



Natural Resources Committee Beaufort County, SC

This meeting will be held both in person at the County Council Chambers, 100 Ribaut Road, Beaufort, and also virtually through Zoom.

**Monday, January 03, 2022
3:00 PM**

OR IMMEDIATELY FOLLOWING THE EXECUTIVE COMMITTEE MEETING NO SOONER THAN 2:30PM

AGENDA

COMMITTEE MEMBERS:

**ALICE HOWARD, CHAIRMAN
LOGAN CUNNINGHAM
YORK GLOVER**

**GERALD DAWSON, VICE-CHAIR
LAWRENCE McELYN**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
6. **CITIZEN COMMENTS - (ANYONE who wishes to speak during the Citizen Comment portion of the meeting will limit their comments to no longer than three (3) minutes (a total of 15 minutes) and will address Council in a respectful manner appropriate to the decorum of the meeting, refraining from the use of profane, abusive, or obscene language)**

AGENDA ITEMS

7. BEAUFORT CONSERVATION DISTRICT 2021 ANNUAL REPORT
8. AN ORDINANCE REGARDING A TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 4.1.70 (DRIVE-THROUGH FACILITIES) TO CLARIFY THE STANDARDS FOR DRIVE-THROUGHS IN TRANSECT ZONES. *FIRST READING WOULD OCCUR ON JANUARY 10, 2021*
9. ADJOURNMENT

TO WATCH COMMITTEE OR COUNTY COUNCIL MEETINGS OR FOR A COMPLETE LIST OF AGENDAS AND BACKUP PACKAGES PLEASE VISIT:

<https://beaufortcountysc.gov/council/council-committee-meetings/index.html>



Natural Resources Committee Beaufort County, SC

This meeting will be held both in person in Council Chambers at 100 Ribaut Road, Beaufort, and virtually through Zoom.

**Monday, December 06, 2021
3:30 PM**

MINUTES

1. **CALL TO ORDER**

Committee Chair Howard called the meeting to order at 4:32 PM

2. **PLEDGE OF ALLEGIANCE**

Committee Chair Howard led the Pledge of Allegiance.

3. **FIOA**

Committee Chair Howard stated public notice of this meeting had been published, posted, and distributed in compliance with the SC FOIA Act.

4. **APPROVAL OF AGENDA**

Motion: It was moved by Council Member Passiment, seconded by Council Member Sommerville to approve the agenda. The motion was approved without objection.

5. **APPROVAL OF MINUTES**

Motion: It was moved by Council Member Passiment, seconded by Council Member Sommerville to approve the minutes from November 1, 2021. The motion was approved without objection.

6. **CITIZENS COMMENTS**

Ed Pappas, Chairman of Planning Commission, commented on the Planning Commission.

Discussion: To see the full comments click the link below:

<https://beaufortcountysc.new.swagit.com/videos/149003>

AGENDA ITEMS

7. **A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS AND PROVIDE FUNDING FOR THE FEE SIMPLE PURCHASE OF REAL PROPERTY KNOWN AS TMS# R300 028 000 0016 0000 AND ALSO KNOWN AS BERMUDA BLUFF**

8. **A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO REFUND THE \$3001.54 AMOUNT OF IMPACT FEES PAID BY BEAUFORT HOUSING AUTHORITY ON 2 RESIDENTIAL UNITS FRONTING RIBAUT ROAD.**

Motion: It was moved by Council Member Sommerville, seconded by Council Member Passiment to waive a refund of the impact fees paid by the Beaufort Housing Authority on 2 residential units fronting Ribaut Road # 8 and waive the refund on the total amount of impact fees due or paid by Hilton Head Regional Habitat for Humanity on 8 residential units fronting Alex Patterson Road #9, and move forward to County Council for approval. The motion was approved without objection.

Discussion: To see the full discussion click the link below:

<https://beaufortcountysc.new.swagit.com/videos/149003>

The Vote - The motion was approved without objection

10. **BOARD AND COMMISSION VACANCIES**

Status: For Informational Purposes only

11. **ADJOURNMENT**

Meeting was adjourned by 4:47 PM

ORDINANCE 2022 / __

**TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC):
SECTION 4.1.70 (DRIVE-THOROUGH FACILITIES) TO CLARIFY THE STANDARDS
FOR DRIVE-THROUGHS IN TRANSECT ZONES.**

WHEREAS, added text is highlighted in yellow and underlined, and deleted text is struck through.

