

**BEAUFORT–PORT ROYAL
METROPOLITAN PLANNING COMMISSION**

AGENDA

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

Monday, May 16, 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/87222089947?pwd=aGszZVFqSGNmVEswcDJnUDdRNnRtZz09>

Password: 299017 Meeting ID: 872 2208 9947 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. April 16, 2021 Meeting Minutes

IV. Questions Relating to Military Operations

V. Review of Projects for the City of Beaufort:

A. City of Beaufort Annexation. Annexation petition for properties located at 533 Robert Smalls Parkway, 145, 149 Sea Island Parkway, 1404, 1407, 1507, No address (R100 001 000 0006 0000),1610, 1716 Greenlawn Drive, 2512, 2513, 2515, 2517, 2519, 2520, 2525 Greenlawn Circle, 20, 24, 34, 110, 113, 116 Old Jericho Road, 1 Parris Island Gateway, No Address (R100 029 000 010B 0000) Ice House Road, 1502 Palmetto Drive, and 5 Estelle Road; pursuant to S.C. Code section 5-3-150(1).

B. City of Beaufort Zoning. Zoning of properties located at 533 Robert Smalls Parkway, 145, 149 Sea Island Parkway, 1404, 1407, 1507, No address (R100 001 000 0006 0000),1610, 1716 Greenlawn Drive, 2512, 2513, 2515, 2517, 2519, 2520, 2525 Greenlawn Circle, 20, 24, 34, 110, 113, 116 Old Jericho Road, 1 Parris Island Gateway, No Address (R100 029 000 010B 0000) Ice House Road, 1502 Palmetto Drive, and 5 Estelle Road.

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

A. None

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 – April 18, 2022

1. CALL TO ORDER

1:07

A meeting of the Metropolitan Planning Commission was held in person on April 18, 2022, at 5:01 pm.

2. ATTENDEES

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

Staff in attendance: Heather Spade (City of Beaufort Planner of Community and Economic Development) and Noah Krepps (Town of Port Royal).

3. REVIEW OF MINUTES

1:41

Ms. Alling commented that the minutes submitted to be approved were not detailed as they requested them to be and some of the language is little garbled. Mr. Tomy said the minutes need to be done better and a little more descriptive. We asked last time and asked using a reference, the Northern Regional Plan Implementation Committee minutes to go by and to at least bring them up to that standard. We still are asking for that request. Ms. Spade she will relay that request to staff.

Motion: Ms. Zara made a motion to approve the March , 2002 meeting minutes; 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, Traci Guldner at 843-525-7024 or by email at tguldner@cityofbeaufort.org

4. QUESTIONS RELATING TO MILITARY OPERATIONS

3:40

None.

5. REVIEW OF PROJECTS FOR THE CITY OF BEAUFORT 4:57

- A. **Pointe Grande Beaufort - Multi-Family Development Sketch Plan.** The applicant, Hillpointe, LLC (R. Judson Hall, PE, RLA), is requesting sketch plan approval of a parcel located on the south side of Robert Smalls Parkway, approximately 300’ southeast of the intersection of Burton Hill Road and Robert Smalls Parkway. The proposed development, currently referred to as Pointe Grande Beaufort, will be a multifamily and commercial development totaling 21.13 acres.

Motion: Ms. Zara made a motion that the Commission accepts the applicant’s deferral and that the applicant come back to the Commission with the TIA when they have it; seconded by Ms. Alling. The motion passed unanimously.

6. REVIEW OF PROJECTS FOR THE TOWN OF PORT ROYAL

- A. **Town of Port Royal** – Update on Development in the Town Presentation.

Mr. Krepps gave a brief presentation of the Update on Development in the Town of Port Royal.

7. ADJOURN 1:46:21

Ms. Alling made a motion to adjourn the meeting; seconded by Ms. Zara. The meeting ended at 6:46 pm.

Chair

Date of approval

DATE 2/25/2022

TO THE MEMBERS OF)
CITY COUNCIL) PETITION OF ANNEXATION
CITY OF BEAUFORT, S.C.)

We, the undersigned freeholders, comprising at least seventy-five percent of the freeholders, and owning at least seventy-five percent of the assessed valuation of the real property in the area to be annexed, pursuant to Section 5-3-150(1) of the 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 according 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 the 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:

Parcel 1: R100 028 000 122D 0000; 533 Robert Smalls Pkwy

ALL that certain piece, parcel or lot of land, situate, lying and being on Port Royal Island, Beaufort County, South Carolina, and being a portion of lot a, Street Plantation, containing 8.302 acres, all of which is more particularly shown on that certain plat prepared by Beaufort Surveying, Inc., David S. Youmans. R.L.S., dated the 10th day of June, 1991 and entitled "boundary survey for Steve Green", a copy of which is recorded in the office of the R.M.C. for Beaufort County, South Carolina in plat book 41 at page 89.

The property being conveyed herein is a portion of the property which the grantor acquired by deed of Alphonso w. Pendergrass being dated the 20th day of October, 1962 and recorded in the office of the R.M.C. for Beaufort County, South Carolina in deed book 114 at page 89, attached hereto.

Also:

Parcel 2: R200 015 000 116C 0000; 145 Sea Island Parkway

ALL that certain piece, parcel or lot of land, situate, lying and being in lot 51, section 9, township 1 south, range 1 west, Lady's Island, Beaufort County, South Carolina; being more particularly described as lot 11 on a plat made by R. D. Trogdon, sr., r.l.s., on November 16,

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1956, revised August 2, 1958, and recorded in the office of the clerk of court for Beaufort County, South Carolina, in plat book 11 at page 30 to which plat reference is made for a more complete description of said lot.

This being the same property conveyed to the grantors by deed dated April 27, 2017 from Harry. J. Koutroulakis as trustee of the Sam G. Koutroulakis trust dated July 10, 2015, recorded May 15, 2017 in book 3575 at page 28 in the office of the register of deeds for Beaufort County, South Carolina, attached hereto..

Also:

Parcel 3: R200 015 000 0552 0000; 149 Sea Island Parkway

ALL that certain piece, parcel or lot of land, situate and being in Lot 51, Section 9, Township 1 South, Range 1 West, Lady's Island, and being more fully shown and described as Lot 10 on a plat prepared by R. D. Trogdon, Jr., R. L. S., dated July 8, 1986. Reference is also made to a plat filed of record in the Office of the RMC for Beaufort County, South Carolina in Plat Book 11 at Page 30, attached hereto.

Also:

Parcel 4: R100 001 000 0241 0000; 1404 Greenlawn Drive

ALL that certain piece, parcel or lot of land with the improvements thereon situate, lying and being in the County of Beaufort, South Carolina, being shown and designated as Lot Two (2) of Greenlawn Park Subdivision on a plat prepared by R. D. Trogdon, Sr., R.L.S. dated January 30, 1957, recorded in Plat Book 10 at Page 46 in the Office of the Register of Deeds of Beaufort County, South Carolina, attached hereto.

Also:

Parcel 5: R100 001 000 0261 0000; 1407 Greenlawn Drive

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being on Port Royal Island, Beaufort County, South Carolina, shown and designated as Lot 23 of Greenlawn Park Subdivision as will be more fully shown on that certain plat prepared by R.D. Trogdon, Sr., R.L.S., dated January 30, 1957, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 10 at Page 46, attached hereto.

