

**BEAUFORT–PORT ROYAL
METROPOLITAN PLANNING COMMISSION**

AGENDA

1911 Boundary Street, Beaufort, SC 29902

Phone: 843-525-7011 ~ Fax: 843-986-5606

Monday, January 11, 2021, 5:00 P.M.

~~City Hall, Planning Conference Room—1911 Boundary Street, Beaufort, SC~~

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83507745465?pwd=WmU3VG0xU3JsTmZCYmhsYStNcmJVZz09>

Password: 667112 Meeting ID: 835 0774 5465 Call in Phone #: 1 + 929 205 6099

STATEMENT OF MEDIA NOTIFICATION: "In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place and agenda of this meeting."

- I. **Call to Order**
 - II. **Pledge of Allegiance**
 - III. **Review Commission Meeting Minutes:**
 - A. **December 14, 2020 Regular Meeting Minutes**
 - IV. **Questions Relating to Military Operations**
 - V. **Review of Projects for the City of Beaufort:**
 - A. **Cannon Gate Sketch Plan.** The applicant, Robert Sample, is requesting sketch plan approval for the major subdivision of two parcels located at Broad River Boulevard and FC Carter Drive. The subject properties total 19.36 acres and are further identified as R100 029 000 0045 0000 and R100 029 000 0482 0000. The proposed Cannon Gate subdivision will result in 138 duplex townhome units on 16.73 acres, and common open space totaling 2.63 acres.
 - B. **Annexation and Rezoning** of five contiguous parcels totaling approximately 4.57 acres and located east of Old Jericho Road and north of the existing Malvern Center Development. All the parcels are currently zoned C5RCMU Regional Center Mixed Use. Contingent upon annexation, the requested zoning for the parcels is T5-Urban Corridor/ Regional Mixed-Use (T5-UC/RMX) district. Applicant: Josh K. Tiller/J.K. Tiller Associates, Inc. on behalf of the property owner Randy Mikals.
 - C. **Update of Council Actions**
 - D. **Update of pending applications/status of approved projects.**
 - VI. **Review of Projects for the Town of Port Royal:**
 - A. **Town of Port Royal – Rezoning Request.** Rezone 3.34 acres at New Horizon Drive and Johnny Morrall Circle. The property is further identified as District 110, Map 9, Parcels 23C and 24. The current zoning is Planned Unit Development. The requested zoning is T4 Urban Center.
 - B. **Update of Council Actions**
 - VII. **Review of Projects for Beaufort County:**
 - A. **None.**
 - VIII. **Adjournment**
- Note:** If you have special needs due to a physical challenge, please call Julie Bachety at (843) 525-7011.



Metropolitan Planning Commission Meeting Minutes – December 14, 2020

1. CALL TO ORDER

0:05

A meeting of the Metropolitan Planning Commission was held via Zoom on December 14, 2020, at 5:08 pm.

2. ATTENDEES

Members in attendance: Michael Tomy (Chairman), James Crower (Vice-Chair), Judy Alling, Bill Bardenwerper, Caroline Fermin, and Jason Hinchler.

Staff in attendance: Dan Frazier (City of Beaufort Senior Planner of Community and Economic Development) and David Prichard (City of Beaufort Director of Community and Economic Development)

3. REVIEW OF MINUTES

0:53

Mr. Crower made a motion to approve the November 16, 2020 minutes as submitted; seconded by Mr. Hinchler. The motion passed unanimously.

Disclaimer: All Metropolitan Planning Commission Meeting minutes are recorded, and can be found on the City's website at <http://www.cityofbeaufort.org/AgendaCenter>. Audio recordings are available upon request by contacting the City Clerk, Ivette Burgess at 843-525-7018 or by email at iburgess@cityofbeaufort.org.

4. QUESTIONS RELATING TO MILITARY OPERATIONS 1:29

No questions at this time.

5. REVIEW OF PROJECTS FOR THE CITY OF BEAUFORT 1:43

City of Beaufort Agenda Items:

1. **Cannon Gate Sketch Plan.** The applicant, Robert Sample, is requesting sketch plan approval for the major subdivision of two parcels located at Broad River Boulevard and FC Carter Drive. The subject properties total 19.36 acres and are further identified as R100 029 000 0045 0000 and R100 029 000 0482 0000. The proposed Cannon Gate subdivision will result in 138 duplex townhome units on 16.73 acres, and common open space totaling 2.63 acres. The chairman, Mike Tomy, invited the public to comment.

Motion: Mr. Hinchler made a motion to table the application; seconded by Mr. Bardenwerper. The motion passed unanimously.

- A. **Whitehall Subdivision Sketch Plan.** The applicant, Whitehall Development **31:55**
Group is requesting sketch plan approval to accommodate a mixed-use development located at Whitehall Drive, Beaufort, SC (Lady’s Island). The property is further identified as District R123, Map 14, Parcel 149.

The chairman, Mike Tomy, invited the public to comment.

Motion: Mr. Hinchler made a motion to approve the concept drawing. Mr. Tomy asked Mr. Hinchler if his motion was to approve the present concept drawing. Mr. Hinchler said yes and amended his motion to state he is approving the present concept drawing. Ms. Fermin seconded the motion. The motion passed unanimously.

6. UPDATE OF COUNCIL ACTIONS 1:1:00

Mr. Prichard gave an updated of the Council Actions.

7. ADJOURN 1:1:55

Mr. Bardenwerper made a motion to adjourn the meeting; seconded by Ms. Alling. The motion passed unanimously. The meeting ended at 6:20 pm.



MAJOR SUBDIVISION PROCESS
CONCEPTUAL / PRELIMINARY PLAT APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Application Fee: \$0

OFFICE USE ONLY: Date Filed: 11/12 Application #: 21254 Zoning District: T4-N
Site Area: 11 Meeting Date: Dec. 14

Schedule: The Metropolitan Planning Commission (MPC) typically meets the 3rd Monday of each month at 5:30pm. The complete schedule, along with the list of deadlines, may be found here - http://www.cityofbeaufort.org/metropolitan-planning-commission.aspx

Review Request: [X] Conceptual [] Preliminary

Submittal Requirements: 7 hard copies and 1 digital copy of all forms and information are required. In addition to a complete application form, applicants are required to submit the following information. Additional information, such as traffic studies, stormwater concepts/calculations, arborist report, may be required.

Conceptual Request: Sketch Plan as described in Section 9.3.1.B, Conceptual Plat showing lots, roads and street sections, sidewalks, existing/proposed trees, open space.

Preliminary Request: Site Plan for Preliminary Plat as described in Section 9.3.1.C

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? [] Yes [X] No

Applicant, Property, and Project Information

Applicant Name: ROBERT SAMPLE

Applicant Address: P.O. BOX 2238, BEAUFORT, SC 29901

Applicant E-mail: robesample@gmail.com Applicant Phone Number: 843-476-9639

Applicant Title: [] Homeowner [] Tenant [] Architect [] Engineer [X] Developer [] Contractor

Owner (if other than the Applicant): SAME AS APPLICANT

Owner Address: SAME AS APPLICANT

Project Name: CANNON GATE

Property Address: 14 FC CARTER DRIVE

Property Identification Number (s):(Tax Map & Parcel Number): R100 029 000 0045 0000

Meeting Date Requested: DECEMBER 14, 2020

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: [Signature] Date: 11/12/20



MAJOR SUBDIVISION PROCESS
CONCEPTUAL / PRELIMINARY PLAT APPLICATION

Department of Planning & Development Services
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Application Fee: \$0

Required Project Information

Project Name: CANNON GATE

Site Area in Acres: 19.36 Zoning District: T4N

Proposed Allocations (in acres and gross %):

Developed Area: 16.73 AC(86.4%) Civic/Open Space: 2.63 AC (13.4%)

Provide a brief Project Narrative:

Cannon Gate is a proposed 138 duplex project on a 19.36 acre site in the City of Beaufort, off of Broad River Road. It will be served by public sewer and water provided by Beaufort Jasper Water Sewer Authority, and electric services by Dominion. Stormwater will be maintained by an HOA. The project has open space of 2.63 acres(13.4%).