Adopted this ___ day of _____ 2022.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
Joseph Passiment, Chairman

ATTEST:

Sarah W. Brock, JD, Clerk to Council

4.1.70 Drive-Through Facilities

Drive-through facilities in conventional zones shall comply with the following:

- A.** **Access.** For locations on corner lots, drive-through access shall occur from the side street. Where possible, rear alley/service lanes shall be used for either the drive-through entrance or exit.
- A.B.** **Drive-through Configuration Service Window Location.** Drive-throughs service windows shall be located to the side or at the rear of the building, and shall be designed so that pedestrian safety is ensured. In no instance shall the drive-through window be located on the side of a building facing a street.
- B.** **Location on Corner Lot.** Drive-throughs serving a building located on a corner lot shall be located to the rear or interior side. In no instance shall the drive-through be located on the side of a building facing a street.
- C.** **Drive-Through Lane Location.** In the T4HCO and T4NC zones, drive-through lanes shall not be located between the front of the building and the primary street; i.e., drive-through lanes shall not circulate around or through the building.
 - 1.** In the T4HCO and T4NC zones, drive-through lanes shall not be visible from any primary street. Where the lot configuration makes it impossible to screen the drive-through lane from the primary street with the building, opaque fencing or vegetation may be permitted to fulfill this requirement.
- E.D.** **Stacking Lane Requirements.** Stacking lanes shall be a minimum of 12 feet in width and provide for the stacking of at least five vehicles. One bypass lane, a minimum of 10 feet in width, shall be provided.
 - 1.** For uses that will generate over 50 peak-hour trips, a Traffic Impact Analysis shall be submitted in conjunction with Land Development Plan review or Special Use Development Plan review as appropriate; uses generating fewer trips shall provide an evaluation of the site plan by a traffic engineer.
 - 2.** Pedestrian pathways that cross stacking lanes shall be made prominent using raised pavement, pavement markings, and/or signage, to ensure pedestrian visibility and safety.
- E.** **Parking.** In the T4HCO and T4NC zones, parking shall not be located between the front of the building and the primary street.
- C.F.** **Roof.** If covered, the roof over the drive-through shall be of a complementary architectural design as the design covering the primary portion of the structure.
- D.G.** **Talk Boxes.** Talk boxes at drive-through facilities shall be screened by a sound barrier such as landscaping, a fence or a masonry wall.



MEMORANDUM

To: Natural Resources Committee

From: Rob Merchant, AICP, Director, Planning and Zoning Department

Subject: Text Amendment to the Community Development Code (CDC): Section 4.1.70 (Drive-Through Facilities) to clarify the standards for drive-throughs in Transect zones.

Date: January 3, 2022

A. BACKGROUND: The Zoning Board of Appeals recently considered applications for a Variance and Special Use permit for a restaurant with a drive-through. The discussion surrounding those applications revealed that the standards for drive-through facilities in Transect zones should be clarified.

B. EXISTING STANDARDS: Currently, uses with drive-through facilities are permitted in the T2RC, T4HCO, and T4NC Transect zones. “General Offices & Services: with Drive-Through Facilities” are permitted as Conditional uses in the T2RC, T4HCO, and T4NC zones. “General Retail with Drive-Through Facilities” are permitted as Conditional uses in the T4NC Zone. “Restaurant, Cafe, and Coffee Shop with Drive-Through Facilities” are permitted by Special Use in the T4HCO and T4NC zones.

Section 4.1.70 of the Community Development Code sets out the conditions for Drive-Through Facilities. As currently written, Section 4.1.70 reads that the listed standards apply to drive-through facilities in conventional zones--there are no standards set out for facilities in Transect zones. Staff and the Zoning Board of Appeals have applied standards for drive-throughs in Transect zones by “working backward” from standards such as Building Placement, Parking Location, and Allowed Frontage Types; however, additional clarity is warranted. In Transect zones, existing standards require that new buildings are brought forward on the lot, close to the street, and that parking is located behind the building. Drive-through facilities add site-planning requirements for vehicle access to the drive-through window and for vehicle stacking in the drive-through lanes. It is important that the code provide clear guidance on development standards for drive-throughs. To that end, staff is proposing to revise Section 4.1.70 to add specific standards for drive-through facilities in Transect zones.