Also:

Parcel 6: R100 001 000 0257 0000; 1507 Greenlawn Drive

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in Beaufort County, South Carolina, known and designated as Lot No. 19 of the Subdivision of Greenlawn Park, as shown on a plat by R.D. Trogdon, R.L.S, recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 10 at Page 46, attached hereto.

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Also:

Parcel 7: R100 001 000 0006 0000; No Address Greenlawn Drive

ALL that certain piece, parcel or lot of land, situate, lying and being in Beaufort County, South Carolina and shown and designated as Lot 13, Greenlawn Subdivision on that certain plat prepared by RD. Trogdon, Jr., R.L.S., which is recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 10 at Page 46, and further shown on an individual plat prepared by David S. Youmans, RLS dated August 31, 2006, attached hereto.

Also:

Parcel 8: R100 001 000 005O 0000; 2512 Greenlawn Drive

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being on Port Royal Island, Beaufort County, South Carolina, and being designated as Lot 11, Carson R. Rentz Subdivision as shown on a plat by R.D. Trogdon, Sr., Surveyor, dated July 5, 1957, revised August 28, 1957 and recorded in the Register of Deeds Office for Beaufort County, South Carolina in Plat Book 10 at Page 84. For a more complete description as to metes and bounds, courses and distances, reference may be had to an individual plat prepared by David S. Youmans, RLS, dated September 28, 2006, attached hereto.

Also:

Parcel 9: R100 001 000 005N 0000; 2520 Greenlawn Circle

ALL that certain piece, parcel or lot of land with improvements thereon, situate, lying and being near Beaufort in Beaufort County, South Carolina, designated as Lot IO as shown on a plat of Property of Carson R. Rentz made by R.D. Trogdon, Sr. Surveyor, dated August 28, 1957 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book IO at Page 84. For a more particular description of said lot as to metes and bounds, reference is made to an individual plat prepared by R.D. Trogdon, Jr., R.L.S., dated July 13, 1979 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 27 at Page 219, attached hereto..

Also:

Parcel 10: R100 001 000 005J 0000; 2519 Greenlawn Circle

ALL that certain piece, parcel or lot of land, situate, lying and being in the County of Beaufort, State of South Carolina, and shown and designated as Lot 17 of Property of Carson R. Rentz Subdivision on a plat by R. D. Trogdon, Sr., dated August 28, 1957 and recorded in the Office of the RMC for Beaufort County, South Carolina in Plat Book 10 at Page 84. For a more complete description of said lot, reference may be had to an individual plat of said lot prepared for 303 Associates, LLC by David S. Youmans, RLS, dated January 24, 2005, attached hereto.

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Also:

Parcel 11: R100 001 000 005R 0000; 2525 Greenlawn Circle

ALL that certain piece, parcel or lot of land, situate, lying and being in Beaufort County, South Carolina, being shown and designated as Lot 14 on a plat entitled "Property of Carson R. Rentz" prepared by R.D. Trogdon, Sr., dated July 5, 1957, revised August 28, 1957, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 10 at Page 84. For a more detailed description of said property as to metes, courses, distances and bounds, reference may be had to an individual plat prepared by David S. Youmans, R.L.S., dated December 22, 2005, attached hereto.

Also:

Parcel 12: R100 029 000 0059 0000; 34 Old Jericho Road

ALL that certain piece, parcel or tract of land, situate, lying and being in Burton, Beaufort County, South Carolina, being shown as 0.315 acres, more or less, on a plat prepared by Ziad A. Khali, RLS, dated March 31, 2006, and recorded as an attachment to that certain Mortgage recorded in Book 2397, at Page 120, and shown as 0.32 acres on that certain Plat prepared by David E. Gasque, RLS, No. 10506, dated August 10, 2017, and attached hereto.

Also:

Parcel 13: R100 029 000 0057 0000; 20 Old Jericho Road

ALL that certain piece, parcel or lot of land designated as Parcel 57, situate, lying and being in Beaufort County, State of South Carolina, generally bounded and described as follows: On the North by Parcel 56; on the East by Old Jericho Road; on the South by Parcel 58A; and on the West by property now or formerly of Santagati; and having such shape form courses, distances, butting and boundaries as are more fully shown on a plat prepared by David S. Youmans, RLS #9765, Beaufort Surveying, Inc. dated January 17, recorded in the office of the ROD for Beaufort County, South Carolina in Plat Book 148, page 107, attached hereto.

Also:

Parcel 14: R100 029 000 058A 0000; 24 Old Jericho Road

ALL that certain piece, parcel or lot of land designated as Parcel 58A, situate, lying and being in Beaufort County, South Carolina, generally bounded and described as follows: On the North by Parcel 57; on the East by Old Jericho Road; on the South by Parcel 58; and on the West by property now or formerly of Santagati; and having such shape, form, courses distances, butting and boundaries as are more fully shown on a plat prepared by David S. Youmans, RLS #9765, Beaufort Surveying, Inc. dated January, 17, 2008, recorded in the office of the ROD for Beaufort County, South Carolina in Plat Book 148, page 107, attached hereto.

Also:

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Parcel 15: R100 001 000 005F 0000; 1716 Greenlawn

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in Beaufort County, South Carolina, being shown and designated as Lot 7, on a plat of property of Carson R. Rentz recorded in Plat Book 10 at Page 84 in the office of the Register of Deeds for Beaufort County, South Carolina. For a more complete description as to metes, bounds, courses and distances reference may be had to an individual plat prepared by David E. Gasque, RLS, dated February 11, 2000, attached hereto.

Also:

Parcel 16: R100 029 000 0504 0000; 110 Old Jericho Road

ALL that certain piece, parcel, lot or tract of land, with improvements thereon, situate, lying and being in the County of Beaufort, State of South Carolina, as shown on a plat prepared for John William Gray, III by Gray Surveying & Mapping, LLC, dated August 17, 2016, and recorded March 5, 2018 in Plat Book 148 at Page 147, containing 0.82 Acres, a tract designated on said Plat as Parcel "B", on the Northwest side of a right-of-way known as Old Jericho Road. The plat is attached hereto.

Also:

Parcel 17: R100 029 00B 0039 0000; 113 Old Jericho Road

ALL those certain pieces, parcels or lots of land, situate, lying and being in Beaufort County, South Carolina and shown and described as Lots Twenty-Four (24), Twenty-Five (25), Twenty-Six (26) and Twenty-Seven (27) of Palmetto Point Subdivision on a plat surveyed and drawn by R.D. Trogdon, Jr., R.L.S., on October 18, 1968, and duly recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Book 17 of Plats at page 52, attached hereto.

Also:

Parcel 18: R100 029 000 0110 0000; 116 Old Jericho Road

ALL that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being in the County of Beaufort, State of South Carolina, as shown on a plat prepared for Dr. John W. Gray by Beaufort Surveying, Inc., dated May 11, 1998 and revised on July 1, 1998, December 28, 1998, and May 13, 1999, and recorded on December 21, 1999 in the Beaufort County Register of Deeds Office in Plat Book 72 at Page 135, containing five(5) acres excluded from a tract designated on said Plat as Tract "A", said five(5) acres lying on the Northwest side of a right-of-way known as Old Jericho Road and having the following metes and bounds, to-wit: Beginning at an iron at the Southeastern corner of said and running along lands now or formerly of Dr. John Gray N70°46'5"W for a distance of 398.00 feet; thence turning and running N12°16'55"E for a distance of 510.22 feet; thence turning and running S69°49'50"E for a distance of 468.74 feet; thence turning and running along said right-of-way S20°10'14"W for a distance of 226.73 feet; thence turning and continuing along said right-of-way S20°19'55"W for a distance of 272.16 feet to the point of beginning. A plat

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prepared for John William Gray, III by Gray Surveying and Mapping and filed with the Beaufort County Register of Deeds in Deed Book 148 Pg 147 on 3/5/2018 is attached hereto.

