

**BEAUFORT–PORT ROYAL
METROPOLITAN PLANNING COMMISSION**

AGENDA

1911 Boundary Street, Beaufort, SC 29902

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

Wednesday, February 15, 2023, 5:00 P.M.

City Hall, Council Chambers, 2nd Floor – 1911 Boundary Street, Beaufort, SC

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83985510598?pwd=Nltdbms0YVAxbGRLRzhBTk4zRTJQdz09>

Password: 408543 Meeting ID: 839 8551 0598 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 19, 2022 Meeting Minutes**

IV. **Questions Relating to Military Operations**

V. **Review of Projects for the City of Beaufort:**

 A. **None.**

VI. **Review of Projects for the Town of Port Royal:**

 A. **Town of Port Royal – Annexation.** Annex 12.15 acres at 450 Parris Island Gateway. The property is further identified as District 100, Map 31, Parcel 36. The applicant is Gateway Holdings LLC via Stout Ventures. (AX22-03)

 B. **Town of Port Royal – Zoning Request.** Zone 12.15 acres at 450 Parris Island Gateway. The property is further identified as District 100, Map 31, Parcel 36. The applicant is Gateway Holdings LLC via Stout Ventures. The requested zoning designation is T4 Urban Center. (AX22-03)

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.

Metro Planning Commission
Annexation and Rezoning Analysis PR-AX 23-01
Meeting Date: February 15, 2023

Applicant

Stout Ventures

Site

Approximately 12.15 acres owned by Gateway Holdings LLC.

The plat map references for these properties are District 100, Map 31, Parcel 36.
The address for the parcel is 450 Parris Island Gateway.

There is an existing mobile home park on the property. **Exhibit A**

The Annexation

Comprehensive Plan and Northern Regional Plan

These parcels are included on the **Future Land Use Planning for Port Royal** map in the Built Environment and Future Land Use chapter of the Town's Comprehensive Plan. The parcels are within the Future Growth Boundaries of the Northern Regional Plan.

Delivery of Services

The parcels are in an area served by the Beaufort Jasper Water and Sewer Authority. The Beaufort – Port Royal Fire Department and Port Royal Police Department will be the first deliverers of services for these parcels. The Town would provide (by contractor or town employee) curb side household garbage pick-up, curbside yard debris pick-up, curbside bulk item pick-up, and mandatory recycling pick-up.

Zoning

Land Use Compatibility and the Comprehensive Plan

Please see the **Future Land Use Planning for Port Royal** map (**Exhibit B**) and the Town's **Zoning Map (Exhibit C)**.

The parcels are found on the town's Future Land Use Map and are identified in a ½ mile radius community node intended to improve Port Royal's livability, accommodate growth, and protect the natural environment. New centers and community nodes can be located along major transportation routes that can support day to day needs, a mix of uses, affordable housing and provide a walkable destination. Older centers can be re-imagined over time to also support a broader mix of uses and walkability. Staff has noted a recent increase in development activity along the corridor from Oak View Drive to Grober Hill Road.

Present Zoning

The parcels are currently zoned **C3 Neighborhood Mixed-Use (C3NMU)**. The Beaufort County Community Development Code states that the **C3NMU** zone provides for high-quality, moderate-density residential development, with denser areas of multi-family and mixed-use development to provide walkability and affordable housing options. The design requirements are intended to provide a suburban character and encourage pedestrian, as well as automobile, access.

Proposed Zoning

Please reference **Article 3, Section 3.2.70** for the Specific to Zone standards and **Article 4, Section 4.1.30**, for the Specific to Use allowances.

The proposed zoning is T4 Urban Center.

The **Urban Center (T4UC) Zone** is intended to integrate vibrant main-street commercial and retail environments into a walkable neighborhood framework. This area serves as the focal point for the community, providing access to day-to-day amenities and transit.

The property has frontage on Parris Island Gateway.

