particular development area within the property shall be based upon final planning, engineering and market demand. Permitted land are listed on 3.1.60 Consolidated Use Table.

The zoning district that most closely resembles the proposed property is T2RC Rural Center. The neighboring property to the west is zoned T2RC Rural Center. The property to the north is zoned T3 Edge (T3 Edge). The property to the east and south is zoned T3 Edge (T3 Edge). In conclusion the proposed T2RC Rural Center would accurately comply and fit into the existing adjacent zoning complementing activities on the Hwy 46 corridor.

***D. Project Build Out:***

It is anticipated that the project will be developed in several phases over time based on market and infrastructure demand.

***E. Site Density and Development Standards:***

The property shall be programmed according to the general site layout as illustrated on a future Concept Plan and on the future Development Plan. All development standards shall be in accordance with the current Beaufort County Zoning and Development Standards Ordinance.

All building design will follow all direction from Beaufort County CDC 3.2.110 (purpose, allowed building types, building placement, building form, encroachment and frontage types, parking and allowed uses).

The intent of parking regulations shall be to encourage the balance between compact pedestrian oriented development and necessary vehicle storage. The goal is to construct neither more nor less parking than needed. While minimum allowed levels of parking are provided in the current Beaufort County CDC, in future Master Plan and Development Plan applications, should the applicant prefer a deviation from the parking standards, the applicant shall provide a parking analysis justifying the proposed parking layout.

***F. Infrastructure:***

The roadways and related improvements developed within the property shall initially be owned and maintained by the developer but may be conveyed to appropriate property owner associations in the future who will have assessment and lien rights sufficient to ensure their maintenance. These facilities may be, but are not required to be offered for public dedication in the future.

Easements will be provided for utility facilities including but not limited to water distribution, wastewater collection, telephone, electric power distribution, and natural gas.

Stormwater management/drainage systems, and related improvements developed within the property shall initially be owned and maintained by the developer but may be conveyed to appropriate property owner associations in the future who will have assessment and lien rights sufficient to ensure their maintenance. This system and its constituent facilities will not be offered for public dedication in the future but will be connected to existing and future public drainage facilities and waterways.

***G. Utility Services:***

Potable water distribution will be provided by Beaufort Jasper Water & Sewer Authority (BJWSA).

Wastewater collection will initially be handled through septic systems as permitted by South Carolina Department of Health and Environmental Control (SCDHEC). As the site builds out, wastewater collection will be constructed. The wastewater service will be provided by Beaufort Jasper Water & Sewer Authority (BJWSA) at a future date yet to be determined.

Electric service to the site will be provided by Palmetto Electric. Natural gas service, if desired, will be provided by SCE&G.

Telecommunication service to the site is provided by Hargray Communications.

The water source for irrigation (non-potable) use will be through the proposed water system as installed with the potable water distribution system. All irrigation piping will be owned and maintained by the land owner but may be conveyed to appropriate property owner associations in the future who will have assessment and lien rights sufficient to ensure their maintenance.

**NOTES:**

- 1) ALL CORNERS ARE 3" x 3" CONCRETE MONUMENTS - OLD, EXCEPT NOTED.
- 2) ALL DISTANCES ARE IN A CLOCKWISE DIRECTION.
- 3) THIS PLAN IS SUBJECT TO ALL RECORDED EASEMENTS, COVENANTS, AND RESTRICTIONS.
- 4) FIELD EQUIPMENT USED: SPOON SET, NO. 4222, AND TDS SOFTWARE.
- 5) OFFICE EQUIPMENT USED: BENTON 486, 8000 SOFTWARE, AUTOCAD 912.
- 6) REVISIONS BY FLOOD ELEVATION - N/A
- 7) AVERAGE GRADE ELEVATION - N/A
- 8) BEAUFORT COUNTY PLANS 625-036-000-0010-000
- 9) TOTAL AREA: THIS PLAN IS 2.071 ACRES
- 10) PERM. = 1/2" REBAR - CON.
- 11) PERM. = 1/2" REBAR - CON.
- 12) CONGR. C. = CONCRETE MONUMENT - CON.
- 13) CONGR. M. = CONCRETE MONUMENT - MET.