CONTACT INFORMATION – Application form & supplementary information may be submitted via email:

Attention: Julie A. Bachety, Administrative Assistant II

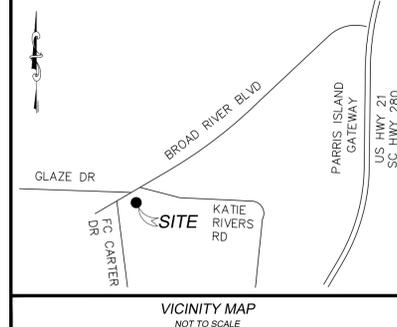
City of Beaufort Department of Planning & Development Services

1911 Boundary Street, Beaufort, South Carolina 29902

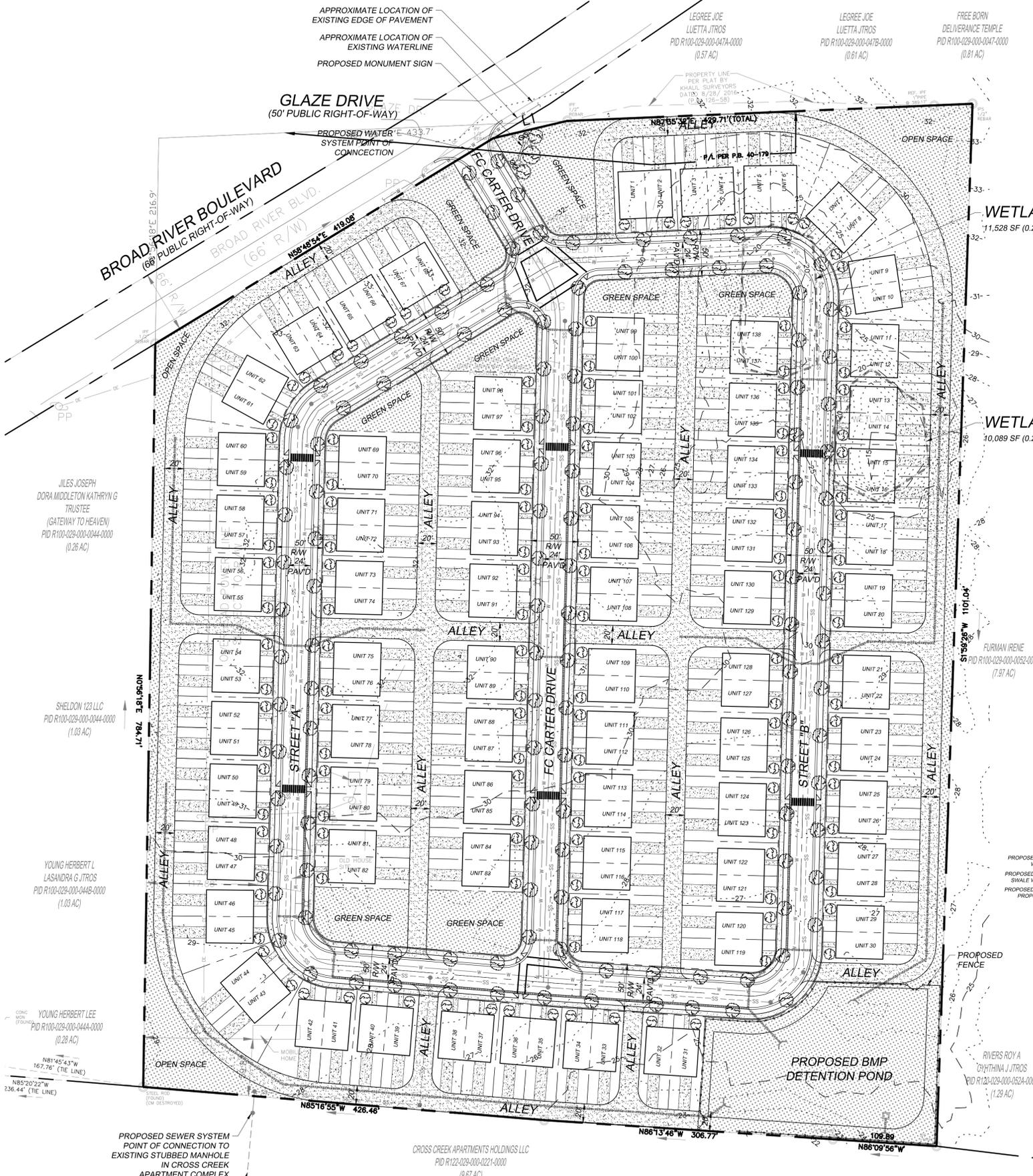
E-Mail: jbachety@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606

SITE DATA

TOTAL SITE AREA:	±19.63 AC
PROPOSED ZONING:	CITY OF BEAUFORT: T4N
PROPOSED UNITS:	138 DUPLEX TOWNHOME UNITS
PROPOSED PARKING:	2 SPACES x 138 UNITS = 276 SPACES (OFF-STREET PARKING IN REAR DRIVEWAY)
PROPOSED LOT SIZE:	3,000 SF (MIN)
PROPOSED LOT SETBACKS:	FRONT SETBACK: 14' REAR SETBACK: VARIES (10' MIN) SIDE SETBACK: 5'
OPEN SPACE:	19.63 AC - 10% = 1.96 AC REQUIRED (±2.70 AC PROVIDED)
PROPOSED STORM SYSTEM:	PRIVATE (MAINTAINED BY PROPOSED H.O.A.)
PROPOSED WATER SYSTEM:	BJWSA
PROPOSED SEWER SYSTEM:	BJWSA
PROPOSED POWER SYSTEM:	DOMINION

