



COUNTY COUNCIL OF BEAUFORT COUNTY  
**Beaufort County Community Development Department**

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The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Monday, August 6, 2018, in County Council Chambers, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

**Members Present:**

Mr. Robert Semmler, Chairman  
Mr. Ed Pappas

Mr. Jason Hinchey  
Ms. Diane Chmelik

Dr. Caroline Fermin

**Members Absent:** Mr. Kevin Hennelly, Ms. Cecily McMillan, Mr. Harold Mitchell, and Mr. Randolph Stewart/Vice-Chairman,

**Staff Present:**

Mr. Eric Greenway, Community Development Director  
Mr. Robert Merchant, Assistant Community Development Director  
Mr. Christopher Inglese, Assistant Staff Attorney  
Mr. Thomas Keaveny, Staff Attorney  
Ms. Heather Spade, Administrative Specialist, Community Development  
Mr. Curtis Coltrane, Legal Counsel for the Planning Commission

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

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

**REVIEW OF MEETING MINUTES:** The Commissioners reviewed the June 4, 2018 minutes. **Motion:** Mr. Jason Hinchey made a motion, and Ms. Caroline Fermin seconded the motion, **to accept the minutes as written.** The motion **carried (5-0-4--FOR: Chmelik, Fermin, Hinchey, Pappas, and Semmler; AGAINST: None; ABSENT: Hennelly, McMillan, Mitchell, Stewart).**

**CHAIRMAN'S REPORT:** Braves are still fighting for first place.

**PUBLIC COMMENT on non-agenda items:** None were received.

**DISCUSSION OF PROPOSED PASSIVE PARK ORDINANCE / PASSIVE PARK COMPREHENSIVE PLAN FOR REVIEW AND COMMENT; STAFF: STEFANIE NAGID, PASSIVE PARKS MANAGER**

Ms. Stefanie Nagid briefed the Commission that both the ordinance and the Comprehensive Plan were drafted from other documents and she has returned for additional comments after the Commission has reviewed them from last month's meeting.

Public Comment: None were received.

Discussion by the Commission included the rationale for not allowing wildlife feeding, especially the birds (*Ms. Nagid explained that generally people visiting passive parks would not bring bird feed with them. In the past more harm has come from feeding birds due to the public's lack of knowledge on the birds sensitive digestive system.*), recognizing the Plan to be a living document that requires detailed definitions and agreements, noting each property being different from each other, noting that the County may add properties to the program (*Ms. Nagid is awaiting comments from other County offices and Council.*), concern that the County could remove Rural & Critical Land Preservation Program (RCLPP) properties for other uses (*Ms. Nagid said it would be a legal question and dependent upon deed restrictions and joint ownership agreements imposed on each RCLPP property.*), adding general dumping as a prohibitive activity on these properties, concern with funding and maintenance of these properties (*Ms. Nagid acknowledged discussion with other County offices was needed*

*after a plan was determined for each of these properties, including revenue possibilities.), recommending streamlining the review and permitting processes, desiring input from legal regarding the Ordinance, requiring more time to review the Comprehensive Plan document, enforcement issues, the RCLPP referendum process (Mr. Eric Greenway noted that the Greenprint Plan identifies potential properties, but specific contacts cannot be verified due to the confidential nature of acquisition to prevent price escalations. Adoption of the Ordinance and Plan are key to developing the parks program with referendum dollars.), concern with illegal dumping on RCLPP properties (Mr. Greenway noted that the Ordinance is an additional tool to help law enforcement build their legal case against such activities.), querying the existence of the 5-member Passive Park Advisory Body that Council formed by resolution in December 2014 that was meant to be implemented. Ms. Nagid confirmed that said Advisory Body exists in resolution only. Additional topics of discussion include clarifying who can spend funds for RCLPP properties, clarifying the process that must occur to move from plan to implementation, clarifying that Council could purchase properties without involving the Beaufort County Open Land Trust (BCOLT) who is the County's administrator for the RCLPP, belief that the Plan needs more review and input, consideration for separating the documents rather than keeping both documents together in order to forward only the Ordinance on to County Council.*

**Motion:** Mr. Jason Hinchey made a motion, and Dr. Caroline Fermin seconded the motion, **to forward the Ordinance to County Council via the Natural Resources Committee.** Discussion included clarifying the motion. **Dr. Fermin retracted her second since she thought it was to defer further Ordinance and Passive Park Comprehensive Plan discussion for 30 days. Mr. Hinchey withdrew his motion as it had no second. No further action occurred.**

**Motion:** Dr. Caroline Fermin made a motion, and Mr. Ed Pappas seconded the motion, **to defer for a month the consideration for both the proposed Passive Park Ordinance and the Passive Park Comprehensive Plan.** The motion carried (5-0-4--FOR: Chmelik, Fermin, Hinchey, Pappas, and Semmler; AGAINST: None; ABSENT: Hennelly, McMillan, Mitchell, Stewart).