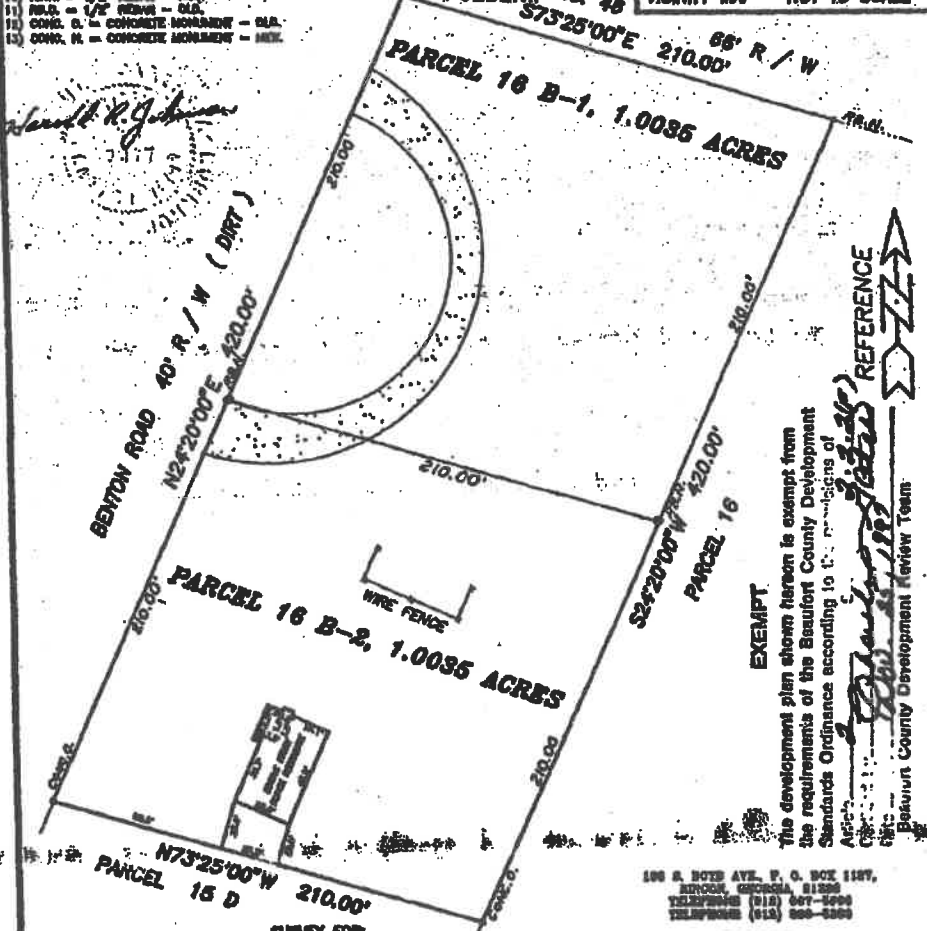
FILED  
 JOHN A. SULLIVAN-RMC  
 BEAUFORT COUNTY, S.C.

97 NOV 25 PM 2:40

BK *sc 1033* PG *6*  
 FOLDER No. 48



VICINITY MAP NOT TO SCALE



*Harold N. Johnson*  
 REGISTERED LAND SURVEYOR  
 No. 2077

EXEMPT  
 The development plan shown hereon is exempt from the requirements of the Beaufort County Development Standards Ordinance according to the provisions of Article 10, Chapter 1, of the Beaufort County Code.  
*Harold N. Johnson*  
 Beaufort County Development Review Team

