

**BEAUFORT–PORT ROYAL
METROPOLITAN PLANNING COMMISSION**

AGENDA

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

Monday, May 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/85314258156?pwd=RU0yWEFERzhiNlplZEtzV2JYeHpadz09>

Password: 344429 Meeting ID: 853 1425 8156 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. **Welcome New MPC Member, Josh Gibson.**
- IV. **Review Commission Meeting Minutes:**
 - A. March 30, 2022 Meeting Minutes
- V. **Questions Relating to Military Operations**
- VI. **Review of Projects for the City of Beaufort:**
 - A. City of Beaufort – Rezoning. Rezoning of a parcel of property located at 1208 Pigeon Point Road identified as R120 004 000 1007 0000. The current zoning is T5-Urban Corridor District (T5-UC). The proposed zoning is T4-Neighborhood (T4-N). Applicant: Beaufort Midway Development, LLC.
- VII. **Review of Projects for the Town of Port Royal:**
 - A. None.
- VIII. **Review of Projects for Beaufort County:**
 - A. None.
- IX. **Adjournment**

Note: If you have special needs due to a physical challenge, please call Julie Bachety at (843) 525-7011.



STAFF REPORT: 1208 Pigeon Point Rezoning

DATE: May 15, 2023

GENERAL INFORMATION		
Applicant:	Cory Post, Agent for Duncan and Jacqueline Elliot	
Site Location/Address:	1208 Pigeon Point Road/R 120 004 000 1007 0000	
Applicant's Request:	The Applicant is requesting a zoning map amendment for the property located at 1208 Pigeon Point Road to zone the property T-4N, from its current T-5 UC designation for the subdivision of three single family homes.	
Current Zoning:	T-5 UC	
ZONING DISTRICT INFORMATION		
	<u>T-5 UC</u>	<u>T-4 N</u>
Max Density	N/A	N/A
Min. Lot Size	N/A	N/A
Min. Frontage Build Out	60%	75%
Front Setback	0'/15' max	0' min/15' max
Side Setback	0'-10' max	0-15 max
Rear Setback	5'	10'
Building Height:	5 stories	4 stories
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>
North: T-4 N	Single Family	N/A
South: T-5 UC	Single Family/Commercial	N/A
East: T-4 N	Townhouses	N/A
West: T-5	Commercial	N/A

PROPOSAL

The Applicant has applied for a zoning map amendment from T-5UC to T-4 N for a 11,374 sq. ft. property located at 1208 Pigeon Point Road. The property is currently vacant, and if rezoned, the Applicant proposes to subdivide the lot and build three single family homes. Currently, the entire block is zoned T-5 UC which does not allow single family homes as permitted uses. Five entire blocks North of Boundary up to Calhoun Street, are currently zoned T-5 UC. Should this amendment be accepted, it would be the first property rezoned out of the T-5 US zoning in these five blocks.

ZONING DISTRICT DIFFERENCES USES/DEVELOPMENT STANDARDS:

The T-5 UC district is intended for dense urban uses from apartments to mixed use and commercial, while the T-4 N District is an urban neighborhood district intended for limited commercial uses. The primary code (use and setback) differences in zoning from the current T-5 UC and the T-4 N district are as follows:

	T-5 UC	T-4 N
Height	5 stories (2 story minimum)	4 stories (no minimum)
Building Lot Width Max	160' max	100' max
Frontage Requirement	60% min; 85% max	60% min; no max
Uses	No Single Family uses (existing) No Vehicle Service Conditional Use No Drive Thru Conditional Use No Gas Station No Light Industrial Services Conditional use	Single Family a permitted use Vehicle Service Conditional Use Drive Thru Conditional Use Gas Station Light Industrial Services Conditional use