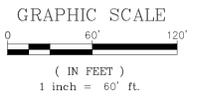
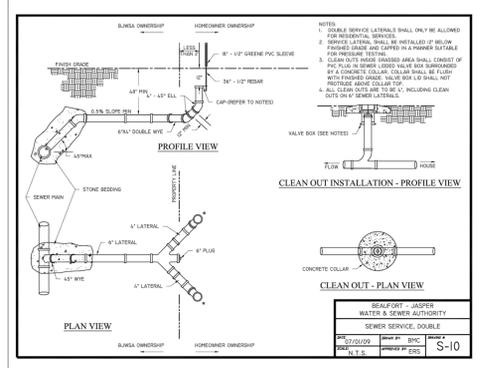
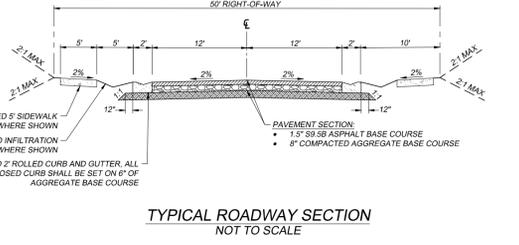
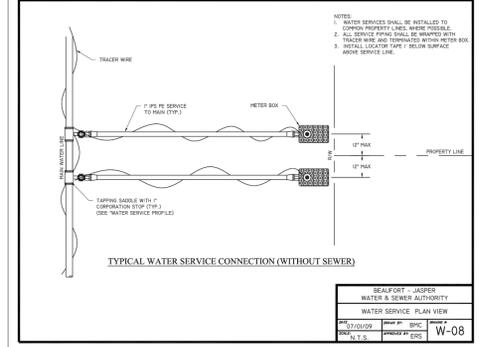
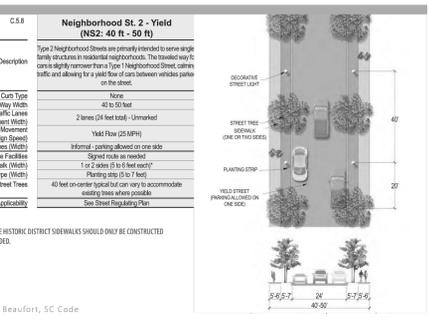
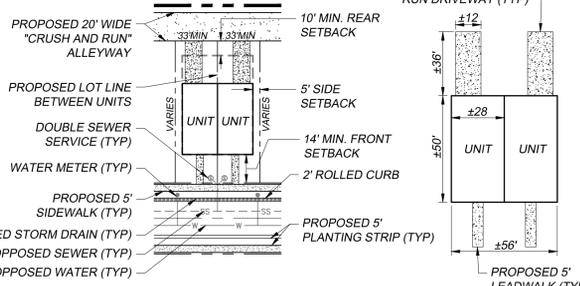


- NOTES:**
- THIS PLAN IS NOT INTENDED FOR CONSTRUCTION AND IS FOR PLANNING PURPOSES ONLY.
 - BOUNDARY, AND EXISTING TOPOGRAPHIC FEATURES, AND EXISTING UTILITY LOCATIONS WERE OBTAIN FROM FIELD RAN SURVEY.
 - BUILDING FOOTPRINTS ARE PRELIMINARY.
 - EACH UNIT SHALL HAVE ITS OWN LEGAL LOT.
 - DETENTION POND TO BE MAINTAINED BY H.O.A.
 - THE PROPOSED UTILITIES SHOWN ARE DIAGRAMMATIC AND PRELIMINARY. ALL PROPOSED UTILITY POINTS OF CONNECTION TO BE VERIFIED DURING THE DESIGN PHASE OF THE PROJECT
 - PROPOSED ROADWAYS TO BE CONSTRUCTED PER THE CITY OF BEAUFORT STANDARDS AND SECTION C.5.8 OF THE CITY OF BEAUFORT UNIFIED DEVELOPMENT CODE FOR T4N ZONING.



WETLAND "A"
11,528 SF (0.265 AC)

WETLAND "B"
10,089 SF (0.232 AC)



NO.	DATE	BY	ISSUE
1	1-4-2021	KEW	REVISED SITE PLAN WITH 14' FRONT SETBACK PER CITY COMMENTS

LOCATION: BEAUFORT, SC
PREPARED FOR: ROBERT SAMPLE, BEAUFORT, SC

SKETCH PLAN
CANNON GATE

DESIGNED BY	NEW	CHECKED BY	KEW
DRAWN BY	NEW	DATE	12-15-2020
SCALE	AS SHOWN	JOB NUMBER	

SEAL:



Staff Report for Metropolitan Planning Commission

From the Department of Community and Economic Development

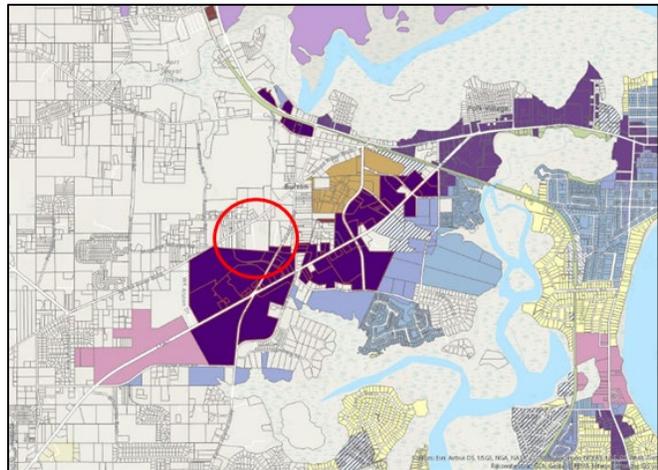
January 11, 2021

1 SUMMARY OF REQUEST

Note: At the December 14, 2020 Metropolitan Planning Commission meeting, the commission unanimously approved a motion to table this application.

The applicant and owner, Robert Sample, is requesting sketch plan approval for the major subdivision of two parcels located at Broad River Boulevard and FC Carter Drive. The subject properties total 19.36 acres and are further identified as R100 029 000 0045 0000 and R100 029 000 0482 0000. The proposed Cannon Gate subdivision will result in 138 duplex townhome units on 16.73 acres, and common open space totaling 2.63 acres.

Per the applicant's request, the subject properties were recently annexed into the City of Beaufort and zoned T4-Neighborhood (T4-N). Parcels east and west of the subject properties are in the County and zoned Regional Center Mixed-Use (C5RCMU) District. The parcel directly north of Broad River Boulevard is in the County and zoned Neighborhood Mixed-Use Zoning (C3NMU) District. The property to the south is in the City and in the T5-UC/RMX Zoning District.



Sketch Plan Review Process

Since the project involves the creation of new streets and the subdivision of a parcel more than 10 acres in size, it is considered a Major subdivision. Per Section 9.9.3 of the Beaufort Code, Major subdivisions require sketch plan review approval by the MPC. A sketch plan review is a ministerial decision; the MPC determines that the provisions of the code regarding the subdivision of land have been met.

Sketch plans are to provide the general layout of lots and streets, reviewed by the MPC, for the sole purpose of subdividing the land. The intent is to provide the applicant confirmation that the "simple line drawing" is consistent with the development code in terms of lot dimensions, street connectivity, street dimensions, and the allocation of required open space, in order for the applicant to confidently proceed with investing in technical drawings. It is not a building development plan.

In accordance with Section 9.9.3.E, the MPC "shall approve, approve with conditions, or disapprove the sketch plan within 60 days after submission". If the MPC approves the sketch plan, the applicant

will submit a preliminary plat incorporating any conditions required by the MPC. The preliminary plat will inform the site plan for the development and will be reviewed by the Technical Review Committee (TRC).

2 STAFF ASSESSMENT

Staff has reviewed the proposed development subject to the Sketch Plan requirements set forth in Section 9.3.1.B and 9.9.3, with the following findings:

Project Overview

The applicant proposes a total of 69 duplexes (2-unit houses). Each unit will have its own legal lot, resulting in 138 individual residential lots. The remainder of the property will consist of open space and a new street and alley network.

Section 2.4 District Development Standards (T4-N)

The sketch plan meets all T4-N District development standards.