100 S. BOND AVE., P. O. BOX 1147,  
 BEAUFORT, GEORGIA 31520  
 TELEPHONE (912) 667-4000  
 TELEFAX (912) 666-4200



**SURVEY FOR:**  
**GULF EQUIPMENT, INCORPORATED**

AN ADULT SURVEY OF:  
**PARCELS 16 B-1 & 16 B-2,**

LOCATED NEAR:  
 PRITCHARDVILLE,  
 BLUFFTON TOWNSHIP,  
 BEAUFORT COUNTY,  
 SOUTH CAROLINA

REVISED: 11-14-97  
 SEPTEMBER 12, 1997 SCALE: 1" = 60'  
 60 0 60 180

Scale 1" = 60 ft

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPOON SET SURVEYING METHOD FOR THE SPACING OF LAND BOUNDARIES IN SOUTH CAROLINA, AND WOULD BE EXEMPT FROM THE REQUIREMENTS FOR A CLASS A SURVEY AS PROVIDED THEREIN. ALSO, THERE ARE NO USABLE RECORDS OF PREVIOUS SURVEYS WHICH WOULD CONTRADICT THE INFORMATION SHOWN THEREON.

DRAWN BY: E.T.P.J.  
 REVISED: 11-14-97  
 DATE: SEPTEMBER 12, 1997  
 REV: 11-070-07A  
 DWG. NO.: 05-008-07A  
 APPROVED BY: H.R.A.

REFERENCE: AS-BUILT SURVEY, PARCEL 16, THE MAP IS BEING PREPARED BY BEAUFORT COUNTY, BEAUFORT COUNTY, SOUTH CAROLINA, BY COUNTY OF BEAUFORT, S.C. PLANS 625-036-000-0010-000, 0011-000, 0012-000, AND 0013-000.

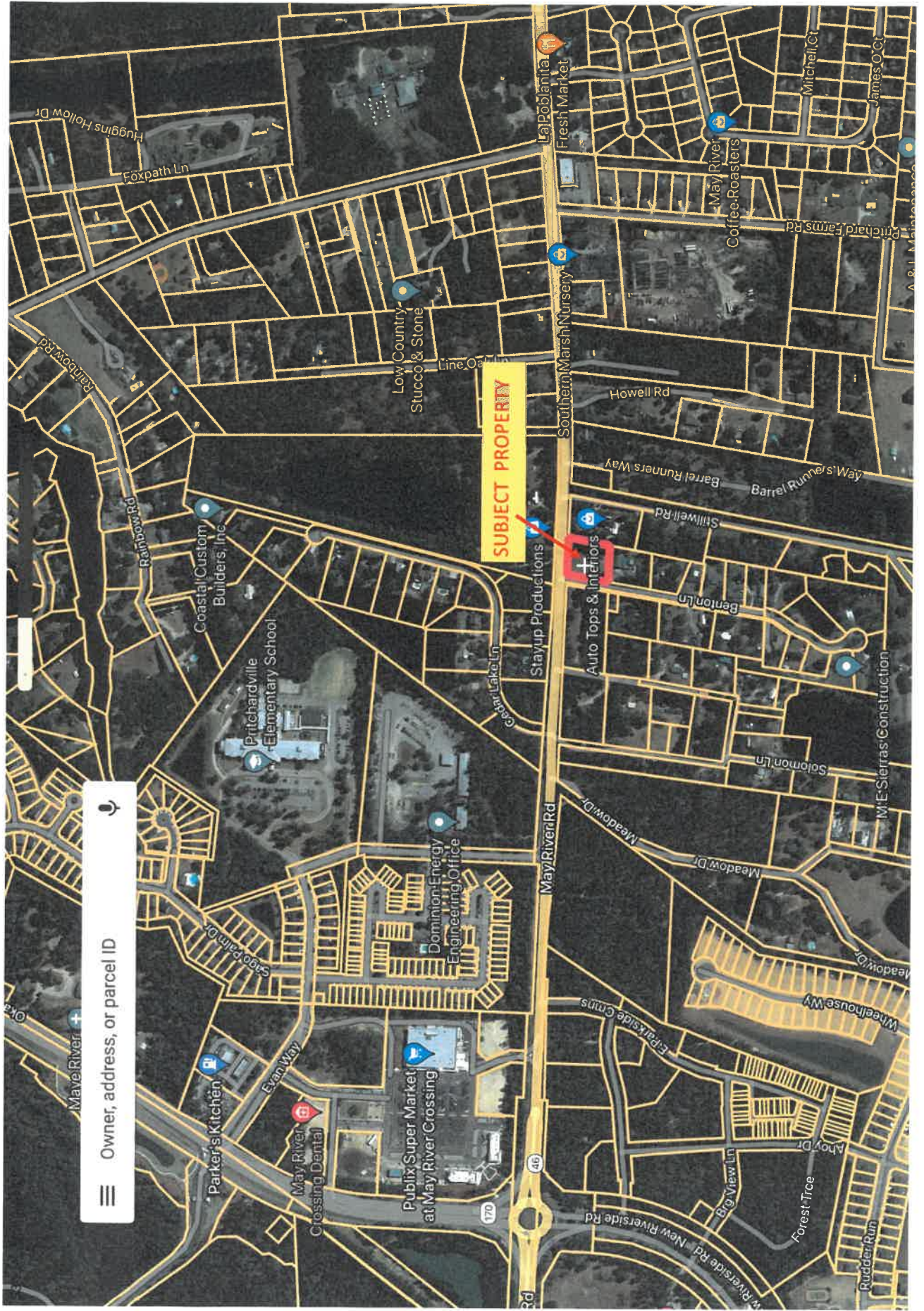
FLOOD INFORMATION:  
 IN MY OPINION, ACCORDING TO THE FLOOD ZONE MAP FOR BEAUFORT COUNTY, SOUTH CAROLINA, COMPILED BY THE S.C. DEPARTMENT OF NATURAL RESOURCES, LAST REVISED 05-25-94, THE PROPERTY IS LOCATED IN FLOOD ZONE C. NO BARE FLOOD ELEVATION. BEFORE BUILDING, PLEASE VERIFY WITH THE COUNTY ENGINEERING DEPARTMENT.