C. SUMMARY OF PROPOSED AMENDMENT: Staff is proposing to add a new paragraph to Section 4.1.70 that specifically addresses drive-through facilities in Transect zones. The standards mirror requirements the City of Beaufort has in place for drive-throughs. Staff researched other ordinances; however, using the City’s standards as a template makes sense in an effort to coordinate development in areas where there is a mix of City and County jurisdiction.

The proposed amendment sets out specific standards for the location of service windows (not permitted on the front of the building) and drive-through lanes (not allowed between the building and the street), and adds requirements for stacking, parking, and provisions for menu boards.

D. STAFF RECOMMENDATION: Staff recommends approval.

E. BEAUFORT COUNTY PLANNING COMMISSION RECOMMENDATION: The Beaufort County Planning Commission considered this ordinance amendment at their meeting on December 6, 2021. At that meeting, the Planning Commission asked that the ordinance be revised to add access standards for corner lots and for lots with alley access. The Commission voted to recommend approval of the revised text amendment on a vote of seven (7) to two (2).

F. ATTACHMENTS:

- Proposed revisions to Section 4.1.70

4.1.70 Drive-Through Facilities

Drive-through facilities ~~in conventional zones~~ shall comply with the following:

- A.** **Access.** For locations on corner lots, drive-through access shall occur from the side street. Where possible, rear alley/service lanes shall be used for either the drive-through entrance or exit.
- A.B.** **Drive-through Configuration Service Window Location.** Drive-throughs service windows shall be located to the side or at the rear of the building, and shall be designed so that pedestrian safety is ensured. In no instance shall the drive-through window be located on the side of a building facing a street.
- B.** **Location on Corner Lot.** Drive-throughs serving a building located on a corner lot shall be located to the rear or interior side. In no instance shall the drive-through be located on the side of a building facing a street.
- C.** **Drive-Through Lane Location.** In the T4HCO and T4NC zones, drive-through lanes shall not be located between the front of the building and the primary street; i.e., drive-through lanes shall not circulate around or through the building.
- 1.** In the T4HCO and T4NC zones, drive-through lanes shall not be visible from any primary street. Where the lot configuration makes it impossible to screen the drive-through lane from the primary street with the building, opaque fencing or vegetation may be permitted to fulfill this requirement.
- E.D.** **Stacking Lane Requirements.** Stacking lanes shall be a minimum of 12 feet in width and provide for the stacking of at least five vehicles. One bypass lane, a minimum of 10 feet in width, shall be provided.
- 1.** For uses that will generate over 50 peak-hour trips, a Traffic Impact Analysis shall be submitted in conjunction with Land Development Plan review or Special Use Development Plan review as appropriate; uses generating fewer trips shall provide an evaluation of the site plan by a traffic engineer.
 - 2.** Pedestrian pathways that cross stacking lanes shall be made prominent using raised pavement, pavement markings, and/or signage, to ensure pedestrian visibility and safety.
- E.** **Parking.** In the T4HCO and T4NC zones, parking shall not be located between the front of the building and the primary street.
- C.F.** **Roof.** If covered, the roof over the drive-through shall be of a complementary architectural design as the design covering the primary portion of the structure.
- D.G.** **Talk Boxes.** Talk boxes at drive-through facilities shall be screened by a sound barrier such as landscaping, a fence or a masonry wall.



