

**BEAUFORT–PORT ROYAL
METROPOLITAN PLANNING COMMISSION**

AGENDA

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

Monday, April 17, 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/88535366126?pwd=NVYyTFVEaDNzOUVnVnJqMnRZZXE3dz09>

Password: 954907

Meeting ID: 885 3536 6126

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 15, 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 – Rezoning Request. Rezone .39 acres at 2001 Berkeley Circle. The property is further identified as District 110, Map 10, Parcel 343. The applicant is Tina Fripp. The current zoning is T3 Edge. The requested zoning designation is T4 Neighborhood Center - Open.

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 – February 15, 2023

CALL TO ORDER

2:02

A meeting of the Metropolitan Planning Commission was called to order by Susan Cosner, Chair, and was held in-person on February 15, 2023 at 5:02 PM.

ATTENDEES

Members in attendance: Sue Cosner (Chair), Wendy Zara (Vice-Chair), Judy Alling and James White.

Members absent: Caroline Fermin and Jason Hinchler.

Staff in attendance: Noah Krepps, Port Royal Planning Director.

REVIEW OF MINUTES

2:55

No minutes (December 19, 2022) to review since Ms. Bachety was out sick but will be forth coming. Mr. White said he will abstain from these minutes since he was not at that meeting.

All [Insert name of Review Board] 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 tgundler@cityofbeaufort.org.

QUESTIONS RELATING TO MILITARY OPERATIONS

3:27

None.

APPLICATIONS

4:54

- 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)

Noah Krepps stated this annexation came before the MPC before. This proposal was originally packaged in a 3-petition annexation, 100% petition. Because the petition was signed and entered as three parcels under the 100%, we are now hearing just a single parcel from within that petition because technically it is not being petitioned the same way.

The property is 12.15 acres on Parris Island Gateway is in an existing mobile home park with about 50 homes being lived in currently. It is currently zoned C3 Neighborhood Mixed-Use (C3NMU) in Beaufort County. The proposed zoning is T4-Urban Center. Both of the other parcels that were passed within this petition were mainly wetlands. Mr. Krepps noted on the map shown as “Property to be Annexed”, that all the addresses on the map’s west side, which do not show a building footprint underneath them, are not currently rented for mobile homes and are within a wetland area. So, the Town decided that with the environmental and topographical constraints on this property that it was justifiable to propose T4-Urban Center zoning for the entire parcel rather than just the highway frontage in hopes that a future developer would be able to (1) incorporate commercial frontage space into this project and (2) still maintain the unit count that they need to get from the residential portion of development. The property is within the Future Growth Boundaries of the Town of Port Royal. It will be serviced by Beaufort-Jasper Water & Sewer due to its proximity to an existing sewer line. And the Town of Port Royal emergency services and garbage will service this property as well.

Motion: I move to recommend approval of the annexation of 12.15 acres at Parris Island Gateway from the County into the Town of Port Royal also known as District 100, Map 31, Parcel 36 (ZA 22-01).

All in favor: Sue Cosner, Wendy Zara, Judy Alling, James White

Motion made by: Wendy Zara

Seconded by: Judy Alling

Opposed: None

Vote: 4:4

- B. Town of Port Royal – Zoning Request.** Zone 12.15 acres a 450 Parris Island **13:55**
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)

The property is currently zoned C3 Neighborhood Mixed-Use (C3NMU) in Beaufort County. The proposed zoning is T4-Urban Center. Ms. Zara asked in the Urban Center zoning, could there be commercial or residential. Mr. Krepps clarified it could be both. Ms. Alling asked what the zoning was diagonally across the street. Where the Sky City parking lot with the food trucks is, is zoned T4-Urban Center. Ms. Zara asked how many units under that zoning could be built on the lot given the wetlands. Mr. Krepps explained that none of the Town zoning districts have a maximum or minimum unit per acre. We use the Design Review Process to help applicants to understand the unit count they will be able to get to move forward. Mr. White asked what the difference between the current county zoning is of the C3. Mr. Krepps explained that the mobile home park was existing and that was the zoning district at the time of the Form-Based Code adoption that met was going on for the use of that site already and could potentially be slightly densified to a more single-family style neighborhood which matches what is across the street.

Ms. Cosner asked where Stout Adventures is located. In the Fayetteville, Charlotte area of NC; not local, Mr. Krepps said.

Motion: I move to recommend council approval of zoning request of 12.15 acres at Parris Island Gateway to TC-Urban Center.

Motion made by: Judy Alling

All in favor: Sue Cosner, Wendy Zara, Judy Alling, James White

Seconded by: Wendy Zara

Opposed: None

Vote: 4:4

Mr. Krepps added to the record that this was heard at first reading at Town Council's February meeting. They made a motion to approve it with the caveat that it come to the Planning Commission before second reading.

ADJOURNMENT

21:11

Motion: Ms. Zara made a motion for adjournment at 5:21 pm. seconded by Ms. Alling. The motion passed unanimously.

