



Community Services and Land Use Committee Beaufort County, SC

Council Chambers, Administration Building Beaufort County Government Robert Smalls
Complex 100 Ribaut Road, Beaufort

Monday, March 13, 2023
3:00 PM

MINUTES

Watch the video stream available on the County's website to hear the whole discussion or presentation on a specific topic or the complete meeting. <https://beaufortcountysc.new.swagit.com/videos/212280>

1. CALL TO ORDER

Committee Chair Howard called the meeting to order at 3:00 PM.

PRESENT

Chairman Alice Howard
Vice-Chairman York Glover
Council Member Paula Brown
Council Member Thomas Reitz
Ex-Officio Joseph F. Passiment
Council Member Gerald Dawson
Council Member Lawrence McElynn
Council Member Mark Lawson (arrived at 4:13 PM)
Council Member Anna Maria Tabernik

ABSENT

Council Member Logan Cunningham
Council Member David P. Bartholomew

2. PLEDGE OF ALLEGIANCE

Committee Chair Howard led the Pledge of Allegiance.

3. FOIA

Committee Chair Howard noted that public notification of this meeting had been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act.

4. APPROVAL OF AGENDA

Motion: It was moved by Council Member Passiment, seconded by Council Member Glover, to approve the agenda.

The Vote - The motion was approved without objection.

5. APPROVAL OF MINUTES

Motion: It was moved by Council Member Passiment, seconded by Council Member Brown, to approve the minutes of January 9, 2023.

The Vote - The motion was approved without objection.

6. CITIZEN COMMENTS

Please watch the video stream available on the County's website to view the citizen comments.

<https://beaufortcountysc.new.swagit.com/videos/212280?ts=191>

1. Constance Hope Cunningham
2. Caroline Carpenter
3. Michael Murphy
4. Gibson Solomons
5. David Strange

7. UPDATE ON THE STAFF REVIEW TEAM (SRT) DEVELOPMENT PROJECTS DASHBOARD

Please watch the video stream available on the County's website to view the entire discussion.

<https://beaufortcountysc.new.swagit.com/videos/212280?ts=1082>

Planning and Zoning Director Merchant discussed efforts to create more transparency in development projects with the dashboard, which shows the types of development projects being pursued, the nature of the development, development partners, site plans, and elevation.

Council Member Tabernik commented that she thinks the dashboard contains good information for the public.

8. RECOMMEND APPROVAL TO UNDERTAKE DUE DILIGENCE AND DISCUSSIONS/NEGOTIATIONS FOR PROPOSED PURCHASE OF DEVELOPMENT RIGHTS ON REAL PROPERTY KNOWN AS STATION CREEK PDR

Please watch the video stream available on the County's website to view the entire discussion.

<https://beaufortcountysc.new.swagit.com/videos/212280?ts=1332>

Kate Schaefer of the Open Land Trust briefed the Committee on the conservation easement project and the request for approval for conducting due diligence for an appraisal.

Motion: It was moved by Council Member Glover, seconded by Council Member Tabernik, to recommend approval to undertake due diligence and discussions/negotiations for proposed purchase of development rights on real property known as Station Creek PDR.

Discussion: Council Member Tabernik and Ms. Schaefer discussed the meaning of the term 'hammock' to describe the islands and the ecosystem services provided by this property.

The Vote - The motion was approved without objection.

9. RECOMMEND APPROVAL TO UNDERTAKE DUE DILIGENCE AND DISCUSSIONS/NEGOTIATIONS FOR PROPOSED PURCHASE OF REAL PROPERTY KNOWN AS CHERRY HILL OAK FEE

Please watch the video stream available on the County's website to view the entire discussion.

<https://beaufortcountysc.new.swagit.com/videos/212280?ts=1615>

Kate Schaefer of the Open Land Trust briefed the Committee on the 11.9-acre property within the Town of Port Royal, the potential for public use of the three parcels, and the due diligence to conduct an appraisal and survey.

Motion: It was moved by Council Member Passiment, seconded by Council Member Reitz, to recommend approval to undertake due diligence and discussions/negotiations for proposed purchase of real property known as Cherry Hill Oak Fee.