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
<i>Text Amendment to the Community Development Code (CDC): Section 4.1.70 (Drive-Through Facilities) to clarify the standards for drive-throughs in Transect zones.</i>
MEETING NAME AND DATE:
<i>Natural Resources Committee Meeting, January 3, 2022</i>
PRESENTER INFORMATION:
<i>Robert Merchant, AICP, Director, Beaufort County Planning and Zoning (10 minutes needed for item discussion)</i>
ITEM BACKGROUND:
<i>The Beaufort County Planning Commission considered this text amendment at their January 6, 2021 meeting. At that time, the Commission voted to recommend approval of the amendment on a vote of 7 to 2.</i>
PROJECT / ITEM NARRATIVE:
<i>The proposed amendment revises the standards for drive-through facilities in Transect zones, those areas planned for mixed-use, walkable development. Discussions surrounding several recent drive-through applications revealed that the standards for drive-through facilities should be clarified. In Transect zones, buildings are to be built close to the street, with parking and all other vehicle-use areas located behind the front façade. Drive-through lanes are not intended to circulate around or through the building. The proposed ordinance revisions clarify where service windows and drive-through lanes are located, set out standards for safety of pedestrians on the site, and require a traffic engineering assessment of the site plan to ensure adequate vehicle stacking and circulation on the site. In addition, at the Planning Commission’s request, standards for access on corner lots and lots with alley access have been added.</i>
FISCAL IMPACT:
<i>Not applicable.</i>
STAFF RECOMMENDATIONS TO COUNCIL:
<i>Staff recommends approval.</i>
OPTIONS FOR COUNCIL MOTION:
<i>To approve or deny the proposed amendment to the Community Development Code (CDC): Section 4.1.70 (Drive-Through Facilities) to clarify the standards for drive-through facilities.</i>



FY21 Annual Report Highlights

Beaufort Soil & Water Conservation District

Serving Beaufort County for over 75 years



Photo by Louis Schleuger, Whale Branch Sunset, Lobeco, SC

Mission

“To help people conserve, maintain, and improve our natural resources and environment by promoting wise land use practices, environmental education, and technical assistance.”

Board of Commissioners

Beaufort Conservation District has 5 Commissioners, 2 are appointed by SC DNR and 3 are elected in November general elections. Commissioners are nonpaid volunteers. Between the five commissioners they have over 120 years of experience!



Commissioners Denise Parsick, Luke Inabinett & Alan Ulmer, Jr.



Commissioners Dannie Lesesne, left, and Claude McLeod, Jr.



Federal Partnership: USDA-NRCS

Natural Resources Conservation Service

In FY21 USDA-NRCS & Beaufort Conservation District partnership helped Beaufort County landowners by

- Paid \$39,770 & obligating \$32,542 for EQIP & CSP BMPs
- Technical Assistant & EQIP BMPs were applied to 1700 acres
- The Beaufort-Jasper County District Conservationist Position was filled & we welcome new DC Kenyetta Render.
- NRCS will have Beaufort office hours starting January 2022 to make it easier to assist landowners.

USDA - NRCS Provides Cost share for Best Management Practice

BMP's help keep our water clean & make the land more sustainable by :

- Reducing sedimentation into nearby waters
- Offering protection for threatened and endangered species
- Fighting invasive species
- Preventing fires and managing under brush



Prescribed Burning



Seasonal High Tunnels extend the growing season



Tree Planting & Timber Stand Improvement



Fighting invasive plant species



Pollinator Habitat management



APHIS - Animal and Plant Health Inspection Service
U.S. DEPARTMENT OF AGRICULTURE

Feral Hog Eradication Efforts in Beaufort SC

- Beaufort Conservation District helped The Haven with their problem with feral hogs.
- Hogs are nightly costing homeowners up to \$5000 nightly in destruction of yards.
- USDA is trapping and dispatching these animals at a cost to the community.
- As of December 2021, about 10 hogs have been dispatched and there are about 25 more in this herd.
- Feral hogs are located on adjacent Palmetto Bluff and the Beaufort County New Riverside Passive Park site.
- USDA also removed a pair of feral hogs from Hilton Head Island, but they are hoping this is an isolated case of someone transporting the hogs onto the island.

Top Right, a feral hog in woods behind The Haven. Next, landscape turf damage in The Haven by wild hogs. Right bottom, picture of captured hogs in woods behind The Haven.

Feral hogs are prolific breeders and numbers can quickly rise exponentially.