**City of Beaufort - Town of Port Royal – Beaufort County
Joint Metropolitan Planning Commission
Rezoning Analysis
Meeting Date: April 17, 2023**

Applicant

Tina Fripp

Site

Approximately .39 acres located at 2001 Berkeley Circle, also identified as District 110, Map 10, Parcel 343. **See Location Map, Exhibit A.**

Present Zoning and Existing Development

The parcel is zoned T3 Edge (T3E). The T3E district is a special area that forms at the fringe of Town limits where land meets adjacent waterways. While almost exclusively residential, civic and park functions are also complimentary to the character within the T3 Edge zone.

Proposed Zoning

The proposal is to rezone the front .39 acres of a .55-acre site to T4 Neighborhood Center – Open (T4NC-O). The intent of the T4NC-O Sub-Zone is to provide neighborhoods with a broader amount of retail and service uses in the scale and character of the T4NC zone. **See Exhibit B, Zoning Map.**

Comprehensive Plan / Land Use Compatibility

The Future Land Use map designates this property as Urban/Mixed Use. Future development should be compatible with the type and mix of land use currently found in Town with an emphasis on infill and redevelopment and walkable, mixed-use communities. The parcel is proposed to be included in a Redevelopment Overlay District, which was recommended to Town Council by the Redevelopment Commission. Town Council voted in favor of establishing the Overlay, and staff is currently drafting an ordinance.

See Exhibit C, The Future Land Use Map.

Environmental Issues

None

Public Service Issues

None

Letters were sent to property owners within 400 feet of the property being rezoned.

2001 Berkeley Circle



4/10/2023, 10:51:01 AM

- Road Classifications**
- Blue: Band_3
 - STATE, PAVED
 - PRIVATE, PAVED
 - LiveParcels
 - Red: Band_1
 - Green: Band_2