SHT. NO.  
 1 OF 1

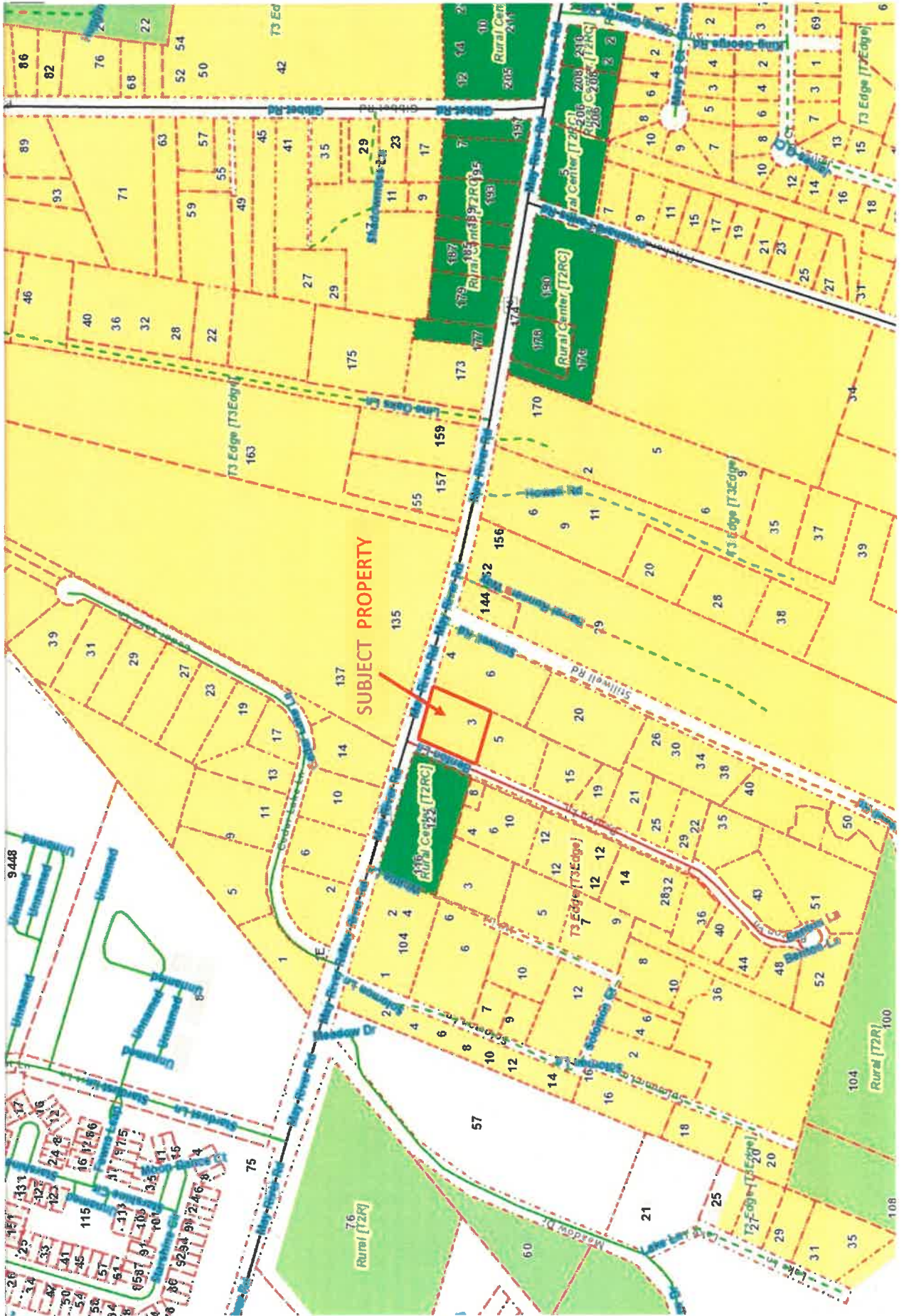
63p6



# AERIAL SITE MAP



# ADJACENT ZONING MAP

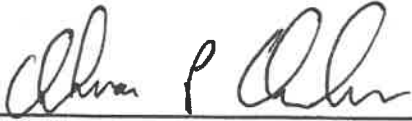


## Rezoning Letter

On 10/07/2022, Eyeland Properties, LLC,(Michael A. Campbell & Michael R. Campbell) made in agreement with Delmar P. Decker(seller) to purchase 3 Benton Lane, Bluffton, SC, 29910. The purchase agreement states that Eyeland Properties, LLC,(Michael A. Campbell & Michael R. Campbell) has a due diligence period that allows Eyeland Properties, LLC, to get Beaufort County to change the zoning of the property from T3 Edge to Rural Center(T2RC).

Beaufort County states that they need signatures from both parties stating that they agree on the land to be rezoned from T3 Edge to Rural Center(T2RC).

Delmar P. Decker gives the right for the land to be rezoned to Rural Center(T2RC).



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Eyeland Properties, LLC,(Michael A. Campbell & Michael R. Campbell)



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Michael A. Campbell



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Michael R. Campbell