State Partnership - South Carolina Department of Natural Resources

- Provides guidance for all 46 Conservation Districts in SC
- Assists Commissioners through elections, appointments, ethics reporting, insurance, etc.
- Connects the Conservation Districts in SC to partnerships in the SC & National Association of Conservation Districts, SC Employees Associations, and monthly informative briefs.



- Provides training for Conservation District Employees.
- Provides education outreach assistance
- and materials.

Left, DNR's Tyler Brown, Program Manager for the Conservation Districts, speaks to the Districts Employees Association about current updates. Right, Soil & Water Stewardship Week Proclamation.



Partnership Training and Continuing Education For Commissioners & Staff



Commissioners attended the SC Association of Conservation Districts fall meeting, attended numerous Zoom presentations, and collaborative meetings with fellow SC Conservation Districts.

Beaufort SWCD worked with the SC Conservation District Employee Associations to bring the annual SCCDEA training conference to Beaufort County in September 2021.



Staff members and commissioners participated in various National Association of Conservation District monthly webinars and surveys. Topics cover soil health, water quality, pollinators, urban & community gardening, grants, and other conservation practices as well as an EPA's Trash Free Waters South Atlantic Strategy Task Force Collaboration.



SC Conservation District Employee Associations Annual SCCDEA Training Conference

Beaufort Conservation District finally got to host the SCCDEA Annual Conference at the Sea Island Best Western. SC was still in the throes of the COVID Delta variant, but we had great attendance and wore masks for the hotel.



Conference theme was “Creating Connections”.



Members voted on a new SCCDEA Logo!



Keynote speaker, Dale Threat – Taylor, Director, SC Nature Conservancy, talked about the many partnerships available in South Carolina.

Education Specialist, Debby Way, was recognized for 15 years of service.



Kirsten Roberts, SC Forage and Grazing Lands Coalition, gave a rainfall simulator demonstration.

County Partnership – Beaufort’s Crystal Lake Passive Park

- We greeted over 365 visitors and county staff this year.
- We provided outreach activity booklets to students, technical assistance for DNR, & distributed Friends of Hunting Island Memberships.
- During COVID lock downs, Crystal Lake Park continued to be a great place to visit and enjoy nature outside.



Marsh Rabbit



Blue Crab



Rat snake hiding in the railing



Monarch caterpillars



WATER QUALITY COALITION



LOWCOUNTRY STORMWATER PARTNERS
A Service of Clemson Extension

- Partner with Together for Beaufort County & Human Service Alliance & chair the Water Quality Coalition
- Encourage Stakeholders to join the Water Quality Coalition to meet quarterly with the Stormwater Partners
- Work with Lowcountry Stormwater Partners on projects, such as judging the stormwater coloring sheets



Enviroscape Program

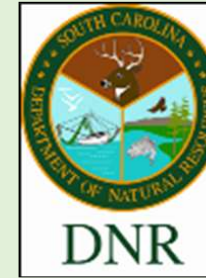


- Keep informed on water quality issues and outreach opportunities throughout the county
- Contribute to the MS4 Education Report required for the stormwater permits in Beaufort County