Also:

Parcel 19: R100 026 000 162A 0000; 1 Parris Island Gateway

ALL that certain piece, parcel or tract of land with improvements thereon, situate, lying and being in the Burton area of Port Royal Island, Beaufort County, South Carolina, and being more particularly shown and described on a plat prepared for Carver Brothers, Inc. by R.D. Trogdon, Jr., R.L.S., dated June 19, 1980, revised May 4, 1981, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 36 at Page 58 and attached hereto.

Also:

Parcel 20: R100 029 000 010B 0000; No Address

ALL that certain piece, parcel or tract of land, situate, lying and being in the Town of Burton, in Beaufort Township, Beaufort County, South Carolina, being part of the property of the "Lea Estate" and part of what is known as the Burton Hill Tract and containing .81 acres, more or less, as shown and designated on that certain plat prepared for Pelican Companies, Inc., by R.D. Trogdon, Jr., RLS, dated June 9, 1988, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Deed Book 507 at Page 231 and attached hereto.

Also:

Parcel 21: R100 026 00A 0203 0000; 1502 Palmetto Dr

ALL that certain piece, parcel or lot of land, situate, lying and being on Port Royal Island, Beaufort County, South Carolina known and designated as Lot 23 in Block A, as shown on a plat of the subdivision of Neil Trask, Sr. and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 9 at Page 61. For a more complete description of said property, reference is made to an individual plat prepared for William Howard Carines by Christensen-Kahlil Surveyors, Ind., dated November 17, 2011, a copy of which is recorded in the Beaufort County Register of Deeds Office in Plat Book 133 at Page 143.

Also:

Parcel 22: R100 028 000 0122 0000; 5 Estelle Road

All that certain piece, parcel or tract of land originally containing thirty-two (32) acres more or less, situate, lying and being in Beaufort County, South Carolina and being on Port Royal Island and located on Beaufort County's Reassessment Maps as tract 122, Map 28 Beaufort, and being more particularly described and bounded as follows, to wit: On the North by tracts 123, now belonging to or formerly belonging to Henry D and Elizabeth D.

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Singleton, and tract 138, now belonging to or formerly belonging to Merle C. Grey; on the West by tract 139 now belonging to or formerly belonging to Geneva Ray; on the South by tracts 121, now belonging to or formerly belonging to the Decedent, Estelle Singleton; and tract 120A now belonging to or formerly belonging to Paul Heyward; and on the East by tract 118 now belonging to or formerly belonging to the Decedent, Estelle Singleton; and tract 116 now belonging to or formerly belonging to C. D. Pulaski. Less that portion (plus or minus 19.9 acres) bound by Goethe Hill Road to the north and Highway 170 to the Southeast. The Beaufort County tax map for R100 028 000 0122 0000 is attached hereto.

Also:

Parcel 23: R100 001 000 0005 0000; 1610 Greenlawn Drive

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in Beaufort Township, Beaufort County, South Carolina, and being more particularly shown and designated as Lot One (1), on a Subdivision plat of the property of Carson R. Rentz made by R. D. Trogdon, Sr., dated August 28, 1957 and recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Plat Book 10 at Page 84, attached hereto.

Also:

Parcel 24: R100 001 000 005G 0000; 2513 Greenlawn Drive

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the City of Beaufort, County of Beaufort, State of South Carolina, and designated as Lot Eight (8), of the property of Carson Rentz Subdivision, as shown on a plat of R.D Trogdon, Sr., dated August 28, 1957 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 10 at Page 84, attached hereto.

Also:

Parcel 25: R100 001 000 005H 0000; 2515 Greenlawn Circle

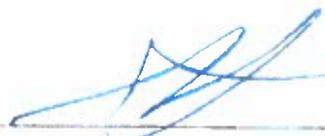
ALL that certain piece, parcel, or lot of land with improvements thereon, situate, lying and being on Port Royal Island, Beaufort County, South Carolina, and being designated as Lot 19, Carson R. Rentz Subdivision as shown on a plat by R.D. Trogdon, Jr., RLS, dated August 28, 1957, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 10 at Page 84, attached hereto.

Also:

Parcel 26: R100 001 000 005I 0000; 2517 Greenlawn Circle

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being on Port Royal Island, Beaufort County, South Carolina being shown and designated as Lot Number Eighteen (18) of Carson R. Rentz Subdivision on a plat recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Plat Book 10 at Page 84, attached hereto..

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NAME (PRINT)	ADDRESS	SIGNATURE	DATE
Steven Green (as to Parcel 1)	29 Tangwood Dr. Beaufort, SC 29902		2/28/22
Island Brothers, LLC Harry J. Koutroulakis (its agent) (as to Parcel 2)	1906 CAROLINE HOUSE (A/C) CAMDEN, SC 29020		2/25/22
Zippy Lube, Inc. Ronald S. Kizer (its agent) (as to Parcel 3)	Ronald S. Kizer 6050 VAUX RD Beaufort, SC 29906		2/28/22
303 Associates Richard H. Stewart (its agent) (as to Parcel 4,5,6,7,8,9,10,)	2015 Boundary St, Suite 300 Beaufort, SC 29907		3/21/2022
Spotted Dog Farm, L.P. Richard Stewart (its agent) (as to parcel 11)	2015 Boundary St, Suite 300 Beaufort SC 29907		3/21/2022
Richard H. Stewart (as to parcel 12,13,14)	2015 Boundary St, Suite 300, Beaufort SC 29907		3/21/2022
Beaufort Housing Authority Jeremiah W.A. Smith (its Chairman) (as to Parcel 15)	1009 PRINCE ST. BEAUFORT SC 29902		3-30-22
Andrew Borgert	110 Old Jericho Road, Beaufort, SC 29902		3/29/22
Elinor Gray Borgert (as to Parcel 16)	110 Old Jericho Road, Beaufort, SC 29902		3/29/22
Elinor Gray Borget	110 Old Jericho Road, Beaufort, SC 29902		3/29/22

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NAME (PRINT)

ADDRESS

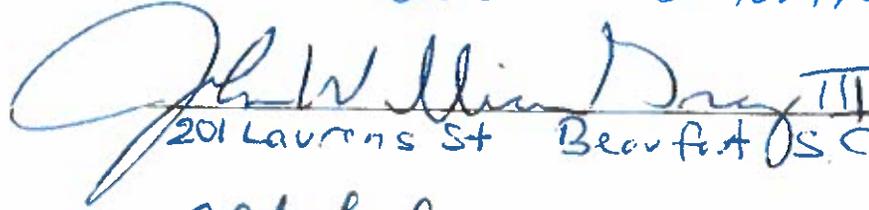
SIGNATURE

DATE

John Hamilton Gray
(as to Parcel 17)