Section 5.7.4 Parking Space Requirements

Per Section 5.7.4, duplexes containing 2 bedrooms require 1.75 parking spaces per unit, and duplexes containing 3 bedrooms require 2 parking spaces per unit. Section 5.7.7.A.2 requires individual off-street parking stall dimensions to be a minimum 9' wide by 18' deep. The applicant meets the parking requirements by providing 2 tandem off-street parking spaces for each lot via 12' wide by 36' deep alley-accessed driveways.

Section 7.1 Improvement Requirements

The sketch plan meets all the required improvements for the T4-N District as listed in Section 7.1.3 Table of Required Improvements.

Section 7.2 Street Network and Design Standards

The sketch plan proposes utilizing the Neighborhood St. 2 (Section C.5.8) as the typical section for the street network, which is in accordance with the Beaufort Code. This 50-foot street section includes a 24-ft driving lane that can accommodate informal on-street parking on one side. On each side of the street, the section requires a 5-foot sidewalk, 5-foot planting strip, rolled curb, decorative streetlights, and street trees.

The sketch plan also proposes utilizing a 20-foot "crush and run" alleyway. Per Section 7.1.3, "rear lanes/alleys may be permitted to be paved with pervious material, such as gravel". Crush and run is a gravel composed of a blended mix of coarse aggregate and fine aggregate that is often used in construction for its compaction ability and drainage characteristics.

Section 7.4 – Community Green Space and Open Space Requirement

Per Section 7.4.2 development on parcels ranging in size from 15 – 40 acres in the T4-N District shall preserve a minimum of 10% of the subject property as Community Green Space and Open Space. Per the applicant's Open Space Plan, the proposed development meets this requirement by preserving a total of 2.63 AC (13.4%) for open space.

Technical Review Committee (TRC)

The Suitability and adequacy of required infrastructure will be assessed during preliminary plat review by the Technical Review Committee in accordance with the Beaufort Development Code Chapter 7 (Land Development), Chapter 8 (Environmental & Resource Protection) and Chapter 9 (Development Review Procedures).

Section 7.3.2.A requires a “traffic impact analysis” (TIA) for any development that is shown to generate more than 50 trips during the peak hour on the adjacent street. According to the most recent Institute of Transportation Engineers (ITE) Trip Generation Manual, this proposed development will generate +/- 100 trips during the peak hour on the adjacent street. Per Section 7.3.2.G “The TRC shall review all TIAs as part of the applicable Design Review phase. Final TIAs shall be approved prior to the applicant submitting a Project Permit application”.

Design Review Board (DRB)

Per Section 9.8.2, any proposed residential development containing more than 24 single-family attached units is subject to review and approval by the Design Review Board. Building form, orientation, and access will be evaluated as part of development design review (Section 9.8) prior to the submittal for a project permit.

3 STAFF RECOMMENDATION

Recommendation: Approval of the sketch plan as submitted.

TO THE MEMBERS OF)
 CITY COUNCIL) PETITION OF ANNEXATION
 CITY OF BEAUFORT, SOUTH CAROLINA)

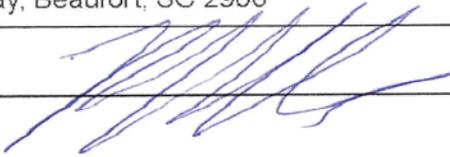
We, the undersigned freeholders, pursuant to Section 5-3-150(3), South Carolina Code of Laws, 1976, as amended, do pray that your Honorable Body accept the petition and annex the enclosed described area, and enact an Ordinance declaring the area annexed to the City of Beaufort with full City privileges accorded to, and responsibilities required of, the said residents thereof and the lands and properties and businesses erected therein, subject only to the conditions, provisions, and limitations hereinafter set forth. The said annexation shall be upon terms, limitations, provisions, and conditions as follows:

The City of Beaufort shall furnish and render as promptly as practical to said area, its residents and properties, all of privileges, benefits, rights and services now and hereinafter to be accorded the citizens within the corporate limits of the City of Beaufort in every particular under its charter and general special laws of South Carolina applicable to the City of Beaufort, and subject to the existing ordinances of the City.

The petitioning area to be annexed is described as follows:

See attached Narrative and Malvern Center Zoning/Annexation Exhibit

Plat of area to be annexed and list of freeholders are attached hereto.

Name (print)	Address	Signature	Date of Signature
Mr. Randy Mikals	2966 Trask Parkway, Beaufort, SC 2906		11.18.2020
LPT Real Estate LLC			



REZONING APPLICATION (EXCEPT FOR PUDS)

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Application Fee: \$250 +
\$10 for each additional lot
Receipt #

OFFICE USE ONLY: Date Filed: Application #: Zoning District:

Submittal Requirements: You must attach a boundary map prepared by a registered land surveyor of the tract, plot, or properties, in question, and all other adjoining lots of properties under the same ownership. 12 copies of all application materials are required.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? [] Yes [X] No

Applicant, Owner and Property Information

Property Address: See attached Malvern Center Zoning/Annexation Exhibit and Narrative

Property Identification Number (Tax Map & Parcel Number): See attached Malvern Center Narrative/Exhibits

Applicant Name: Josh K. Tiller, PLA, ASLA

Applicant Address: 181 Bluffton Road, STE F203, Bluffton, SC 29910

Applicant E-mail: josh@jktiller.com Applicant Phone Number: 843-815-4800

Property Owner (if other than the Applicant): Mr. Randy Mikals

Property Owner Address: 2966 Trask Parkway, Beaufort, SC 29906

Have any previous applications been made for a map amendment affecting these same premises? [] YES [X] NO
If yes, give action(s) taken:

Present zone classification: Beaufort County: Regional Center Mixed-Use (C5RCMU)

Requested zone classification: T5-UC/RMX

Total area of property: Combined Acreage: 4.572 AC

Existing land use: Regional Center Mixed-Use (C5RCMU)- Beaufort County

Desired land use: T5UC/RMX

Reasons for requesting rezoning: See attached narrative

Applicant's Signature: [Signature] Date: 11/18/2020
NOTE: If the applicant is not the property owner, the property owner must sign below.