Stormwater Street Sweeper Coloring Contest Winner

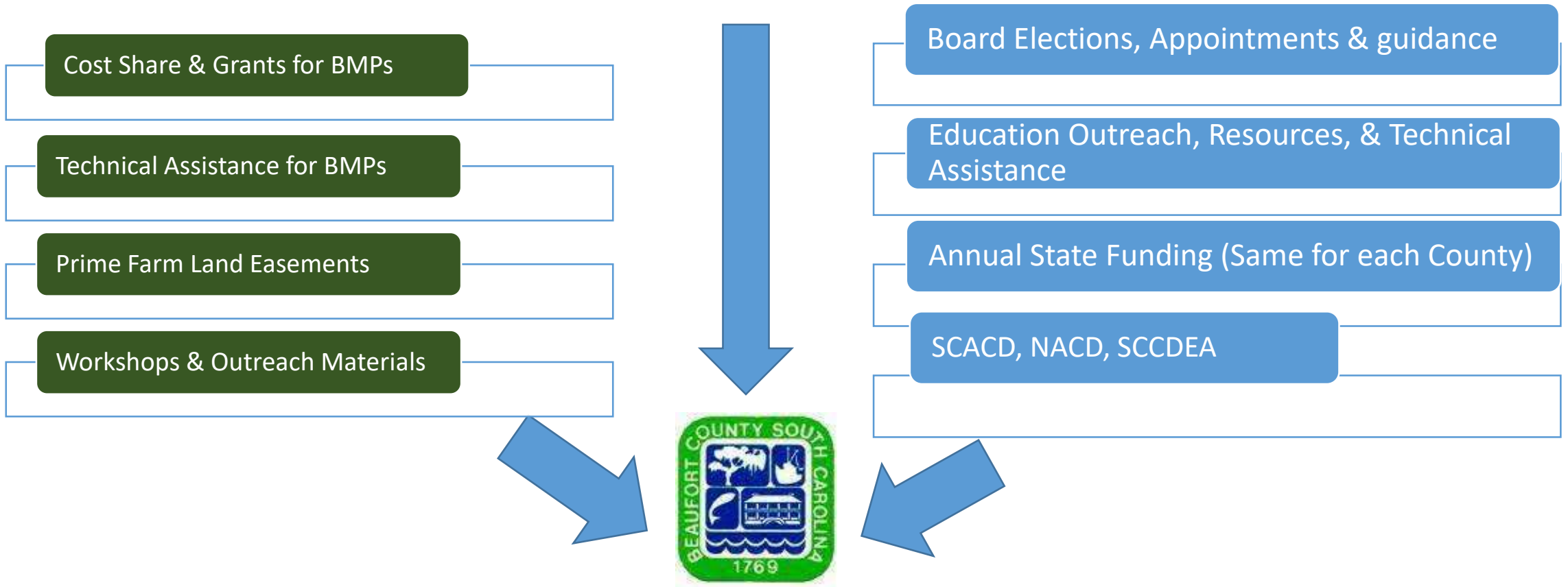


NRCS



Item 8.

The established Memorandum of Agreement Between USDA-NRCS, SCDNR & Beaufort Conservation District strengthens the support of resources that continue to benefit Beaufort County.



KBCB

Associate Commissioner Carol Murphy has been an active Keep Beaufort County Beautiful members for several years.

Friends of Hunting Island

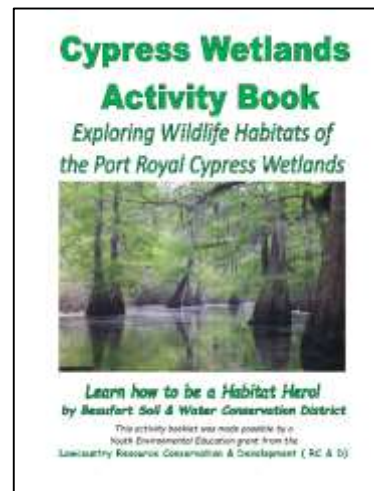
We have worked with FOHI for several years on a variety of projects from education to festivals. We also help distribute FOHI Memberships.

Farm Bureau

Farm Bureau partners with us on education projects and festivals. They fund Scholarships and lunch for Eco Camp and always bring great activities to the KidFest Festival.



Other Significant Partnerships



Port Royal Farmers Market Item 8.

Beaufort Conservation District has been organizing Earth Days in Beaufort & Port Royal for over 30 years. The Port Royal Farmers Market has become a wonderful venue for Earth Day and hope to have a 2022 event.

Friends of Cypress Wetlands

Beaufort Conservation District developed an activity book several years ago to highlight the Cypress Wetlands. We have partnered with this new Friends group by editing the activity booklet and having copies printed.

KidFest Planning Committee

Beaufort Conservation District has been working on this important committee for over 23 years. Several agencies partner to plan this important educational event for families.