Environmental Issues

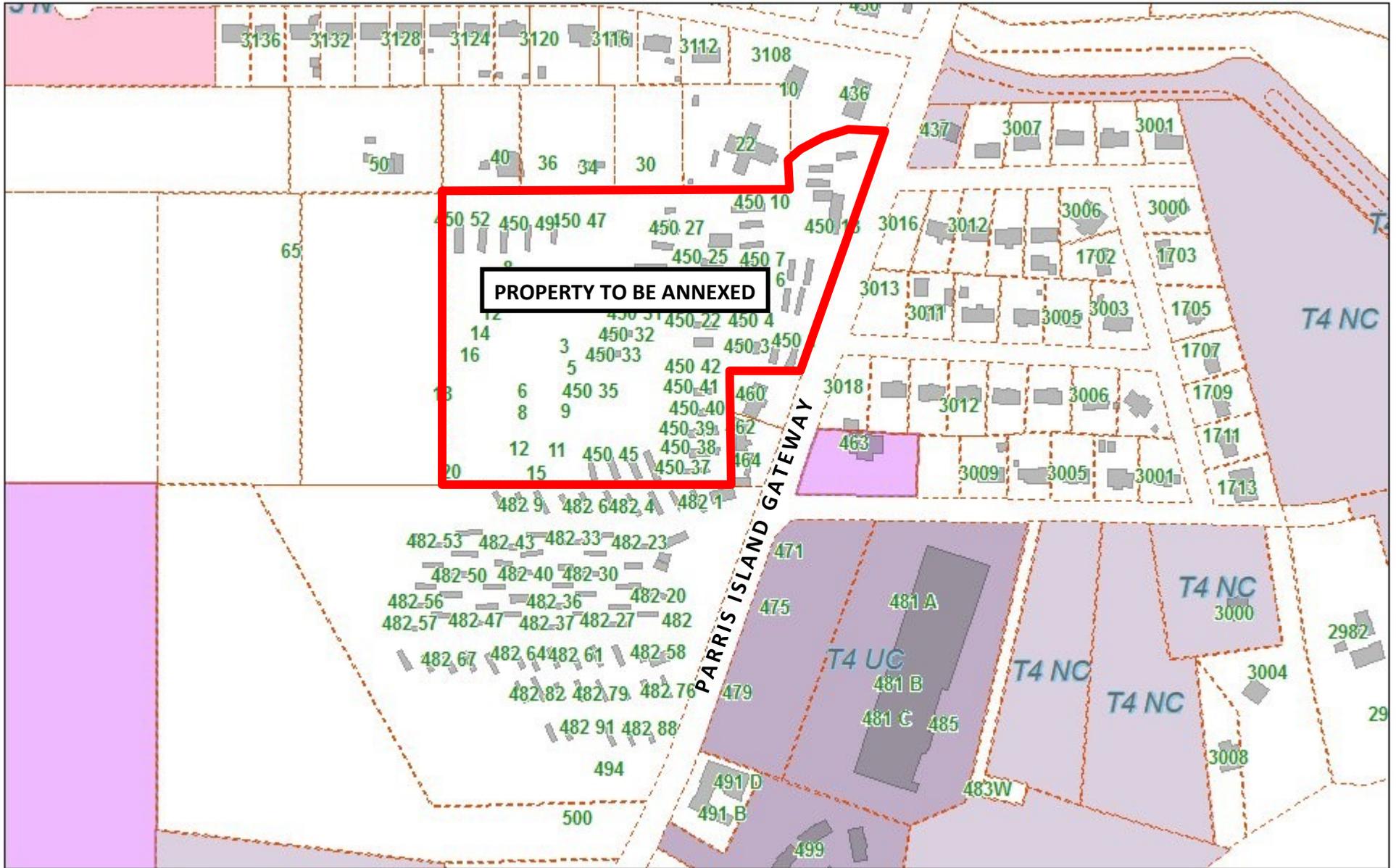
The rear half of the property is fully forested and will be critical to reestablishing a tree canopy near and along the Parris Island Gateway corridor. Considerate site planning (clustering) could lend itself to a new development pattern that is more functional in a mixed-use environment than the existing single-family sprawl north and east of the site.

Public Notification

Letters have been sent to property owners within 400 feet of the properties.