 3/28/2022
116 Old Jericho Rd. Beaufort, SC 29902

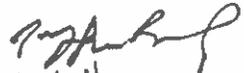
John William Gray III
(as to Parcel 18)

 3/28/2022
201 Laurens St Beaufort S.C. 29902

Swint Storage Beaufort, LLC
Jefferson Bennet (its agent)
(as to parcel 19)


1 Pottery Ln. Sw. GA 31411 3/7/22

Swint Storage Beaufort, LLC
Jefferson Bennet (its agent)
(as to parcel 20)


1 Pottery Ln. SwV GA 31411 3/8/22

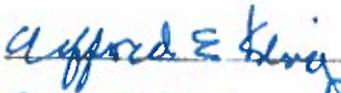
St. Clair Land and Acquisitions, LLC
Michael StClair (its agent)
(as to parcel 21)

 3/1/22
151 Broadwood Estates

Etta Mae Grant

Edward Singleton
(as to Parcel 22)

Clifford Earl King

 4/21/22

Joy Ann King
(as to Parcel 23)

 4/21/22 1610 Greenlawn Dr.

Nicholas A. Trout


2513 Greenlawn Circle 4/21/22

Chylah Ann Trout
(as to Parcel 24)

For my wife

 4/21/22

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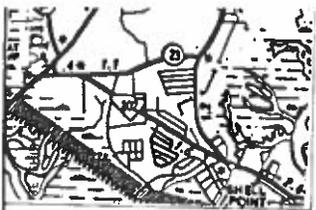
M. G. Way
(as to Parcel 25)

Melvenia Luckey
(as to Parcel 26)

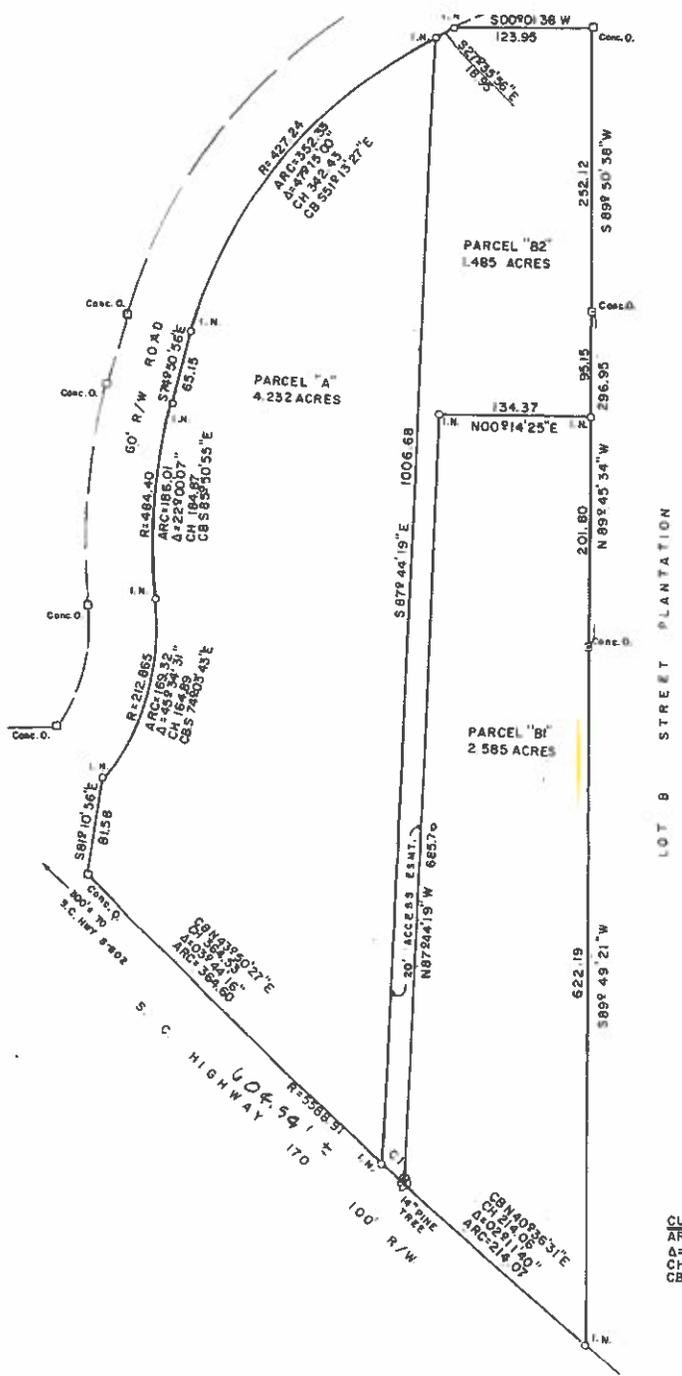
For Municipal Use:

Petition Received By: _____ **Date** _____

Description and Ownership Verified By: _____ **Date** _____



VICINITY MAP NO SCALE



BOUNDARY SURVEY FOR
STEVE GREEN
A PORTION OF LOT A STREET PLANTATION
PORT ROYAL ISLAND
BEAUFORT COUNTY SOUTH CAROLINA

BEAUFORT TAX MAP 28, PARCEL 122

REFERENCE PLAT: PLAT BY ROD C. SPANN,
DATED AUGUST 3, 1985, RECORDED IN
PLAT BOOK 33, PAGE 144.

PLAT BY R. D. TROGDON, JR., DATED
APRIL 9, 1985, RECORDED IN PLAT
BOOK 33, PAGE 17.

THIS PROPERTY IS LOCATED IN ZONE C,
AS DETERMINED BY FEMA, FIRM COM-
MUNITY-PANEL NUMBER 450025 0065 D,
DATED 9/29/86.

I HEREBY CERTIFY THAT THIS PLAT
REPRESENTS AN ACTUAL SURVEY MADE
BY ME OR UNDER MY DIRECTION. MON-
UMENTS HAVE BEEN PLACED AS SHOWN.
THE RATIO OF PRECISION OF THE
UNADJUSTED FIELD SURVEY EXCEEDS
1/10,000. THE AREA WAS DETERMINED
BY THE COORDINATE METHOD OF AREA
DETERMINATION.



SCALE 1" = 100'

JUNE 10, 1991

REVISIONS:

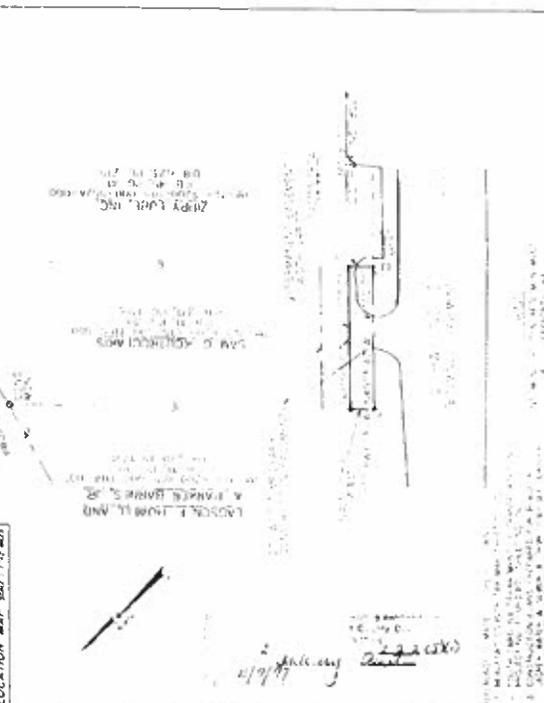
REVISED NOVEMBER 2, 1992 -
DIVIDED PARCEL B INTO FOUR
1 ACRE LOTS THIS DATE.