Property Owner's Signature: [Signature] Date: 11.18.2020



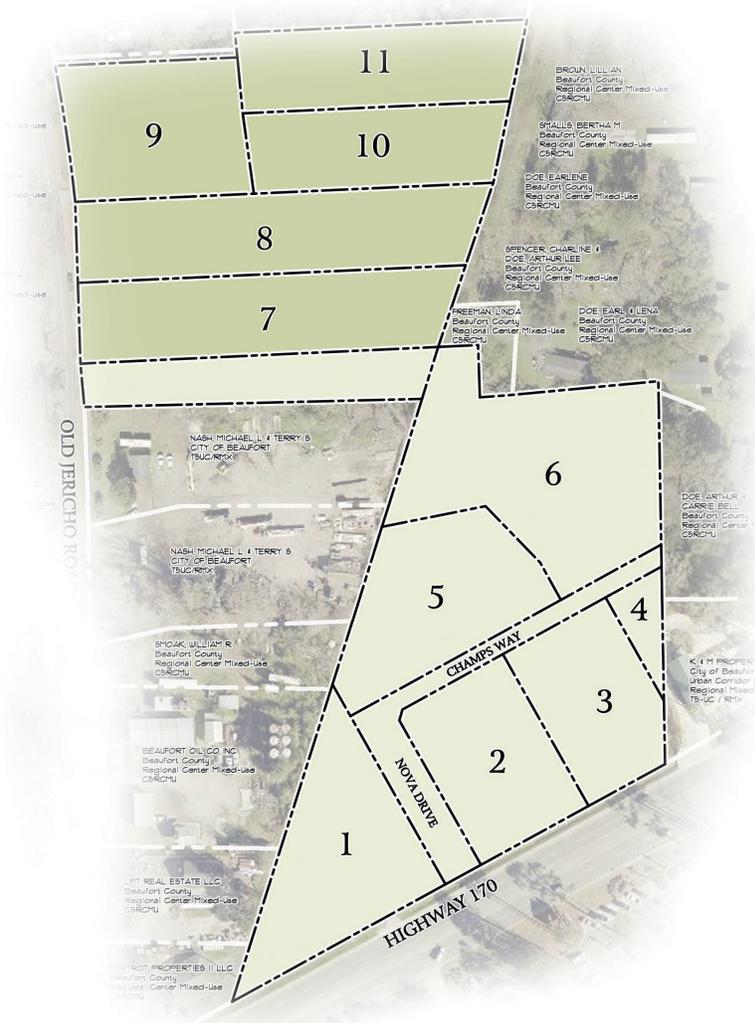
MALVERN CENTER 2

NARRATIVE FOR ANNEXATION PETITION AND REZONING FOR:

- R100-028-00A-0413-0000 (+/- 1.06 AC)**
- R100-028-00A-0412-0000 (+/- 1.142 AC)**
- R100-028-00A-0410-0000 (+/- 0.860 AC)**
- R100-028-00A-0411-0000 (+/- 0.720 AC)**
- R100-028-00A-0409-0000 (+/- 0.790 AC)**

A COMBINED PARCEL AREA OF +/- 4.572 ACRES

NOVEMBER 18, 2020



181 Bluffton Road
Voice: 843.815.4800

Suite F203
jktiller@jktiller.com

Bluffton, South Carolina 29910
Fax: 843.815.4802

ANNEXATION/REZONING NARRATIVE

The five properties to be annexed are owned by Mr. Randy Mikals (LPT Real Estate LLC), located east of Old Jericho Road and north of the exiting Malvern Center Development, also owned by Mr. Mikals. The combined parcel area is 4.572 acres and is contiguous with municipal limits of the City of Beaufort via the Malvern Center development. The applicant is seeking a Rezoning in congruity with this application. An Exempt Plat will be requested at a future date to combine the five parcels.

The properties were acquired by Mr. Mikals, over the past few years in an effort to add to the existing Malvern Center development. These five parcels are currently zoned Regional Center Mixed-use (C5RCMU) in Beaufort County. This proposal requests a zoning designation of T5UC/RMX, which is the same for the Malvern Center and consistent with adjacent properties also located in the City. (See attached Malvern Center Zoning/Annexation Exhibit)

1. Contact Information for Property Owner and Applicant

Property Owner

Mr. Randy Mikals
LPT Real Estate, LLC
2966 Trask Parkway
Beaufort, SC 29906

Agent: Mr. Randy Mikals
Owner: LPT Real Estate LLC
Agent Telephone: 843.846.4648
Agent Email: randym@greenlineforest.com

Applicant/ Land Planner

J.K. Tiller, Associates, Inc.
181 Bluffton Road, Suite F203
Bluffton SC 29910

Josh Tiller, RLA, ASLA
Telephone: 843.815.4800
Email: Josh@jktiller.com

2. Reason of Annexation Request and Anticipated Benefits

As a long-time resident of the area, the Mr. Mikals is a part of the Beaufort fabric and has a track record of bringing economic development to the region. He would like to annex into the City of Beaufort to enjoy the improved services provided by the city and improved marketing potential. The addition of this property to the city will bring greater tax revenue and help Mr. Mikals expand his Malvern Center development under the same municipality (Beaufort).

Currently, the properties are zoned Regional Center Mixed-use (C5RCMU). Though currently zoned for different uses, the properties remain vacant and have historically been occupied for residential purposes. Our proposed zoning for the parcels is T5UC/RMX. Utilizing the RMX zoning, Mr. Mikals proposes the construction of 3 office warehouse buildings, which is a needed building type in the City. (See attached Malvern Center Office Warehouse-RMX Exhibit). The proposed plan meets the existing development standards for the RMX zoning.

3. Parcel Numbers and Acreage

Property ID: R100-028-00A-0413-0000
Acreage: +/- 1.06 AC
Address: 25 OLD JERICHO RD
Owner: LPT Real Estate LLC

Property ID: R100-028-00A-0412-0000
Acreage: 1.142 Acres
Address: OLD JERICHO RD (Vacant)
Owner: LPT Real Estate LLC

Property ID: R100-028-00A-0410-0000
Acreage: 0.860 Acres
Address: 17 OLD JERICHO RD
Owner: LPT Real Estate LLC

Property ID: R100-028-00A-0411-0000
Acreage: 0.720 Acres
Address: 19 OLD JERICHO RD
Owner: LPT Real Estate LLC

Property ID: R100-028-00A-0409-0000
Acreage: 0.790 Acres
Address: 13 OLD JERICHO RD K
Owner: LPT Real Estate LLC (Formerly Garland Bishop)

4. Current Zoning Districts and Uses (Beaufort County)

The five properties are currently zoned C5 Regional Center Mixed Use (C5RCMU) and are subject to the Beaufort County Community Development Code. The Regional Center Mixed Use (C5) Zone permits a full range of retail, service, and office uses. The Zone's intensity accommodates regional and community commercial and business activities. Uses include large, commercial activities that serve the entire County and highway-oriented businesses that need to be located on major highways. While this use intends high-quality, commercial character, the setback or build-to-line, landscaping and other design requirements provide a uniform streetscape that makes provision for pedestrian and transit access. The Zone is intended to be more attractive than commercial areas in other counties to maintain the attractive tourist and business environment and have minimal impact on surrounding residential areas.

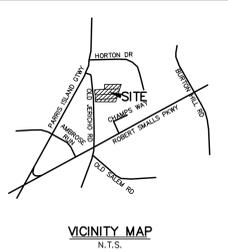
The Zone is not intended to be a strip along all arterials and collectors. In developing areas, the minimum depth of a parcel along an arterial or collector shall be 600'. The minimum zone size shall be 20 acres. In the older, built-up areas, new uses shall have depths and areas equal to or greater than similar uses in the area. This Zone shall be located in areas designated "regional commercial" in the Comprehensive Plan.

5. Proposed Zoning Designation (City of Beaufort)

The proposed zoning for the parcels is T5UC/RMX, which is compatible with the existing zoning and surrounding zoning.

The T5-Urban Corridor (T5UC) district consists of higher density, mixed-use buildings that accommodate retail, rowhomes, offices, and apartments located along primary thoroughfares. A tight network of streets allows this district to be a highly walkable area. Buildings are set very close to the street in order to define the public realm and allow for visible activity along the streetscape.

The Regional Mixed-Use (RMX) district's intensity accommodates region- and community-serving commercial and business uses, as well as highway-oriented businesses. Development form supports a high-quality commercial character coordinated with a uniform streetscape that enables pedestrian and transit access. The attached Malvern Center Office Warehouse-RMX plan utilizes the RMX zoning development standards.