Exhibit A

Stellar Court Mobile Home Park Annexation



2/7/2023, 2:07:39 PM

- Parcels
- Building Footprints
- Town of Port Royal Zoning
- T3 NEIGHBORHOOD CENTER
- T4 NEIGHBORHOOD CENTER
- T4 NEIGHBORHOOD CENTER OPEN
- T4 URBAN CENTER

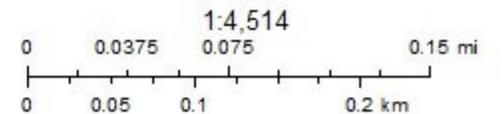
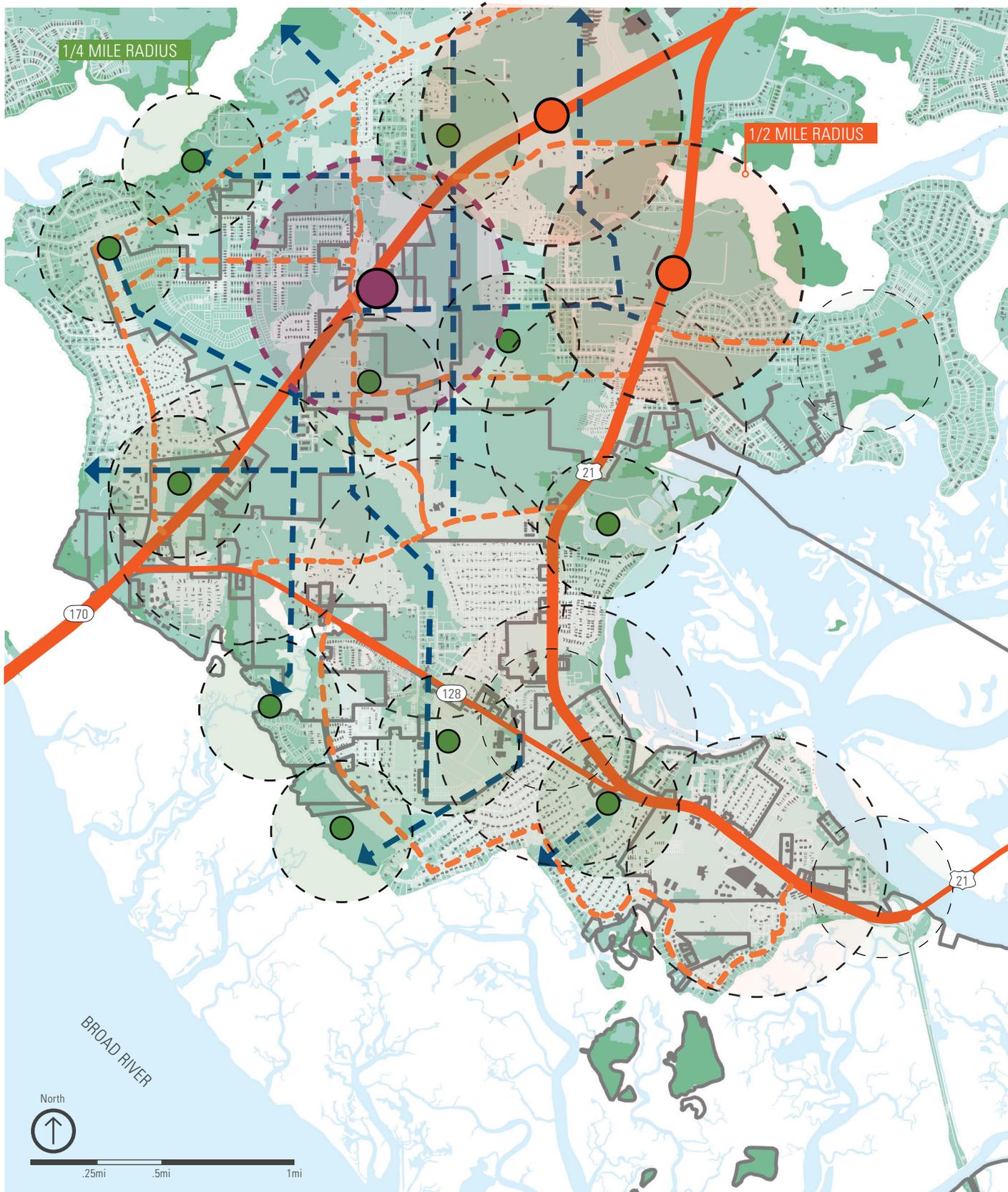


Exhibit B

Built Environment and Future Land Use

FUTURE LAND USE PLANNING FOR PORT ROYAL



WEST PORT ROYAL