REVISED JANUARY 15, 1993 -
DELETED PARCEL "B3" AND "B4"
AND REVISED PARCELS "B1" AND
"B2" THIS DATE.

David S. Youmans
DAVID S. YOUMANS R.L.S. 9765

BEAUFORT SURVEYING INC.
1215 BOUNDARY STREET (P.O. BOX 1231)
BEAUFORT, SOUTH CAROLINA 29901
(803) 524-3261

727 Grant



TOTAL AREA OF PERMANENT
EASEMENT TO BE ACQUIRED:
1716.50 FT. OR 0.04 ACRE



PLAT OF PERMANENT SANITARY SEWER EASEMENT
TO BE ACQUIRED FROM
SAM G. KOUTROULAKIS
PREPARED FOR
BEAUFORT-JASPER WATER & SEWER AUTHORITY
BEAUFORT COUNTY, FL
DATE: AUGUST 19, 1997

SCALE: 1" = 50'
B. P. BARRON & ASSOCIATES, INC. ENGINEERS-PLANNERS-SURVEYORS
2617 FOREST DRIVE, COLUMBIA, SC 29204
(803) 254-4400

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 statute, and that I am a duly licensed professional engineer in the State of Florida.

PROJECT No. 96521

28,849-C12



22X

ORIGINAL DOCUMENT
POST COLLATION OR CONTACT

Red 2/15/57
S. E. H. H. H.
S. E. H. H. H.