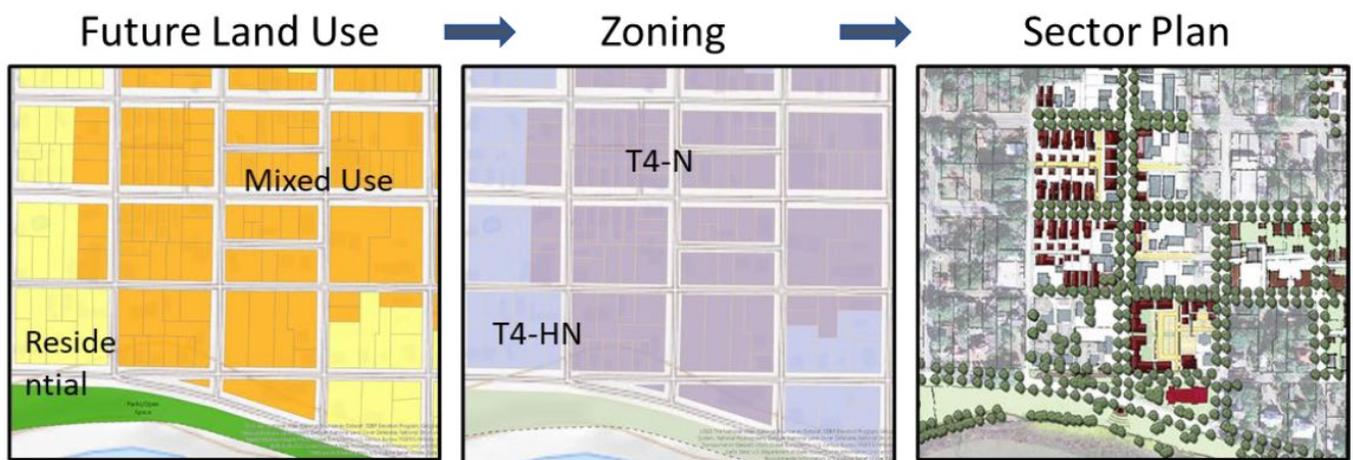
FUTURE LAND USE PLAN

The Future Land Use Map envisions the area as General Urban, which would support both the existing T-5 UC and T-4 N zoning districts.

 Land Use	Separated Uses ←		Intensity of Use	→ Separated Uses	 order of precedence
	Industrial	Urban Center	General Urban	Neighborhood	
Zoning Classification	LI	RMX	T5-DC	T4-HN	T1
	RMX	T5-UC	IC	T3-N	
	T5-UC	IC	T4-N	T3-S	
		LI	T1		

CIVIC MASTER PLAN

The Comprehensive Plan set the future land, based on the recommendations of the Zoning and Civic Master Plan—specifically the Sector Plan for each City area. In this case, the property is part of the Pigeon Point Infill area depicted in the Map below. The Sector Plan calls for a dense urban pattern with larger buildings along this block.



The Civic Master Plan envisioned the area as dense urban infill.



REZONING REVIEW CRITERIA

Required Findings: The MPC is to recommend a rezoning to the City Council utilizing the factors found in Section 9.16.3 C found below. Staff analysis on the project based on these findings is found below.

(a check mark indicates Staff support; an x indicates lack of Staff support on each item).

a. Consistency (or lack thereof) with the Comprehensive Plan and Civic Master Plan.

Staff finds this condition **has been partially** satisfied for the following reasons:

- x. The Civic Master Plan envisions an urban block as part of its Pigeon Point Infill Development.
- x. Should this property be developed out of the T-5 UC zoning, it will be difficult to achieve the dense urban corridor for this block, and may impact nearby T-5 blocks North of Boundary Street.

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- ✓ The Comprehensive Plan depicts this area as General Urban, which is envisioned with T-5 UC and T-4 N development patterns, with dense mixed use/urban uses.

b. Compatibility with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood;

Staff finds this condition has been partially satisfied for the following reasons:

- ✓ None of the existing properties in this neighborhood have developed in a T-5 UC manner, with dense urban buildings, at least two stories in height, built up to the sidewalk.
- x. There are no current single family uses on the block, and the zoning requested would establish a lower density development pattern.
- x. Most of the block has developed with commercial or multi-family uses, as envisioned by the Civic Master Plan.

c. Suitability of the property that would be affected by the amendment;

- ✓ Staff finds this factor has been satisfied for the following reasons:
 - The lot is vacant, flat, and easily subdivided.

d. Compatibility with the natural features of — and any archaeological or cultural resources on — the property

- ✓ Staff finds this condition **has** been satisfied for the following reasons:
 - Staff is not aware of any special natural or cultural resources present on the lot.

e. Marketability of the property that would be affected by the amendment; and

- x. Staff finds this condition **has not** been satisfied for the following reasons:
 - As aforementioned, should this property be developed in a traditional single family development pattern, the suitability of the property and the rest of the block for general urban uses envisioned in the Civic Master Plan would be permanently lost.

f. The availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property.

- ✓ Staff finds this condition **has** been satisfied for the following reasons:
 - The current infrastructure would support the lower density uses, without any additional improvements.