Discussion: Council Member Glover asked about the health and condition of the oak tree on the property. Mr. Murphy commented on the tree's maintenance needs, such as reducing limbs to increase stability.

County Administrator Greenway commented that the County tends to look for partnership opportunities for maintenance when acquiring property within a municipality. Since the Town of Port Royal has refused to engage in such a partnership for this acquisition, Mr. Greenway disagrees with going through fee simple acquisition without some financial commitment to assist with maintenance.

Council Member McElynn, County Administrator Greenway, and Ms. Schaefer discussed the property's previous development agreement. Ms. Schaefer clarified that the property was under contract with a developer and that the landowner reached out to the Rural and Critical Lands Program when the developer left the contract.

The Vote - The motion was approved without objection.

10. RECOMMEND APPROVAL OF AN ORDINANCE FOR TEXT AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTIONS 3.1.60 (CONSOLIDATED USE TABLE), 3.2.60 (T2 RURAL CENTER (T2RC) STANDARDS), AND 4.1.220 (RESIDENTIAL STORAGE FACILITY) TO CONDITIONALLY ALLOW THE USAGE OF RESIDENTIAL STORAGE FACILITY IN T2 RURAL CENTER

Please watch the video stream available on the County's website to view the entire discussion.

<https://beaufortcountysc.new.swagit.com/videos/212280?ts=2322>

Director Merchant discussed the citizen-initiated text amendment to the Community Development Code, which adds a conditional use to the T2 Rural Center designation for residential storage facilities. Director Merchant also commented on the potential location of the facility, the Planning Commission's previous denial of the application, and the staff's recommendation for approval.

Nancy Hawes, the owner of the property, discussed the development interest in her property for the construction of a storage facility to serve residential areas near Old Town Bluffton and her view that the text change would be consistent with the current permissible uses.

Council Member McElynn and Director Merchant discussed the property's size, whether the developer intends to use the property to create a self-storage facility, and other permitted uses the text amendment could allow.

Council Member Brown asked about the location of the property.

Council Member Tabernik and Director Merchant discussed the number of areas zoned T2 Rural and that the text amendment would apply to all properties zoned T2 Rural.

Council Member Passiment and Director Merchant discussed the Planning Commission's concerns about the text amendment and the decision to deny the request.

ACA Atkinson commented that the point of the text amendment is to add a particular use to a specific zoning district.

Motion: It was moved by Council Member Passiment, seconded by Council Member Dawson, to recommend approval of an ordinance for text amendments to the Community Development Code (CDC): Sections 3.1.60 (Consolidated Use Table), 3.2.60 (T2 Rural Center (T2RC) Standards), and 4.1.220

(Residential Storage Facility) to conditionally allow the usage of residential storage facility in T2 Rural Center.

The Vote - Voting Yea: Chairman Howard, Council Member Brown, Council Member Dawson, Council Member McElynn, Council Member Passiment, Council Member Reitz, and Council Member Tabernik. Voting Nay: Vice-Chairman Glover. The motion passed by 7:1.

11. RECOMMEND APPROVAL OF AN ORDINANCE FOR A ZONING MAP AMENDMENT/REZONING REQUEST FOR 1 ACRE (R600 036 000 0369 0000) AT 3 BENTON LANE FROM T3 EDGE TO T2 RURAL CENTER

Please watch the video stream available on the County's website to view the entire discussion.

<https://beaufortcountysc.new.swagit.com/videos/212280?ts=3555>

Director Merchant discussed the applicant's interest in changing the property's zoning to accommodate a medical office building and staff concerns with rezoning.

County Administrator Greenway raised concerns about speculative rezoning since there is little commercial interest in that area and how the character of that road corridor could be lost with the rezoning.

Dr. Michael Campbell discussed the request to change the property's zoning to build a medical office to provide the people of Pritchardville with access to eye care and pointed out that the property does not have any trees.

Council Member Tabernik and Mr. Campbell discussed the existing medical office in Old Town Bluffton, Optical Solutions.