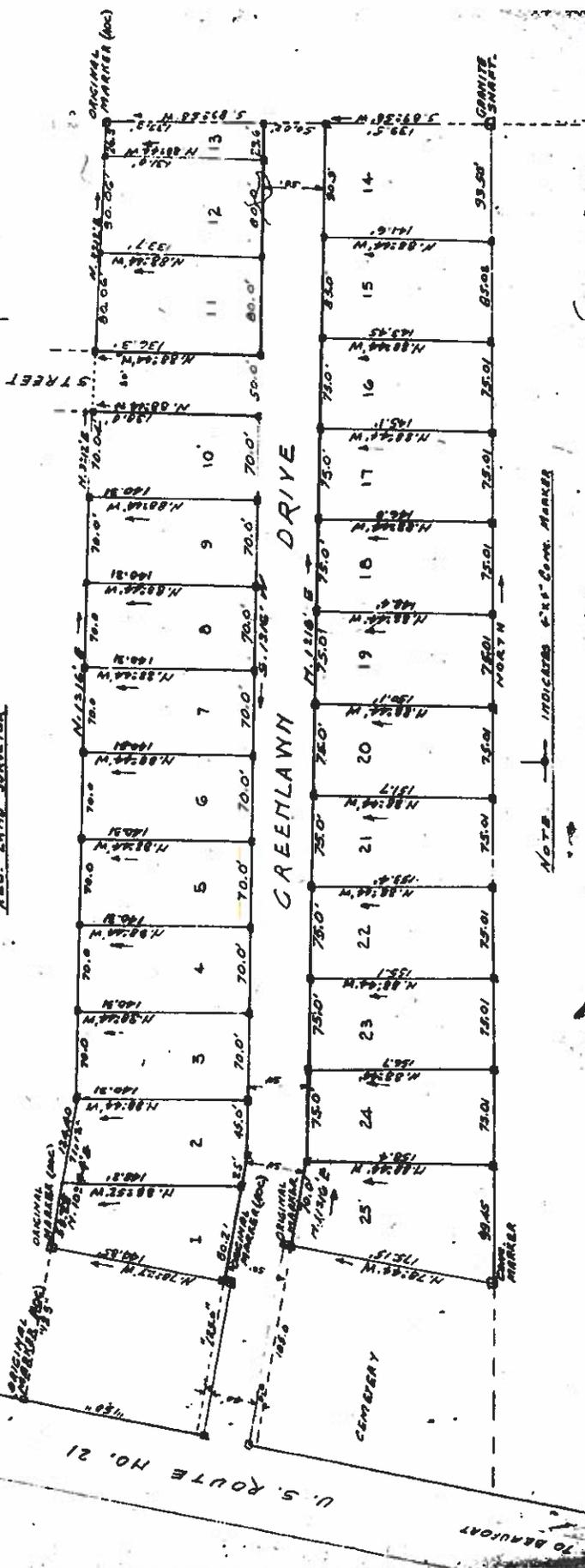
GREENLAWN -PARK-

OWNED & DEVELOPED BY

S. HENRY RODGERS & DONALD S. FOLK
BEAUFORT, SOUTH CAROLINA

SCALE 1"=60' JAN. 30, 1957

A. D. TROGDON JR.
REG. LAND SURVEYOR



NOTE: INDICATED 6"x6" CONCRETE MARKER

U.S. ROUTE NO. 21

TO BEAUFORT

TO BURTON

CEMETERY

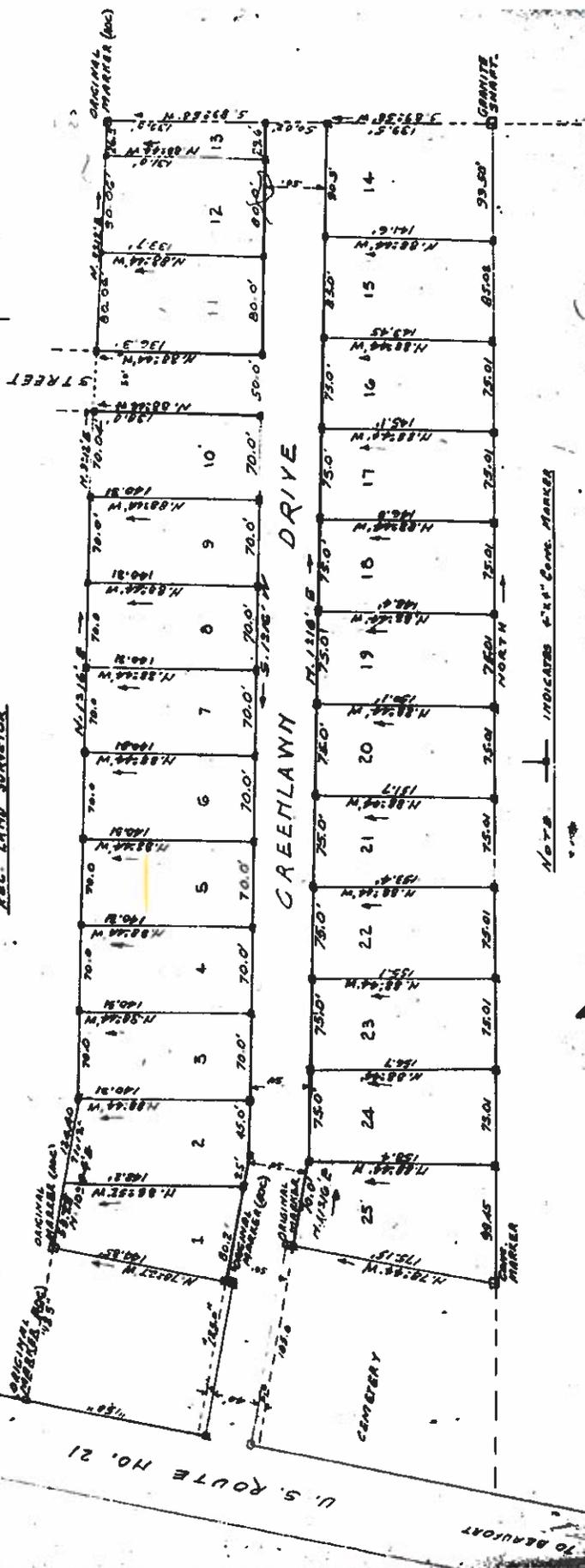
GREENLAWN - PARK -

OWNED & DEVELOPED BY
S. HENRY RODGERS & DONALD S. FOLK
BEAUFORT, SOUTH CAROLINA

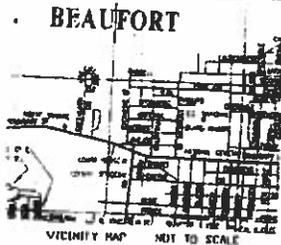
SCALE 1"=60' - JAN. 30, 1957

A.D. TROSBY JR.
REG. LAND SURVEYOR

*Red 2/15/57
S.H.F.
S.H.F.*

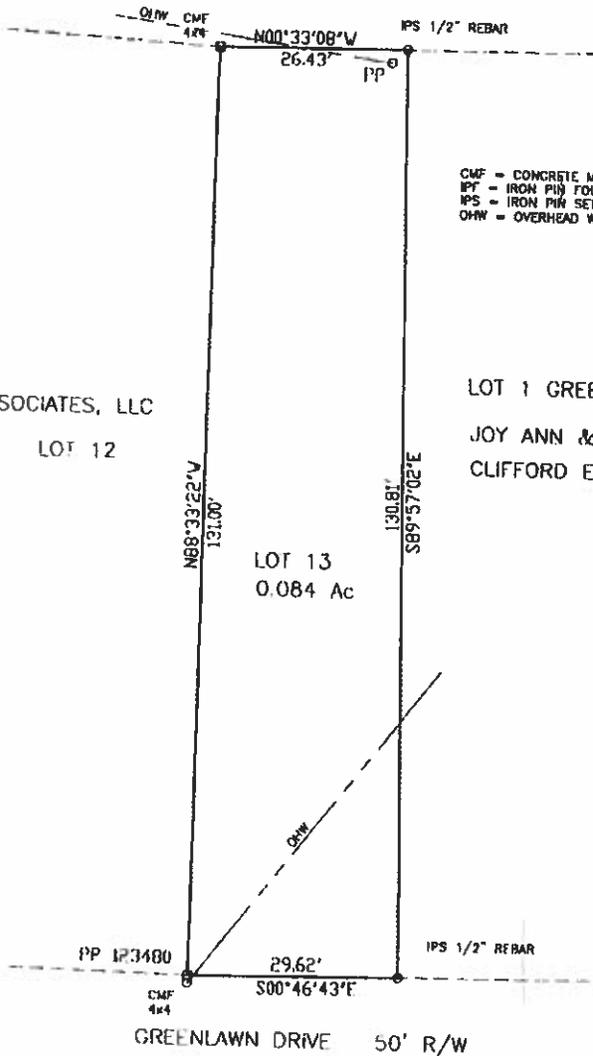


NOTE INDICATES 4" x 4" CONC. MARKER



BEAUFORT

RIBAULT HOLDINGS, LLC



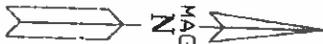
CMF - CONCRETE MONUMENT FOUND
IPT - IRON PIN FOUND
IPS - IRON PIN SET
OHW - OVERHEAD WIRE

303 ASSOCIATES, LLC

LOT 12

LOT 1 GREENLAWN

JOY ANN &
CLIFFORD E. KING



GREENLAWN DRIVE 50' R/W

CLOSING PLAT
PREPARED FOR

303 ASSOCIATES, LLC

BEAUFORT COUNTY, SOUTH CAROLINA

Property is exempt from...
Division of Surveying (10-815h)
9/8/06

THE SAME BEING LOT 13, GREENLAWN SUBDIVISION AS SHOWN ON A PLAT BY R.D. TROGDON, SR. DATED JAN. 30, 1957 AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR BEAUFORT COUNTY, SOUTH CAROLINA IN PLAT BOOK 10, PAGE 46.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON 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 B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS PROPERTY IS LOCATED IN ZONE A-11 (EL 13.0) AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450025 0070 D, DATED 9-29-86

R100-001-000-0006-0000



SCALE 1" = 20'

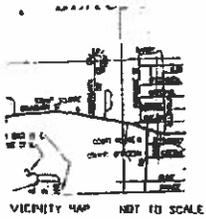
AUGUST 31, 2006

P12998/MMA/JJ

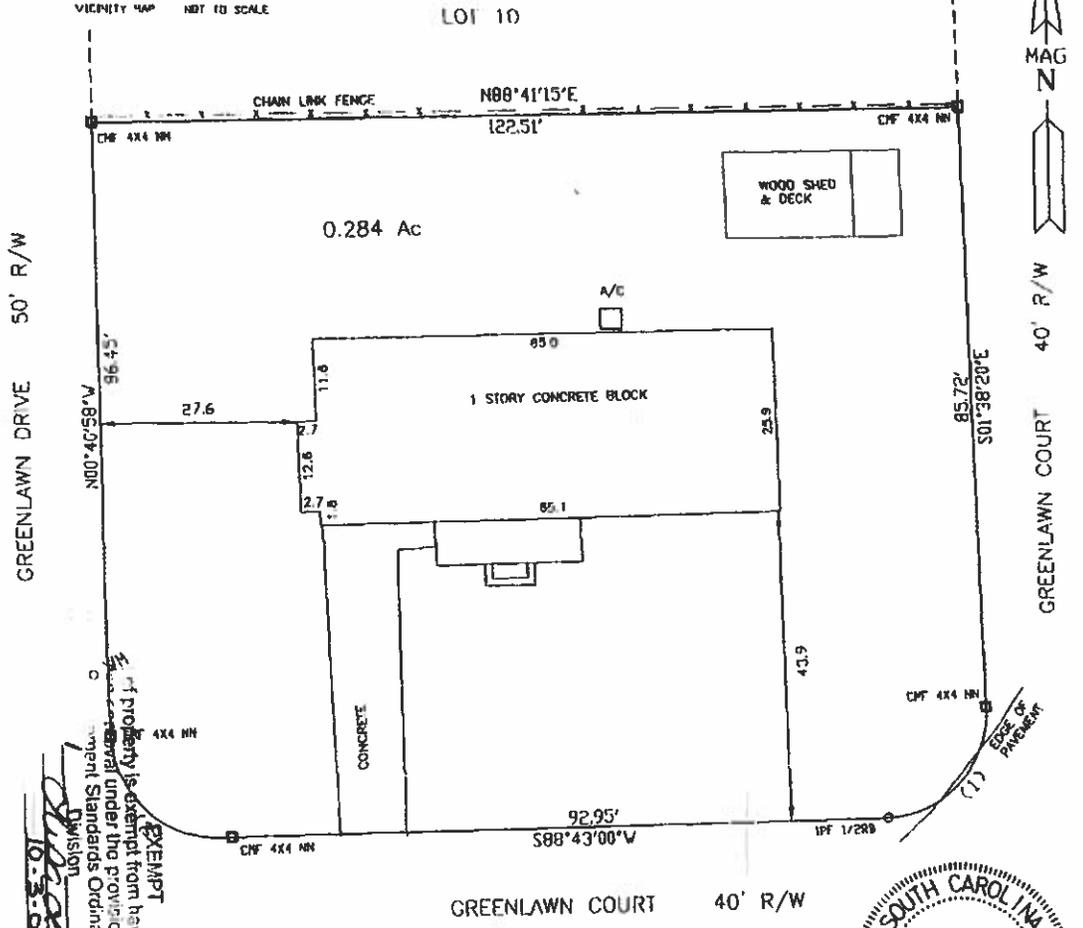
REVISED: 09/05/06
ADDED POWER POLE
ON WEST END