Additional Staff Comments:

The downzoning of this property has future impacts that the MPC and City Council must consider. While the rezoning would follow the Future Land Use Plan, it would contradict the Civic Master Plan. As urban development requires the redevelopment and infill development of entire blocks to make for practical

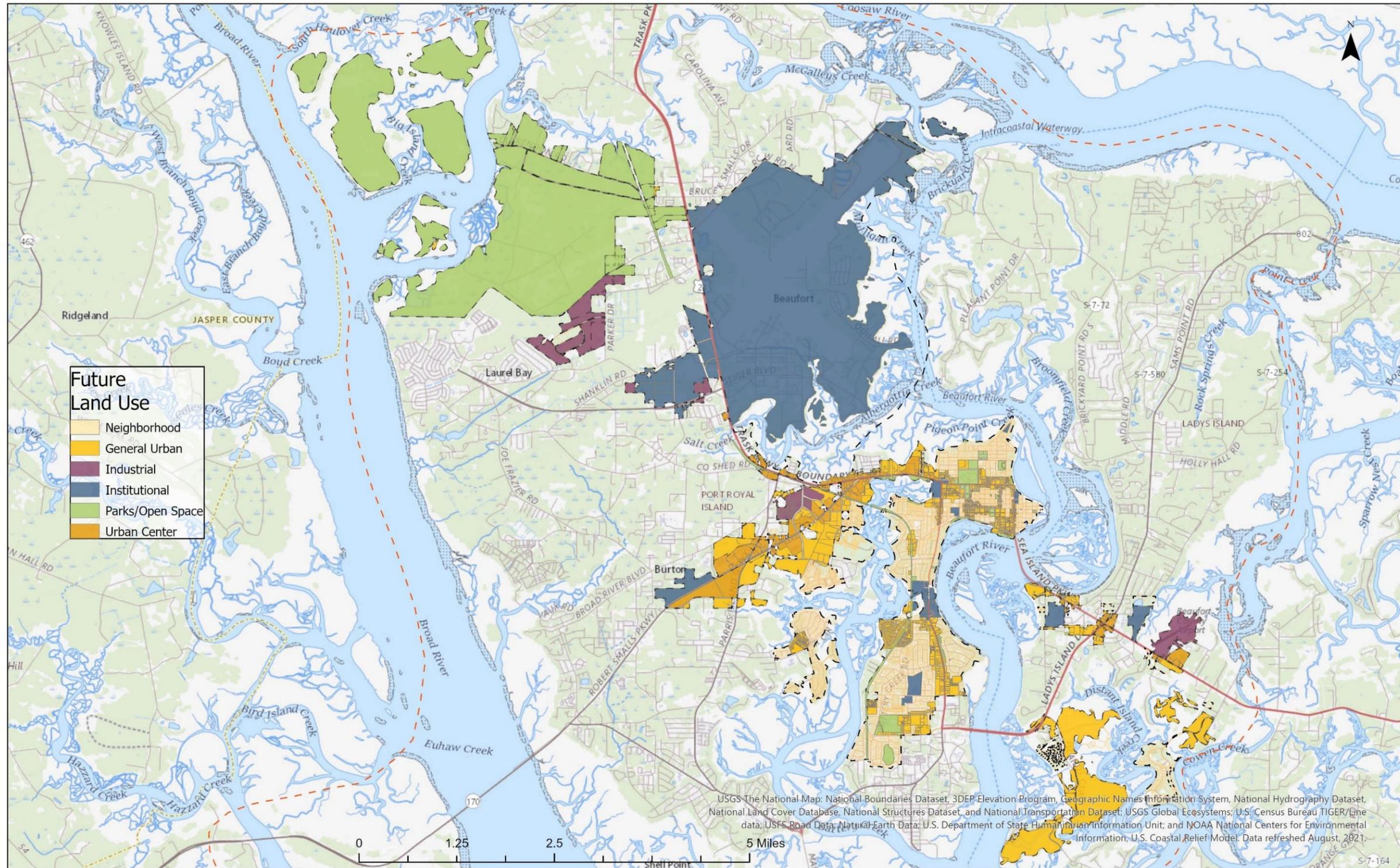
development, this rezoning would likely preclude the denser urban form envisioned in the Pigeon Point Infill Sector Plan from ever coming to fruition.

PUBLIC NOTICE AND COMMENT

Notice of the Metropolitan Planning Commission hearing has been mailed to property owners within 200 feet of the subject property, a legal ad published, and the property was posted as required by the Development Code.

FINDINGS AND RECOMMENDATIONS

Staff recommends disapproval of the rezoning requested for the property located at 1208 Pigeon Point as it does not satisfy the following recommended findings found in pages 4-5 of this staff report, as per the requirements of Section 9.16.3 C.



Map 5 Future Land Use