Motion: It was moved by Council Member McElynn, seconded by Council Member Brown, to recommend approval of an ordinance for a zoning map amendment/rezoning request for 1 acre (R600 036 000 0369 0000) at 3 Benton Lane from T3 Edge to T2 Rural Center.

Discussion: Council Member Tabernik commented on the proximity of Dr. Campbell's Bluffton medical office and that adding more commercial properties could create issues in an already very congested area.

Council Member Glover voiced his opposition to the motion.

Council Member Brown commented that the proposed medical office is closer to Sun City and the eye care needs of people in that area.

Chair Howard raised concerns about spot zoning.

The Vote - Voting Yea: Council Member Brown, Council Member Reitz, and Council Member McElynn. Voting Nay: Chairman Howard, Vice-Chairman Glover, Council Member Dawson, Council Member Tabernik, and Ex-Officio Passiment. The motion failed by 3:5.

12. RECOMMEND APPROVAL OF AN ORDINANCE FOR A ZONING MAP AMENDMENT/REZONING REQUEST FOR 2.81 ACRES (R600 008 000 0625 0000) AT THE INTERSECTION OF OKATIE HIGHWAY (170) AND LOWCOUNTRY DRIVE (462) FROM T2 RURAL (T2R) TO C4 COMMUNITY CENTER MIXED-USE (C4CCMU)

Please watch the video stream available on the County's website to view the entire discussion.

<https://beaufortcountysc.new.swagit.com/videos/212280?ts=4406>

Director Merchant discussed the history of the property and the proposal to upzone it to match the zoning of neighboring properties.

Assistant County Administrator Fralix commented on whether the intersection would need to be expanded or reconfigured and the DOT restrictions on where driveways could be placed on the property, which would limit the property's commercial use.

Council Member Tabernik, Direct Merchant, ACA Fralix, and ACA Atkinson discussed why the Planning Commission denied the request because of concerns about traffic and the SC 170 corridor.

Motion: It was moved by Council Member Passiment, seconded by Council Member McElynn, to recommend approval of an ordinance for a zoning map amendment/rezoning request for 2.81 acres (R600 008 000 0625 0000) at the intersection of Okatie Highway (170) and Lowcountry Drive (462) from T2 Rural (T2R) to C4 Community Center Mixed-Use (C4CCMU).

Discussion: Council Member Glover asked for confirmation on which property would be rezoned.

The Vote - Voting Yea: Chairman Howard, Council Member Brown, Council Member Lawson, Council Member McElynn, Council Member Reitz, Council Member Tabernik, and Ex-Officio Passiment. Voting Nay: Council Member Dawson and Vice-Chairman Glover. The motion passed by 7:2.

County Administrator Greenway and Council Member Glover discussed the decision to bring in a South Carolina Association of Counties representative to provide additional training to the Planning Commission and the role of the Planning Commission's members in making recommendations.

Chair Howard commented that a planning and zoning workshop would be offered to the Council soon.

13. RECOMMEND APPROVAL OF A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS AND PROVIDE FUNDING FOR THE PURCHASE OF REAL PROPERTY IDENTIFIED AS TAX MAP SERIAL NUMBER R300 015 000 076B 0000 AND ALSO KNOWN AS BLOCKER FIELD EXTENSION

Please watch the video stream available on the County's website to view the entire discussion.

<https://beaufortcountysc.new.swagit.com/videos/212280?ts=5119>

Kate Schaefer provided the Committee with an overview of the property and the Rural and Critical Land Board's recommendation to purchase the property for its scenic nature and the willingness of the Open Land Trust to engage in a maintenance agreement.

Motion: It was moved by Council Member Glover, seconded by Council Member Tabernik, to recommend approval of a resolution authorizing the County Administrator to execute the necessary documents and provide funding for the purchase of real property identified as tax map serial number R300 015 000 076B 0000 and also known as Blocker Field Extension.

Discussion: Council Member Glover commented on conservation plans and echoed Ms. Schaefer's point about the property's scenic nature.

The Vote - The motion was approved without objection.

14. ADJOURNMENT

Adjourned: 4:30 PM

Ratified: May 8, 2023