DAVID S. YOUMANS RLS 9765
BEAUFORT SURVEYING, INC.
1813 PARIS AVENUE
PORT ROYAL, S.C. 29935
PHONE (843) 524-3281

N.B.	DELTA	RADIUS	ARC	TANGENT	C.BEARING	CHORD
1	89°18'46"	15.00'	23.38'	14.82'	S42°20'30"W	21.09'
2	93°51'15"	15.00'	24.57'	16.04'	N49°56'30"W	21.91'



CMF = CONCRETE MONUMENT FOUND
 IPF = IRON PIN FOUND
 A/C = AIR CONDITIONER



EXEMPT
 If property is exempt from having to meet the minimum standards under the provision of the Department Standards Ordinance as follows:
 Division Section 10-3-06 IN-8-000

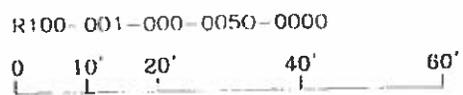
CLOSING PLAT PREPARED FOR
 303 ASSOCIATES, L.L.C
 PORT ROYAL ISLAND
 BEAUFORT COUNTY SOUTH CAROLINA



THE SAME BEING LOT 11, CARSON RENTZ SUBDIVISION AS SHOWN ON A PLAT BY R.D. TROGDON, SR. DATED AUG. 28, 1957 AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR BEAUFORT COUNTY, SOUTH CAROLINA IN PLAT BOOK 10, PAGE 84.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON 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 B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS PROPERTY IS LOCATED IN ZONE A-11 (EL 13.0) AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450025 0070 D, DATED 9-29-86.



SCALE 1" = 20'

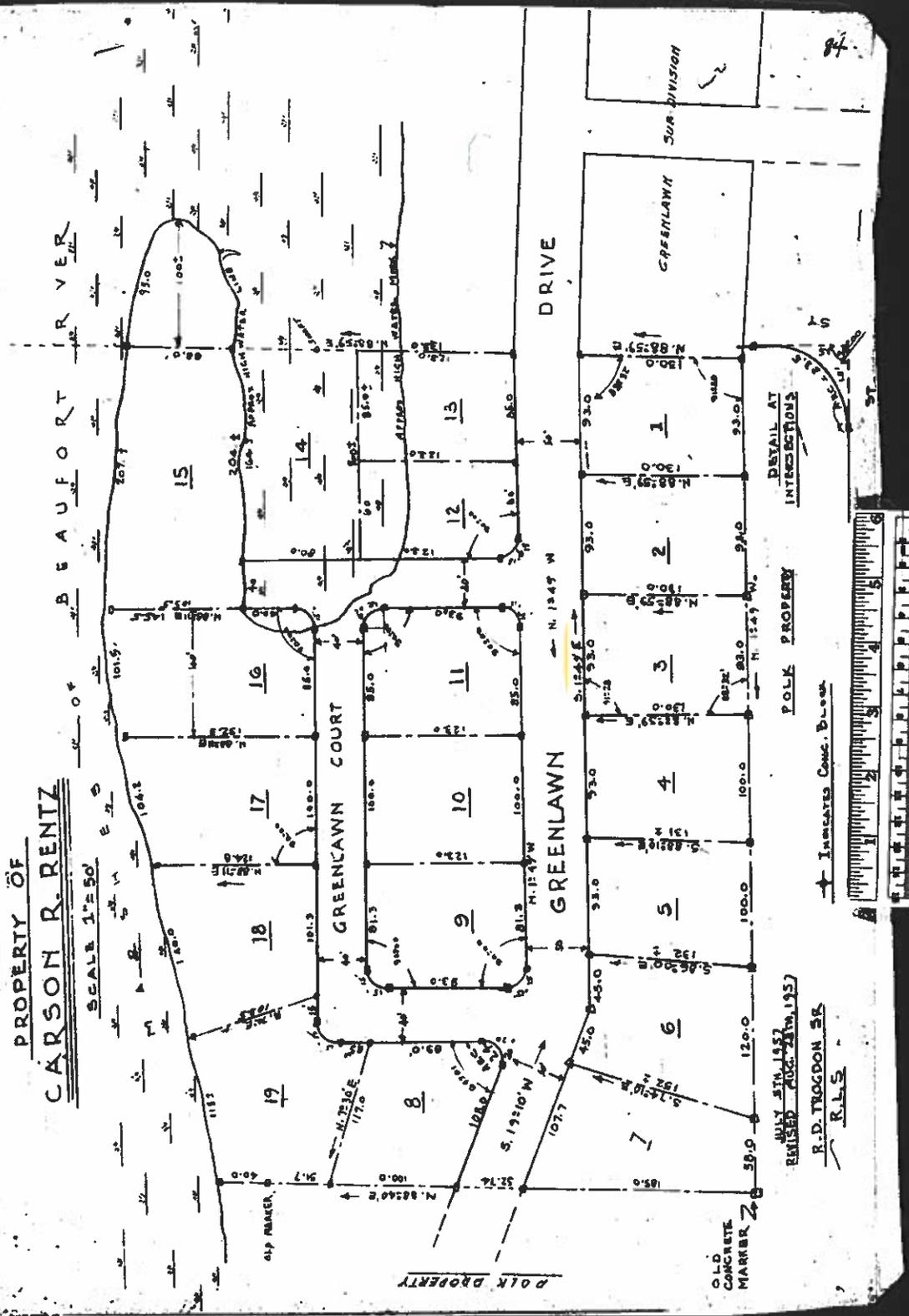
SEPTEMBER 28, 2006
 P13036/JJ

David S. Youmans
 DAVID S. YOUMANS RLS 9765
 BEAUFORT SURVEYING, INC.
 1613 PARIS AVENUE
 PORT ROYAL, S.C. 29935
 PHONE (843) 524-3261 525-1175

COUNTY OF BEAUFORT - STATE OF SOUTH CAROLINA
FORT ROYAL ISLAND

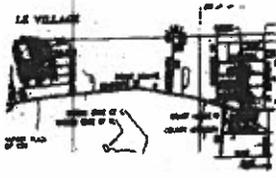
PROPERTY OF
CARSON R. RENTZ

SCALE 1"=50'



JULY 5TH 1957
REVISED AUG. 23RD 1957
R.D. TROGDON SR.
R.L.S.