## MEMORANDUM

**TO:** Beaufort County Planning Commission  
**FROM:** Beaufort County Planning and Zoning Department  
**DATE:** February 6, 2023  
**SUBJECT:** Text Amendment to the Community Development Code (CDC)

### STAFF REPORT:

#### **A. BACKGROUND AND SUMMARY OF REQUEST:**

The applicant is proposing an amendment to the following Code Sections: 3.1.60, 3.2.60, and 4.1.220. The request would be to allow the usage of Residential Storage Facility as a Conditional Use in the T2RC zoning district. This would reflect in Section 3.1.60 in the Consolidated Use table along with adding Residential Storage Facility to the Land Use Type chart for T2RC in Section 3.2.60. Thirdly, conditional use standards are being proposed in Section 4.1.220, F. **Residential Storage Facilities in T2 Rural Center.**

Residential Storage Facilities is a use defined in the Community Development Code as a building or buildings consisting of individual, small, self-contained units that are leased or owned for the storage of household goods. Outdoor storage of boats, trailers, and vehicles may be provided as an accessory use. It is conditionally allowed in Hamlet Center (T4HC), Hamlet Center- Open (T4-HCO), Neighborhood Center (T4NC), Community Center Mixed Use 4 (C4), Community Center Mixed Use 5 (C5), and Industrial (SI).