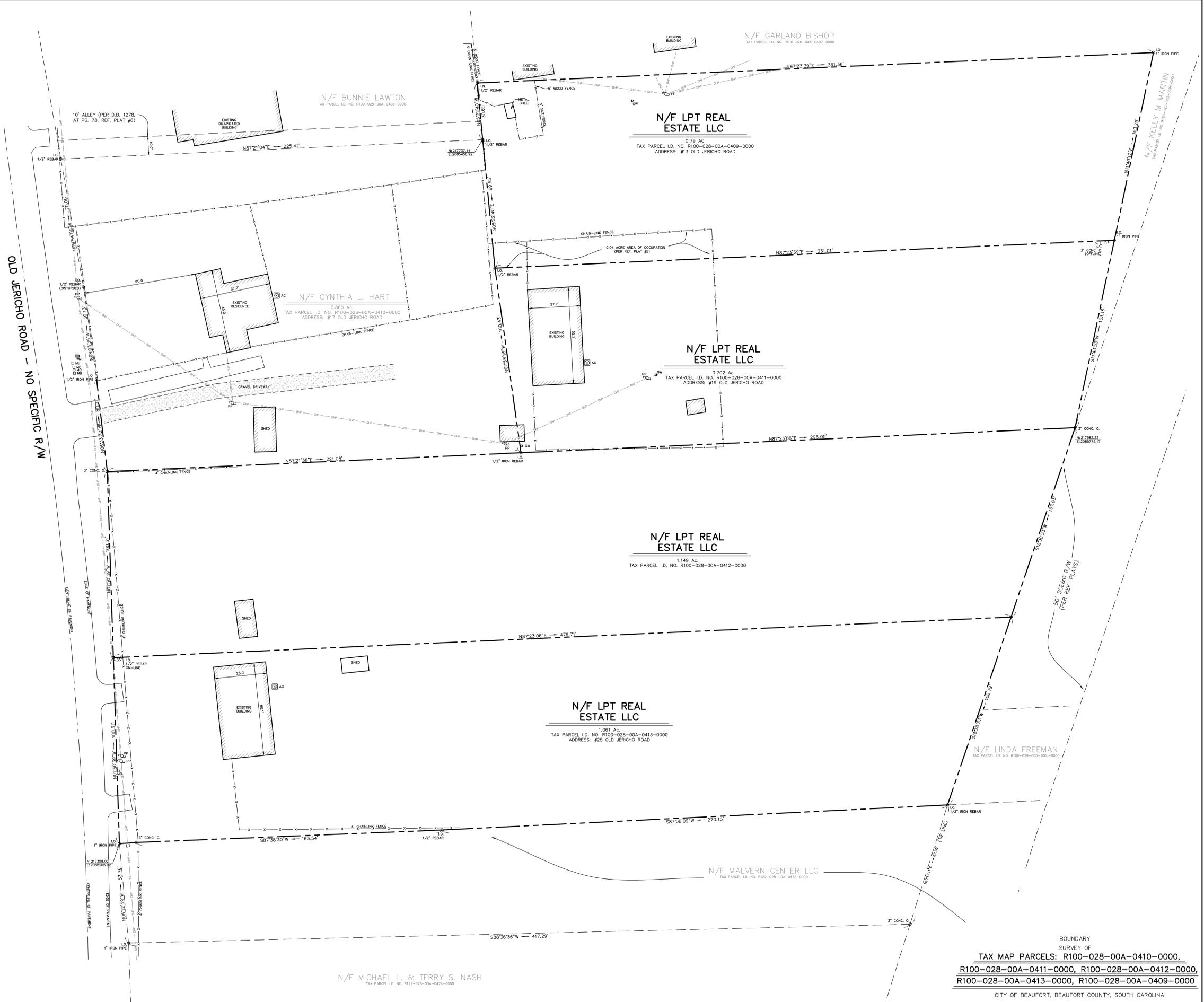
- LEGEND:
- CONC. O. CONCRETE MONUMENT, OLD (FOUND)
 - I.O. IRON PIPE, OLD (FOUND)
 - AC. ACRE
 - AC. AIR CONDITIONER
 - BL. BUILDING SETBACK LINE
 - GW. GUY WIRE
 - MB. MAILBOX
 - N.T.S. NOT TO SCALE
 - N/F. NOW OR FORMERLY
 - PP. POWER POLE
 - R/W. RIGHT OF WAY
 - WM. WATER METER
 - FENCE LINE
 - OVERHEAD POWERLINE

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.87'	S85°44'36"W

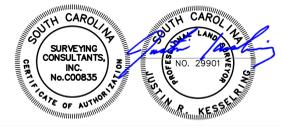
TAX PARCEL I.D. NO.	AC. SURVEYED
R100-028-00A-0409-0000	0.790 AC
R100-028-00A-0411-0000	0.702 AC
R100-028-00A-0412-0000	1.149 AC
R100-028-00A-0413-0000	1.061 AC
TOTAL ACRES SURVEYED:	4.043 AC

- REFERENCE PLATS:
- A PLAT PREPARED FOR HERBERT LANE, A PORTION OF TRACT "B" BURTON, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 9/25/1975, LAST REVISED: 03/10/1978, BY: R.D. TROGDON, JR., S.C.R.L.S. NO. 2712 RECORDED: P.B. 25, PG. 147.
 - A SUBDIVISION PLAT OF #226 & #242 ROBERT SMALLS PARKWAY, MALVERN COMMERCIAL SUBDIVISION, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 5/20/2019, BY: JEREMY W. WEEBER, S.C.R.L.S. NO. 28138, RECORDED: P.B. 192, PG. 71, DATE: 7/23/2019
 - PLAT SHOWING AN UNCONSOLIDATION OF TAX MAP PARCEL R100-028-00A-0411-0000, RE-CREATING PARCELS "A" & "B", BOTH DEPICTED AS LANDS OF RHOELL HORTON ON PLAT OF SURVEY BY ARTHUR O. CHRISTENSEN, DATED MARCH 1941, REVISED DECEMBER 1951, AND RECORDED IN A.O.C. PLAT FILE #2-247, BEING A PORTION OF RICK FOOTSET PLANTATION, FORT ROYAL ISLAND, BEAUFORT COUNTY, DATED: 10/03/2006, LAST REVISED: 8/30/2007, BY: DAVID E. GASQUE, S.C.R.L.S. NO. 10506, RECORDED: P.B. 125, PG. 186, DATE: 7/30/2008
 - BOUNDARY SURVEY PREPARED FOR NELL EVELYN LANE, PORTION OF LOTS 34-37, TRACT "B", THE LEA PROPERTIES, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 12/27/2007, BY: DAVID S. YOUNG, S.C.R.L.S. NO. 9765, NOT RECORDED.
 - ASBUILT SURVEY AND LOT CONSOLIDATION, BEING LOTS 37, 38, TRACT "B" AND A PORTION OF LOTS 35 & 34, PREPARED FOR RANDY MIKALS AND JENNIFER MAKELS, DATED: 04/20/2020, BY: DAVID E. GASQUE, S.C.R.L.S. NO. 10506, NOT RECORDED
 - PLAT PREPARED FOR HERBERT LANE TITLED "A PORTION OF TRACT "B" BURTON" LOCATED IN BEAUFORT COUNTY, SOUTH CAROLINA, DATED 09/23/75 BY R.D. TROGDON, JR., S.C.R.L.S. NO. 2712 AND FILED FOR RECORDATION 10/02/75 FOUND IN P.B. 23, PG. 214.

