

**BEAUFORT–PORT ROYAL
METROPOLITAN PLANNING COMMISSION
AGENDA**

1911 Boundary Street, Beaufort, SC 29902
Phone: 843-525-7011 ~ Fax: 843-986-5606

Monday, March 21, 2022, 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/85087396987?pwd=YnFmL3YxemhPeEdNM2s2MWRSWHFzZz09>

Password: 560732

Meeting ID: 850 8739 6987

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. February 14, 2021 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 1.51 acres at 32, 32B, and 34 Savannah Highway. The properties are further identified as District 100, Map 33A, Parcels 254, 404, and 406. The applicants are Merre Coyman and Ankur Patel.

B. Town of Port Royal – Zoning Request. Zone 1.51 acres at 32, 32B, and 34 Savannah Highway. The properties are further identified as District 100, Map 33A, Parcels 254, 404, and 406. The applicants are Merre Coyman and Ankur Patel. The proposed zoning is T4 Urban Center.

VII. Review of Projects for Beaufort County:

A. None

VIII. Discussion

IX. 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 – February 14, 2022

1. CALL TO ORDER

3:20

A meeting of the Metropolitan Planning Commission was held in person on December 20, 2021, at 5:03 pm.

2. ATTENDEES

Members in attendance: Michael Tomy (Chairman), Judy Alling (Vice-Chair), Jason Hinchler and Wendy Zara.

Members Absent: Sue Cosner and Caroline Fermin.

Staff in attendance: David Prichard (City of Beaufort Director of Community and Economic Development), Heather Spade (City of Beaufort Planner of Community and Economic Development) and Rob Merchant (Beaufort County Director of Planning and Development).

3. REVIEW OF MINUTES

4:12

Motion: Ms. Zara made a motion to approve the December 20, 2021 meeting minutes; seconded by Ms. Alling. 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, Traci Guldner at 843-525-7024 or by email at tguldner@cityofbeaufort.org

4. QUESTIONS RELATING TO MILITARY OPERATIONS

4:57

None.

5. REVIEW OF PROJECTS FOR THE CITY OF BEAUFORT

5:20

- A. **Watercrest - Multi-Family Development Sketch Plan and Street Names.** The applicant, Andrews Engineering, Inc. (Ryan Lyle), is requesting sketch plan and street name approval of a parcel located on the south side of Broad River Boulevard, approximately 250' northeast of the intersection of WK Alston Drive and Broad River Boulevard Drive. The

proposed development, currently referred to as Watercrest, will be a multi-family development that totals 37.7 acres.

Motion: Ms. Zara made a motion to approve concept plan 12 of the Watercrest development and send it back to the Design Review Board (DRB). Seconded by Ms. Alling. The motion passed unanimously.

B. City of Beaufort 2021 Comprehensive Plan Draft-Final

46:37

Mr. Prichard presented the Final draft of the 2021 City of Beaufort Comprehensive Plan.

Motion: Mr. Hinchler made a motion, seconded by Ms. Alling to recommend approval of the plan.

Ms. Zara would like to add an amendment to the motion that all the maps that show Clarendon planation easement be corrected which are map CF -4 and LU9 and LU13. Mr. Prichard will look into this.

Amended Motion: Mr. Hinchler amended his motion to include checking the maps and make sure that specifically for Clarendon.

After further discussion regarding what Jesse White put forward for consideration, Mr. Hinchler **amended his motion** to that we recommend approval of the comprehensive plan, while asking staff to please review the maps for Clarendon as well as please take into consideration the letter and suggestions from Jesse White and also for staff to look at the Clarendon maps being corrected.

The motion passed unanimously.

6. ADJOURN

1:01:24

Mr. Tomy made a motion to adjourn the meeting; seconded by Ms. Zara. The meeting ended at 7:00 pm.

Chair

Date of approval

City of Beaufort – Town of Port Royal
Joint Metro Planning Commission
Annexation and Rezoning Analysis PR-AX 22-01
Meeting Date: March 21, 2022

Applicant

Merre Coyman and Ankur Patel

Site

Approximately 1.51 acres owned by Merre Coyman (.58 acres) and Patel Properties Holding LLC (.95 acres).

The plat map references for these properties are District 100, Map 33A, Parcels 254, 404, and 406. The addresses for the parcels are 32, 32B, and 34 Savannah Highway.

There is an existing 1,900 SF office building on 34 Savannah highway and a 2,624 SF convenience store and 1,274 SF gas canopy on 32 Savannah Highway. **Exhibit A**

The Annexation

Comprehensive 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 Boundary for the town.

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.

The Comprehensive Plan also sets forth a strategic action to “create a prioritized annexation strategy and priority map to guide future annexations that consider areas closest to town, transportation, shopping, and service infrastructure as higher priorities.” (Built Environment and Future Land Use, p. 91)

Present Zoning

The parcels are currently zoned T4 Neighborhood Center. The Beaufort County Community

Development Code states that the T4NC zone is intended to integrate vibrant main-street commercial and retail environments into neighborhoods, providing access to day-to-day amenities within walking distance, creating potential for a transit stop, and serving as a focal point for the neighborhood. The zone implements the County Comprehensive Plan goals of creating areas of higher intensity residential and commercial uses in Beaufort County, the City of Beaufort and Town of Port Royal.