The Rural Center (T2RC) Zone applies to areas that are in the immediate vicinity of a Rural Crossroads or other important rural intersections, where service and limited commercial uses can cluster in more closely spaced buildings of residential character. This zoning district allows Retail/Restaurants, Offices/Services, and light Industrial uses such as Vehicle Sales, Outdoor Maintenance/Storage Yard, Warehousing, and Wholesaling and Distribution

**B. 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;**

Yes, the text amendment would be supported by Action E4.1 of the Comprehensive Plan which states:

Provide more flexibility in commercial zoning districts to permit smaller non-retail commercial uses such as small assembly facilities and light industrial operations, or contractor's offices that do not adversely impact surrounding retail uses.

**2. Is not in conflict with any provision of this Development Code or the Code of Ordinances;**

No, this would not affect any provision of the Development Code.

**3. Is required by changed conditions;**

N/A

**4. Addresses a demonstrated community need;**

Beaufort County is one of the fastest growing counties in South Carolina. As growth occurs in the area, the need for storage facilities for nearby residents does as well. Opening this use to T2RC would give those in rural areas closer options.

**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;**

Conditionally allowing this use in T2RC is consistent with the purpose and intent of the Community Development Code along with having compatibility with other uses already allowed in the district such as Vehicle Sales, Outdoor Maintenance/Storage Yard, Warehousing, and Wholesaling and Distribution.

**6. Would result in a logical and orderly development pattern; and**

Yes, similar, if not, more intense uses are already conditionally permitted in T2RC. This zoning district also minimizes the impact as there is a 2-story height maximum and a 25% building coverage maximum. This would contain the usage as to not negatively affect neighboring residences and next-door businesses.

**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.:**

Any development on the site would be required to adhere to the natural resource protection, tree protection, wetland protection, and stormwater standards in the Community Development Code and the Stormwater BMP Manual.

**C. STAFF RECOMMENDATION:** Staff recommends approval of the request to add Residential Storage Facilities as a conditional use in T2RC by amending Sections 3.1.60, 3.2.60, and 4.1.220. Currently, T2RC allows more intense uses such as Outdoor Maintenance/Storage Yard, Warehousing, and Wholesaling and Distribution; therefore, the proposed use is not going to further intensify the impact of the zoning district. The intended nature of a Residential Storage Facility is to be accessible and near residents that utilize it.

**D. ATTACHMENTS**

- Proposed changes



3.	Manufacturing, Processing, and Packaging - Heavy	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	P
4.	Mining & Resource Extraction	—	S	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	S
5.	Outdoor Maintenance/Storage Yard	—	—	—	—	—	C	—	—	—	—	—	—	—	—	—	—	C	P
6.	Salvage Operations	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C
7.	Warehousing	—	—	—	—	—	C	—	—	—	—	—	—	C	—	—	—	C	C
8.	Wholesaling and Distribution	—	—	—	—	—	C	—	—	—	—	—	—	C	—	—	—	C	C

"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.

( [Ord. No. 2015/32, § 1, 11-9-15](#) ; [Ord. No. 2015/37, 12-14-15](#) ; [Ord. No. 2017/31, 10-23-17](#) ; [Ord. No. 2018/26, 6-25-18](#) ; [Ord. No. 2019/34, 5-28-19](#) ; [Ord. No. 2020/06, 3-9-20](#) ; [Ord. No. 2020/32, 9-28-20](#) ; [Ord. No. 2021/05, 1-11-21](#) ; [Ord. No. 2021/45, 10-13-21](#) )

## G. T2RC Allowed Uses

### Offices & Services

General Offices & Services < 10,000 SF		P
General Offices & Services: with Drive-Through Facilities	4.1.70	C
Animal Services: Clinic/Hospital		P
Animal Services: Kennel	4.1.40	C
Day Care: Family Home (up to 8 Clients)		P
Day Care: Commercial Center (9 or more clients)	4.1.60	C
Lodging: Short-Term Housing Rental (STHR)	4.1.360	S
Lodging: Inn (up to 24 rooms)		P
Medical Service: Clinics/Offices		P
<b>Residential Storage Facility</b>	<b>4.1.220</b>	<b>C</b>
Vehicle Services: Minor Maintenance and Repair	4.1.270	C
Vehicle Services: Major Maintenance and Repair	4.1.270	C