1:1,128

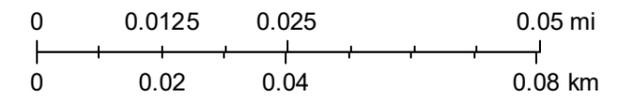


EXHIBIT B

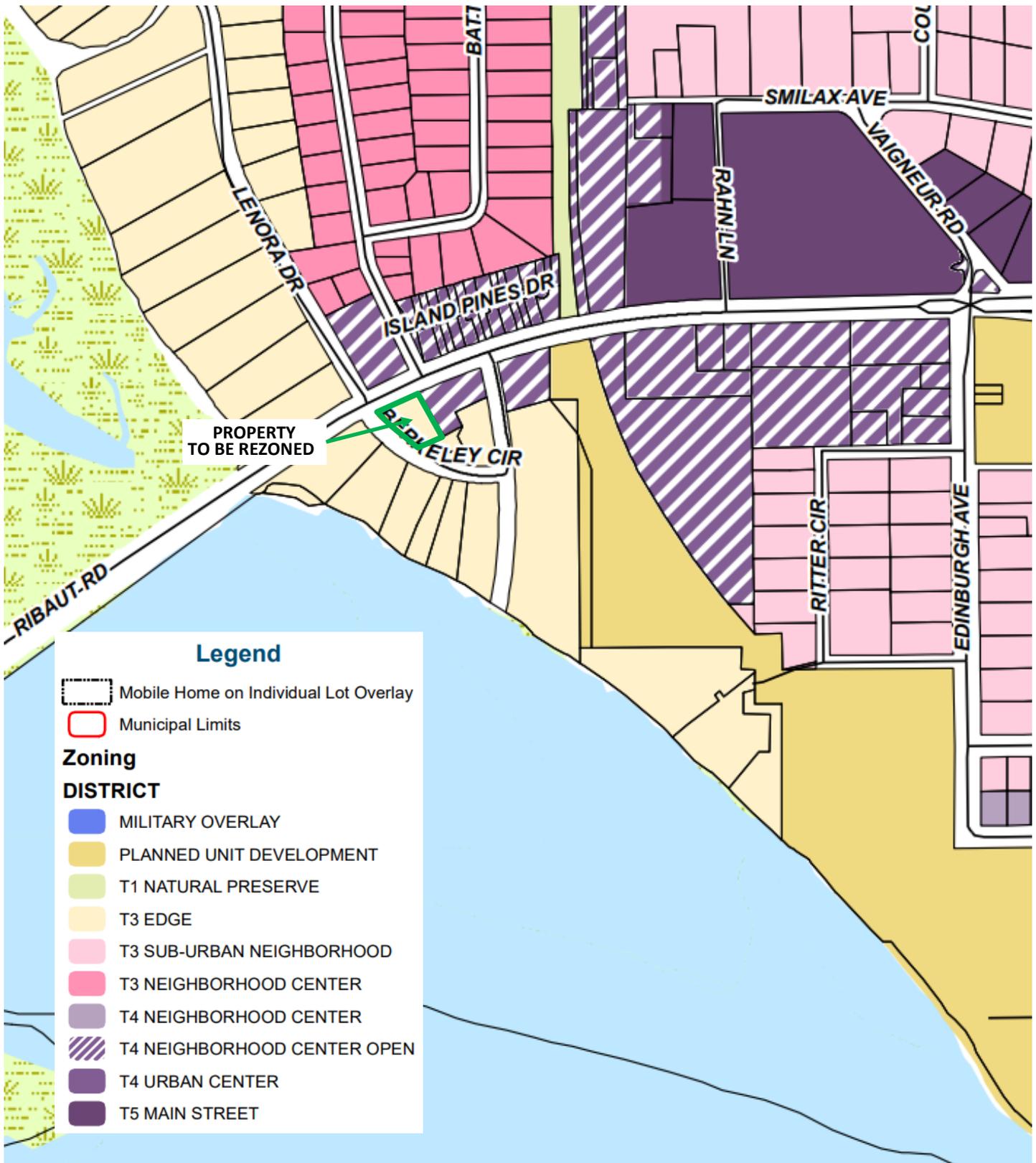
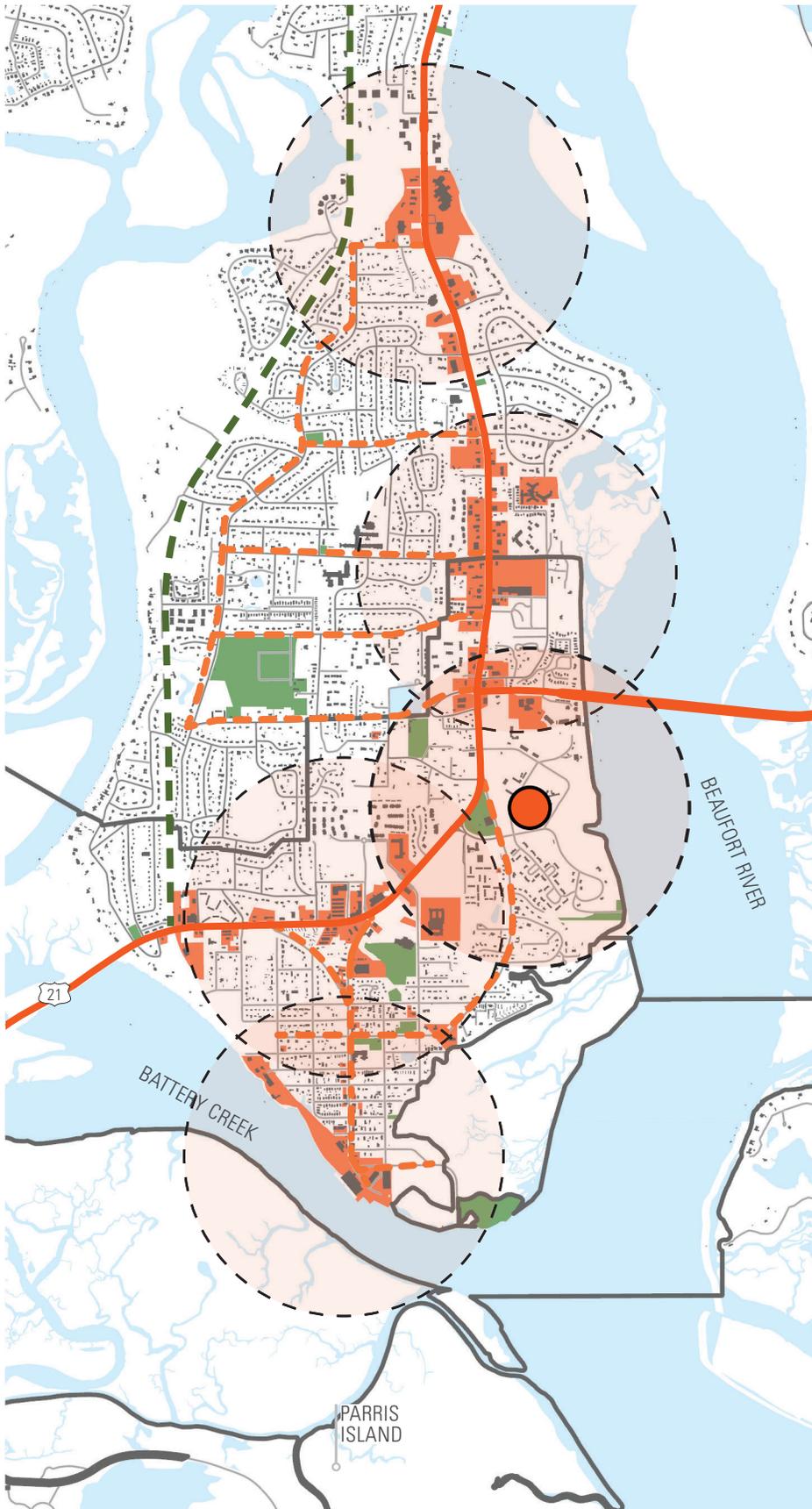


EXHIBIT C



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.

- Existing Commercial Land Use
- Possible New Community Node (retail, services, conveniences)
- Possible New Community/Mixed Use Node (walkable retail mixed use)
- Port Royal Boundary
- Water Bodies
- Building Footprints
- Existing Parks
- Street Type A**
+ Multipurpose path off road
- Street Type B**
+ Sidewalks plus bike lane in road

Source: Beaufort County