- NOTES
- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
 - AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE C, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.L.D. PANEL 0385-D, COMMUNITY NO. 550026, MAP DATED 9/29/1986, BASE ELEVATION N/A (NGVD 29 DATUM). FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
 - BUILDING SETBACKS WHICH EXIST FOR THESE LOTS, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS, EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.
 - UNDERGROUND UTILITIES NOT LOCATED ON THIS SURVEY, SURVEYING CONSULTANTS DOES NOT CERTIFY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITY, SHOWN OR NOT SHOWN.
 - NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR WETLAND SURVEYS WERE PERFORMED FOR THIS PLAT, THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 - SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, AND ASBUILT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY, IF THIS DOCUMENT IS TO BE PROVIDED AS A BASE MAP FOR OTHERS, INFORMATION ADDED AFTER THE DATE OF THIS SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
 - THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE OTHER EASEMENTS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.
 - BOUNDARY LINES ARE BASED ON FIELD EVIDENCE AND MONUMENTATION FOUND, SEE REFERENCE PLATS FOR RECORDED BEARINGS AND DISTANCES.
 - HORIZONTAL DATUM IS BASED ON S.C. STATE PLANE, COORDINATE SYSTEM (NAD83), VERTICAL DATUM IS REFERENCED TO NAVD 1988.



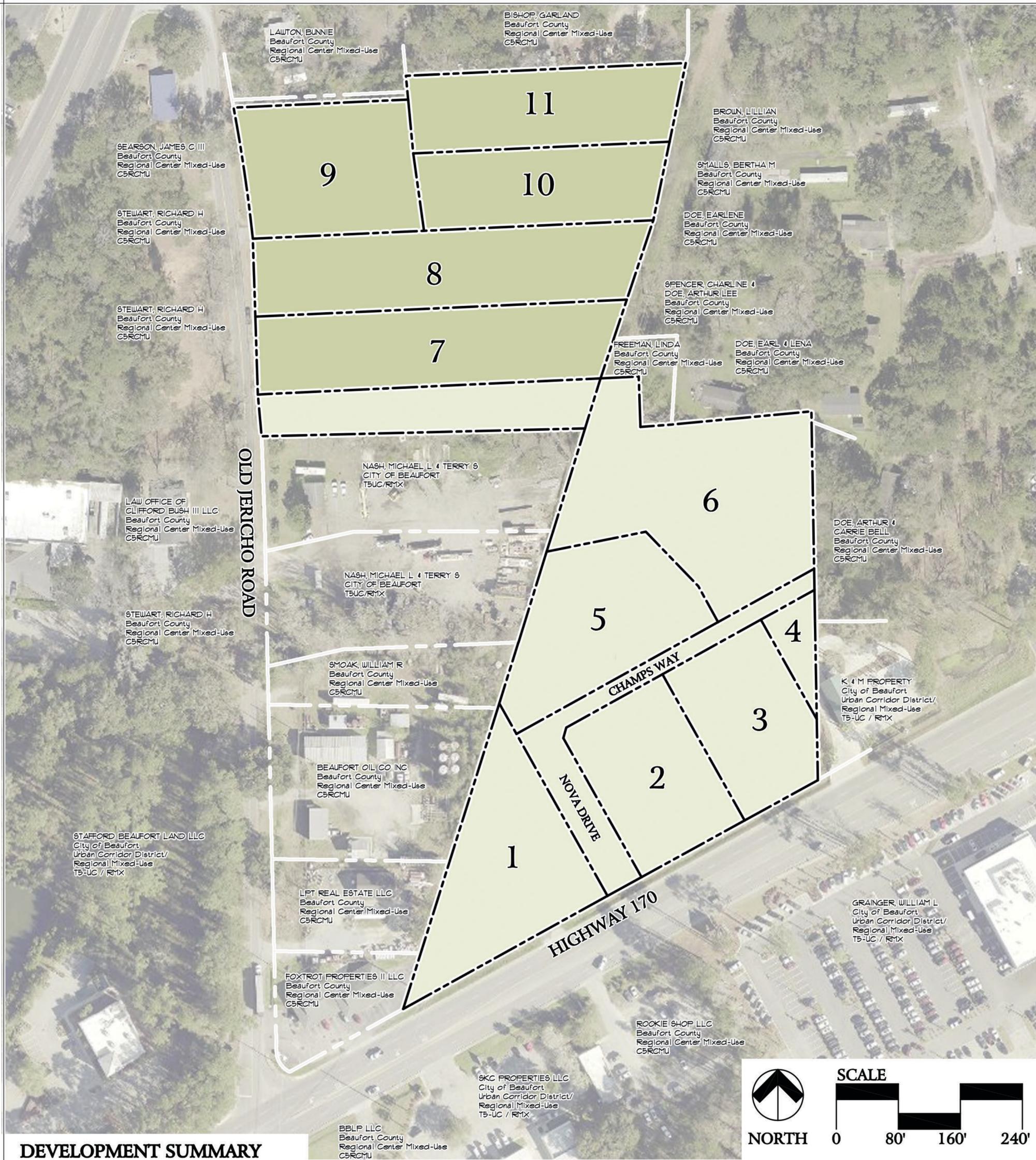
PREPARED FOR: MALVERN CENTER PHASE TWO, LLC



BOUNDARY SURVEY OF
TAX MAP PARCELS: R100-028-00A-0410-0000, R100-028-00A-0411-0000, R100-028-00A-0412-0000, R100-028-00A-0413-0000, R100-028-00A-0409-0000
 CITY OF BEAUFORT, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 20'
 ORIGINAL DATE: 05/18/2020 JOB NO: SC200034A1

SURVEYING CONSULTANTS
 17 Sherrington Drive, Suite C, Bluffton, SC 29910
 SC Telephone: (843) 815-3304 FAX: (843) 815-3305
 GA Telephone: (912) 835-2775
 www.SurveyingConsultants.com
 Email: SC@SurveyingConsultants.com



DEVELOPMENT SUMMARY

MALVERN CENTER EXISTING MASTER PLAN

#	PIN	AREA	ZONING	USE
1	R120-029-000-108H-0000	1.060 ac	City of Beaufort - T5-UC / RMX	Commercial
2	R122-028-00A-0467-0000	0.750 ac	City of Beaufort - T5-UC / RMX	Commercial
3	R122-028-00A-0477-0000	0.690 ac	City of Beaufort - T5-UC / RMX	Commercial
4	R122-028-00A-0480-0000	0.133 ac	City of Beaufort - T5-UC / RMX	Open Space-Lagoon
5	R122-028-00A-0479-0000	0.926 ac	City of Beaufort - T5-UC / RMX	Open Space-Lagoon
6	R122-028-00A-0478-0000	2.060 ac	City of Beaufort - T5-UC / RMX	Vacant

ANNEXATION PARCELS

#	PIN	AREA	ZONING	USE
7	R100-028-00A-0413-0000	1.061 ac	Beaufort County - C5RCMU	Residential
8	R100-028-00A-0412-0000	1.142 ac	Beaufort County - C5RCMU	Vacant
9	R100-028-00A-0410-0000	0.860 ac	Beaufort County - C5RCMU	Residential
10	R100-028-00A-0411-0000	0.720 ac	Beaufort County - C5RCMU	Residential
11	R100-028-00A-0409-0000	0.790 ac	Beaufort County - C5RCMU	Vacant

PREPARED FOR:
Randy Mikals

PREPARED BY:
J. K. TILLER ASSOCIATES, INC.