( [Ord. No. 2017/31, 10-23-17](#); [Ord. No. 2019/34, 5-28-19](#); [Ord. No. 2020/32, 9-28-20](#); [Ord. No. 2021/05, 1-11-21](#); [Ord. No. 2022/27, 6-13-22](#))



#### 4.1.220 - Residential Storage Facility

Residential storage facilities shall comply with the following:

##### A. **Operation.**

1. The only uses allowed on-site shall be the rental of storage bays and the pickup and deposit of goods or property in dead storage, and limited incidental sales of storage materials (e.g., boxes, tape). Storage bays shall not be used to manufacture, fabricate, or process goods, to service or repair vehicles, small engines or electrical equipment, or conduct similar repair activities, to conduct garage sales or retail sales of any kind, or to conduct any other commercial or industrial activity on the site.
2. Individual storage bays or private postal boxes within a self-service storage facility shall not be considered premises for the purpose of assigning a legal address.
3. No more than one security quarters may be developed on the site, and shall be integrated into the building's design.
4. Except as otherwise authorized in this Section, all property stored on the site shall be enclosed entirely within enclosed buildings.
5. There shall be no storage of toxic, hazardous, flammable, explosive or noxious materials.

##### B. **Parking and Circulation.**

1. Interior circulation shall be provided in the form of aiseways adjacent to the storage bays. These aiseways shall be used both for circulation and temporary customer parking while using storage bays. The minimum width of these aiseways shall be 22 feet if only one-way traffic is permitted, and 30 feet if two-way traffic is permitted.
2. The one- or two-way traffic flow patterns in aiseways shall be clearly marked. Marking shall consist, at a minimum, of standard directional signage and painted lane markings with arrows.
3. All aiseways shall be paved with asphalt, concrete, or comparable paving materials.

##### C. **Building Standards.**

1. Garage doors serving individual storage units shall be perpendicular to a public or private street so as to not be visible from adjacent streets.
2. With the exception of a structure used as a security guard or security quarters, the maximum height of a personal storage facility shall be 20 feet.
3. Fences shall be no shorter than six feet or taller than eight feet and meet the standards of Division 5.4 (Fences and Walls). One evergreen shrub shall be installed for every five linear feet of fence or wall on the side of the fence or wall facing a neighboring property or public right-of-way.

##### D. **Open Storage.** Open storage of recreational vehicles, travel trailers, and dry storage of pleasure boats of the type customarily maintained by persons for their personal use shall be permitted within a residential storage facility, provided that the following standards are met:

1. No outdoor storage shall be visible from off-site.
2. The storage shall occur only within a designated area that is clearly delineated.
3. Outdoor storage areas shall be located to the rear of the principal structure and be screened with a solid fence or masonry wall at least eight feet high.

##### E. **Residential Storage Facilities in T4 Hamlet Center, T4 Hamlet Center Open, and T4 Neighborhood Center.** Residential storage facilities shall be sited so that storage buildings are located in the interior of the block and do not face a street. The site shall incorporate outparcels to screen and separate the storage buildings from the street. The leasing office and/or security

quarters may face and address the street. In the T4 Hamlet Center District where an adaptive reuse of an existing building is sought to preserve commercial stability on a street, the building and parcel upon which it resides may be remodeled and converted into a residential storage facility.

F. **Residential Storage Facilities in T2 Rural Center. Residential storage facilities shall be sited so that storage buildings are located in the interior of the block and do not face any major collector and arterial streets. The site shall incorporate outparcels to screen and separate the storage buildings from any major collector and arterial streets. The leasing office and/or security quarters may face and address the street.**

( [Ord. No. 2015/32, § 1, 11-9-15](#); [Ord. No. 2015/37, 12-14-15](#) )