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 properties have frontage on Savannah Highway.

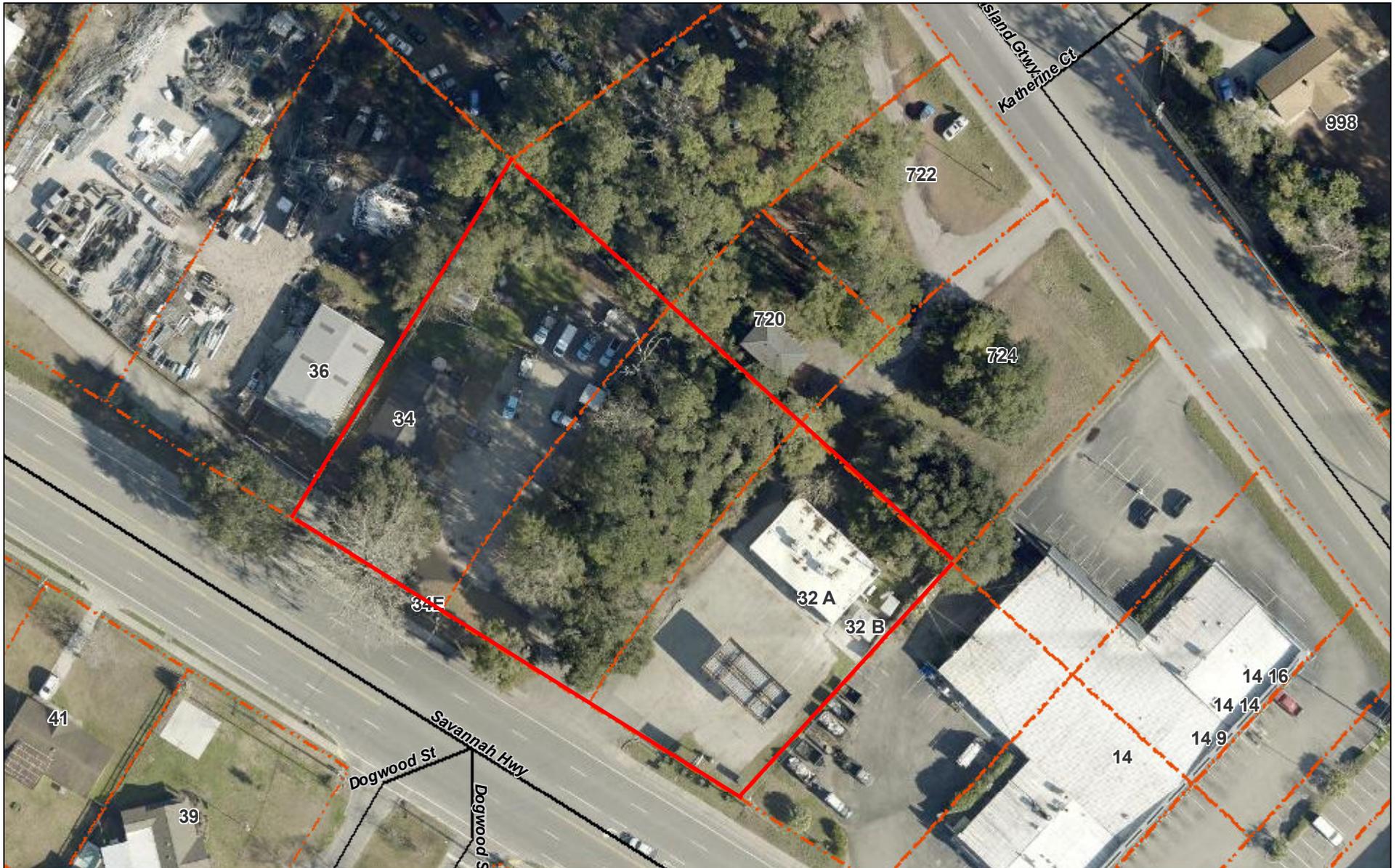
Environmental Issues

There are no environmental issues.

Public Notification

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

32, 32B, 34 Savannah Highway



3/10/2022, 2:41:46 PM

Road Classifications

— STATE, PAVED

- - - LiveParcels

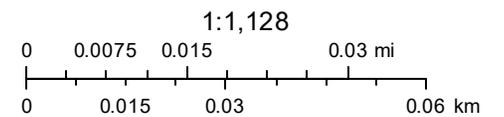


Exhibit B

Built Environment and Future Land Use

FUTURE LAND USE PLANNING FOR PORT ROYAL



WEST PORT ROYAL

Exhibit C - Current Town Zoning