LAND PLANNING LANDSCAPE ARCHITECTURE
181 BLUFFTON ROAD, SUITE F203 BLUFFTON, SC 29910
Voice 843.815.4800 jktiller@jktiller.com Fax 843.815.4800

MALVERN CENTER ZONING/ ANNEXATION EXHIBIT

CITY OF BEAUFORT, SOUTH CAROLINA

OCTOBER 7, 2020

THIS IS A CONCEPTUAL PLAN AND IS SUBJECT TO CHANGE. ALL SURVEY INFORMATION AND SITE BOUNDARIES WERE COMPILED FROM A VARIETY OF UNVERIFIED SOURCES AT VARIOUS TIMES AND AS SUCH ARE INTENDED TO BE USED ONLY AS A GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND NARRATIVE DESCRIPTIONS ARE FOR GRAPHIC REPRESENTATION ONLY, AS AN AID TO SITE LOCATION AND POTENTIAL LAND USE, AND ARE NOT LEGAL REPRESENTATIONS AS TO FUTURE USES OR LOCATIONS. J. K. TILLER ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR STATE OF COMPLETION, OR FOR ANY DECISIONS (REQUIRING ACCURACY) WHICH THE USER MAY MAKE BASED ON THIS INFORMATION.



Staff Report for Metropolitan Planning Commission

From the Department of Community and Economic Development

January 11, 2021

1 SUBJECT

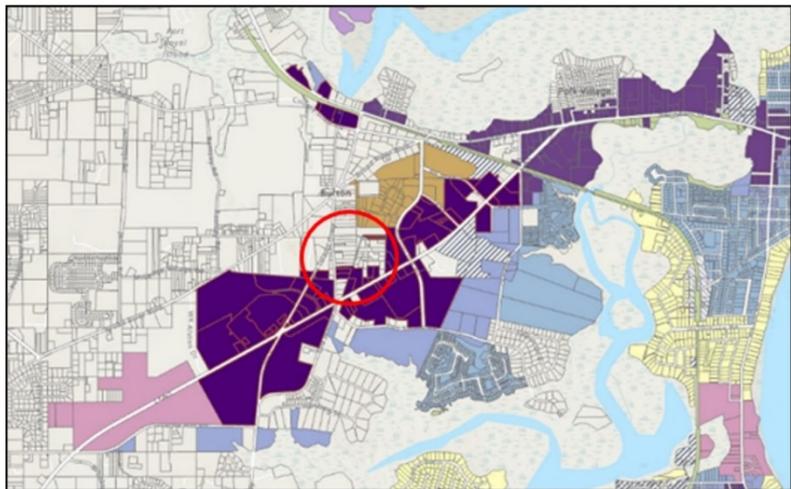
Annexation and rezoning of five contiguous parcels totaling approximately 4.57 acres and located east of Old Jericho Road and north of the existing Malvern Center Development. All the parcels are currently zoned C5RCMU Regional Center Mixed Use. Contingent upon annexation, the requested zoning for the parcels is T5-Urban Corridor/ Regional Mixed-Use (T5-UC/RMX) district. Applicant: Josh K. Tiller/J.K. Tiller Associates, Inc. on behalf of the property owner Randy Mikals.

Annexation: The applicant has requested annexation of five contiguous parcels into the City of Beaufort:
R100-028-00A-0409-0000 (0.79 acres – 13 Old Jericho Road K)
R100-028-00A-0410-0000 (0.86 acres – 17 Old Jericho Road)
R100-028-00A-0411-0000 (0.72 acres – 19 Old Jericho Road)
R100-028-00A-0412-0000 (1.14 acres – Old Jericho Road – vacant)
R100-028-00A-0413-0000 (1.06 acres) – 25 Old Jericho Road)

Requested Zoning: Contingent on annexation, the applicant has requested that all five parcels be zoned T5-Urban Corridor/ Regional Mixed-Use (T5-UC/RMX) district.

Size: The sum of all five parcels is 4.57 acres.

Current Zoning [County]: All parcels are currently zoned C5RCMU Regional Center Mixed Use.



Current Land Use: The properties currently remain vacant and historically have been occupied for residential purposes. The County's Regional Center Mixed Use (C5) Zone permits a full range of retail, service and office uses.

Future Land Use: *The Vision Beaufort | 2020 Comprehensive Plan* designates these parcels as within the Corridor Mixed-Use (G-3B) Framework Zone. The G-3 sector is intended to apply along high-capacity regional thoroughfares at major transportation nodes, or along portions of highly traveled corridors, and

the corridor mixed-use (G-3B) designation is intended for a mixture of regional-serving commercial, residential, and institutional destinations.

In accordance with 10.2.1.C.3 and of *The Beaufort Code* the Metropolitan Planning Commission shall have the power and duty to recommend the annexation of parcels into the City limits for adoption by City Council.

In accordance with 10.2.1.C.4 of *The Beaufort Code* the Metropolitan Planning Commission shall have the power and duty to review and make recommendations concerning all requests for zoning within the growth area.

Public Hearing: A public hearing was held on Tuesday, December 15, 2020 at 7 pm via Zoom and broadcasted via livestream on Facebook.

2 STAFF ASSESSMENT

The subject parcels are contiguous with the City of Beaufort's primary service area. This satisfies the *Vision Beaufort/2020 Comprehensive Plan's* Framework Plan recommendation that "annexation areas should be contiguous to the primary service area or within a maximum of 2 miles" (pg. 73). The petition for annexation conforms with South Carolina Code Section 5-3-150 (3), which authorizes this method of annexation of privately owned property.

To help guide individual zoning decisions, the Comprehensive Plan includes a Framework Plan Conversion Matrix table (pg. 55) that identifies the appropriate Transect Zone(s) and Zoning Categories for each Framework Zone. The subject parcels are located within the Corridor Mixed-Use (G-3B) Framework Zone, and the conversion matrix identifies the T5-Urban Corridor (T5-UC) District as compatible with this framework zone.

The Framework Plan also identifies the subject parcels as being within a designated regional center. Regional Centers are mixed-use activity centers with employment and commercial uses that attract people from beyond the immediate neighborhoods and from surrounding communities. The requested T5-UC District is appropriate for parcels located within a designated regional center.

The applicant has requested that the subject parcels be zoned T5-Urban Corridor/ Regional Mixed-Use (T5-UC/RMX) district upon annexation. As described in *The Beaufort Code*, the T5-UC district consists of higher density, mixed-use buildings that accommodate retail, rowhomes, offices, and apartments located along primary thoroughfares. Similarly, *The Beaufort Code* notes that the RMX district's intensity accommodates region- and community-serving commercial and business uses, as well as highway-oriented businesses.

3 STAFF RECOMMENDATION

Annexation: Approve

Requested Zoning of parcels to T5-UC/RMX district (contingent on annexation): Approve