Participation in 2021 Festivals

(that weren't canceled)

Parris Island Earth Day - Trees Display for Arbor Day



Keep Broad Creek Clean Marine Debris Display



Port Royal Oktoprfest - Bats in the Belfry Display



Port Royal Sound Foundation STEAM Festival (Virtual) Marine Debris Flyer distributed to area students



SC Green Steps Schools

- Sponsors are Sonoco Recycling, SCDNR, SCDHEC, Palmetto Pride, and EEASC (Environmental Education Association of SC).
- Participating schools must have 6 projects each school year in Conserve, Protect, and Restore.
- Local Mentors, like Beaufort Conservation District, work with the schools to help them with their projects and assess those projects at the end of the year.
- During the 2020-2021 School Year, education was difficult and our regular schools have opted out but we are talking to schools who want to participate this year.



Our staff trained to become mentors for SC Green Steps Schools and began mentoring in 2015 with Whale Branch Elementary, Port Royal Elementary, and River Ridge Academy.



Restore – Habitat; Vegetable Garden



Protect – Litter Prevention; Litter Collections



Whale Branch Elementary Recycles!

Team	Last Week's Weight	Total
Yellow	226 lbs	2,787 lbs
Red	154 lbs	2,783 lbs
Blue	209 lbs	2,731 lbs

Conserve – Recycling School wide Recycling

EDUCATION PROGRAMS

We presented 57 outreach programs via Zoom Classes, In-School Programs, and resource materials reaching over 900 students & adults!



Above, Debby Way Zooms with Snakes. Below, volunteer, Pam Floyd presents SC Fur Bearers.



Poster Contest Winners Below



Soil Tunnel Program at Hilton Head Island Elem. Below, student handling worms while learning about soils.



Friday Adventure Days July 2021

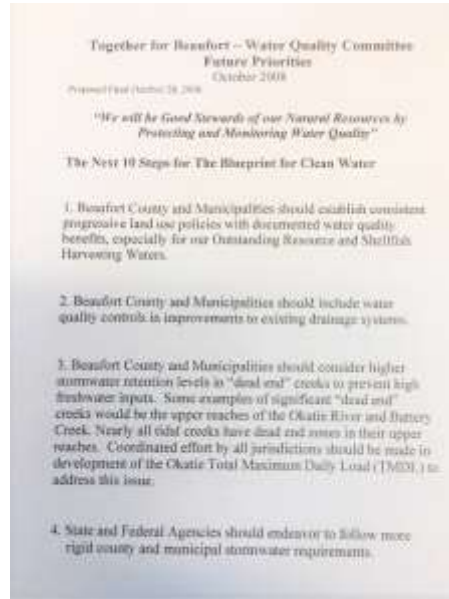
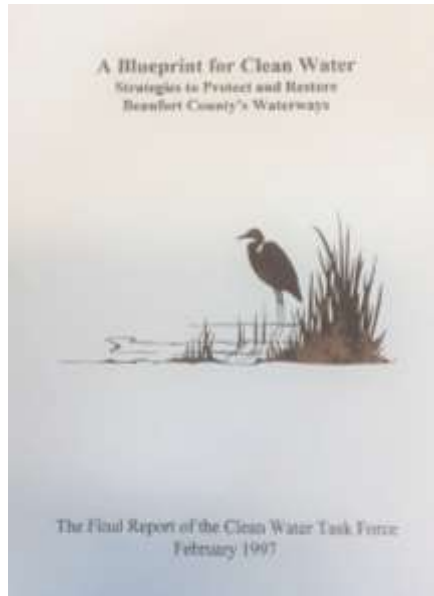


Programs included Snakes (with Checkers the snake), Bird watching, Owl Pellet Dissections, Fish Printing, Exploring and Hiking around the lake, Water Quality, Fish Classifications, Lowcountry Raptors Presentation and a Field Trip to Hunting Island State Park as guests of the Friends of Hunting Island's People's Park Project.



Leadership Beaufort Class of 2020

Leadership Beaufort has added Beaufort Conservation District and Crystal Lake Park to their Environmental Tour portion of learning about Beaufort County. These adult “students” within the community came to learn about water quality in Beaufort County and volunteer opportunities and activities available to them. Two historical documents: A Blueprint for Clean Water, 1997
The Next 10 Steps, 2008



Partners, Partners, & More Partners...



ACE Basin

National Estuarine Research Reserve



Beaufort County
Open Land Trust



Saint Peter's CATHOLIC SCHOOL

Lowcountry Resource,
Conservation, and Development