**TEXT AMENDMENT TO THE BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE (CDC): APPENDIX B, DAUFUSKIE ISLAND CODE TO AMEND THE DAUFUSKIE ISLAND PLAN**

Mr. Robert Merchant, Community Development Deputy Director, noted that staff wanted to defer this item because they are still working to refine the language for Community Development Code. Staff is not recommending any action be taken on this tonight and asking that it be withdrawn from the agenda. Staff is working with the consultant and Daufuskie Island Council and will bring it to the Commission next month.

Mr. Semmler affirmed that Item 9 of tonight's agenda (Appendix B, Daufuskie Island Code) has been withdrawn by staff and will be on next month's agenda.

**TEXT AMENDMENT TO CHAPTER 4 (FUTURE LAND USE), APPENDIX 4G, DAUFUSKIE ISLAND PLAN OF THE BEAUFORT COUNTY COMPREHENSIVE PLAN TO REPLACE THE EXISTING DAUFUSKIE ISLAND PLAN WITH A NEW DAUFUSKIE ISLAND PLAN**

Mr. Merchant noted that the Commission saw the Plan at their July 2018 meeting. The Commission asked for a month to review the document. The consultants are in the audience to answer any questions, but no presentation is planned.

Mr. Semmler apologized for not having the Commission meeting at the Bluffton Library as promised at the July meeting, but scheduling difficulties messed up that promise.

Ms. Beverly Davis stated she was with RS&H—a consultant team that was working on the Plan update.

**Discussion by the Commission included** noting the good work done by Mr. Brian Hermann (former County planner) on the original Plan, noting that this plan is better than the original Plan, the plan being very thorough and impressive, concern for issues of stormwater management and policing representations on the Advisory Committee (*Ms. Davis noted that the policing issue was a County function and residents had no control over*



*that other than working with the County as needed. The stormwater issue was difficult to tackle for the work plan, but they acknowledge that it should be addressed. Mr. Eric Greenway noted that the County has a master stormwater drainage plan which is a guiding document), considering developing a security force for Daufuskie (Ms. Davis noted the issue of the lack of funding. Mr. Greenway noted that policing should be included in the Community Facilities element of the Comprehensive Plan, not this Plan.), and querying the completion of the Ferry Plan.*

**Public Comment:** None were received.

**Motion:** Mr. Ed Pappas made a motion, and Dr. Caroline Fermin seconded the motion, **to recommend approval to County Council on the Text Amendment to Chapter 4 (Future Land Use), Appendix 4G, Daufuskie Island Plan of the Beaufort County Comprehensive Plan to replace the existing Daufuskie Island Plan with the new Daufuskie Island Plan.** No further discussion occurred. The motion carried (5-0-4--FOR: Chmelik, Fermin, Hincer, Pappas, and Semmler; AGAINST: None; ABSENT: Hennelly, McMillan, Mitchell, Stewart).


**NEW/OTHER BUSINESS:**

- Mr. Semmler thanked Mr. Greenway for involving the Planning Commission in the Passive Park Ordinance and Plan. Mr. Semmler will summarize what occurred tonight regarding the Passive Park items in an email to Council Chair Paul Sommerville and Councilman Brian Flewelling, copying Mr. Greenway. Mr. Semmler will offer his assistance
- The next meeting of the Planning Commission is scheduled for Thursday, September 6, 2018, due to the Labor Day holiday.

**ADJOURNMENT:** Dr. Caroline Fermin made a motion, and Mr. Ed Pappas seconded the motion, to adjourn the meeting. The motion carried (5-0-4--FOR: Chmelik, Fermin, Hincer, Pappas, and Semmler; AGAINST: None; ABSENT: Hennelly, McMillan, Mitchell, Stewart). Mr. Semmler adjourned the meeting at approximately 7:10 p.m.

**SUBMITTED BY:**

  
Diane McMaster, Administrative Specialist (for Heather Spade)

  
Robert Semmler, Beaufort County Planning Commission Chairman

**APPROVED:** November 5, 2018

*Note: The video link of the August 6, 2018, Planning Commission meeting is:*  
[http://beaufort.granicus.com/MediaPlayer.php?view\\_id=3&clip\\_id=3965](http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=3965)