PLAT BOOK 10
PAGE 84



VICINITY MAP NOT TO SCALE



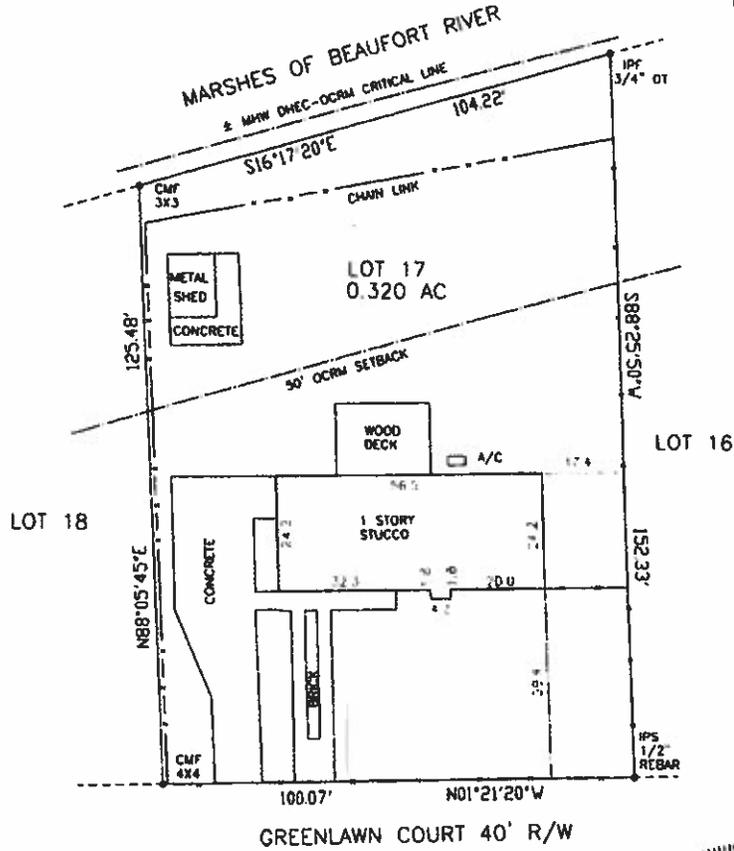
THE AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF DMCC-DCRM PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY GENERALLY DELINEATING THE PERMIT AUTHORITY OF THE DMCC-DCRM, THE OFFICE OF DCRM IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY WHETHER SHOWN OR NOT. ALL PROPERTY OWNERS OR PROSPECTIVE BUYERS ARE ADVISED TO HAVE THE LOTS CHECKED BY CHURCH & DWIGHT STAFF PRIOR TO CONSTRUCTION OR CLOSING OF THE SALE OF THIS PROPERTY.

[Signature]
SIGNATURE

1-26-05
DATE

1-26-08
EXPIRATION DATE

*20' x 11 1/2' x 100-80-901
(4)*



CLOSING PLAT
PREPARED FOR
303 ASSOCIATES
PORT ROYAL ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

THE SAME BEING LOT 17 OF THE "PROPERTY OF CARSON R. RENTZ" AS SHOWN ON PLAT BY R. D. TROGDON SR., BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS BEAUFORT COUNTY, SOUTH CAROLINA, PLAT BOOK 10 PAGE 84.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON 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 B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

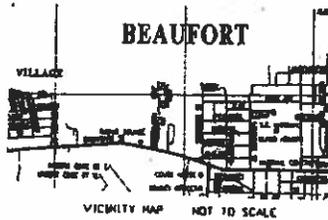
THIS PROPERTY IS LOCATED IN ZONE A-11 (ELEV. 13) AS DETERMINED BY FEMA FIRM COMMUNITY-PANEL NUMBER 450026 0005 D, DATED 09/29/86.
PIN: R100-001-000-005J-0000



SCALE 1" = 30'

JANUARY 24, 2005
P11693/JJ

[Signature]
DAVID S. YOUMANS RLS 9785
BEAUFORT SURVEYING, INC.
1613 PARIS AVENUE
PORT ROYAL, S.C. 29935
PHONE (843) 524-3261 525-1175



BEAUFORT



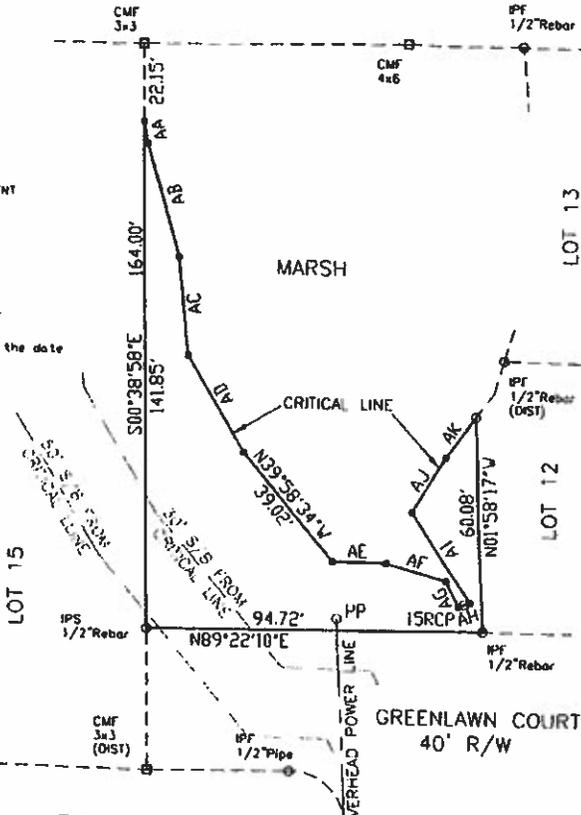
THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY CRITICAL AREAS BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT THE DEPARTMENT IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

[Signature]
SIGNATURE

12-22-05
DATE

The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

NO.	BEARING	DISTANCE
AA	N10°22'21"W	6.20'
AB	N15°38'31"W	33.16'
AC	N05°45'26"W	27.34'
AD	N30°48'44"W	31.17'
AE	N89°13'58"W	15.22'
AF	N74°34'28"W	17.64'
AG	N26°23'04"W	7.84'
AH	S71°04'37"W	3.45'
AI	S33°22'12"E	30.09'
AJ	S31°59'50"W	18.05'
AK	S36°12'33"W	14.28'



EXEMPT
This plot of property is exempt from having to obtain a subdivision approval under the provision of the Beaufort County Development Standards Ordinance as provided in Article _____ Division _____ Section 106-84(h)

Certified by *[Signature]*
Date *12/22/05*



BOUNDARY SURVEY PREPARED FOR
303 ASSOCIATES, LLC
BEAUFORT COUNTY, SOUTH CAROLINA

THE SAME BEING LOT 14, CARSON RENTZ SUBDIVISION AS SHOWN ON A PLAT BY R.D. TROGDON, SR. DATED JULY 5, 1957, REVISED AUG. 28, 1957 AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR BEAUFORT COUNTY, SOUTH CAROLINA IN PLAT BOOK 10, PAGE 84.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON 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 B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS PROPERTY IS LOCATED IN ZONE A-11 (EL 13.0) AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450026 0005 D, DATED 9-29-86.

R100-001-000-005R-0000



SCALE 1" = 40'

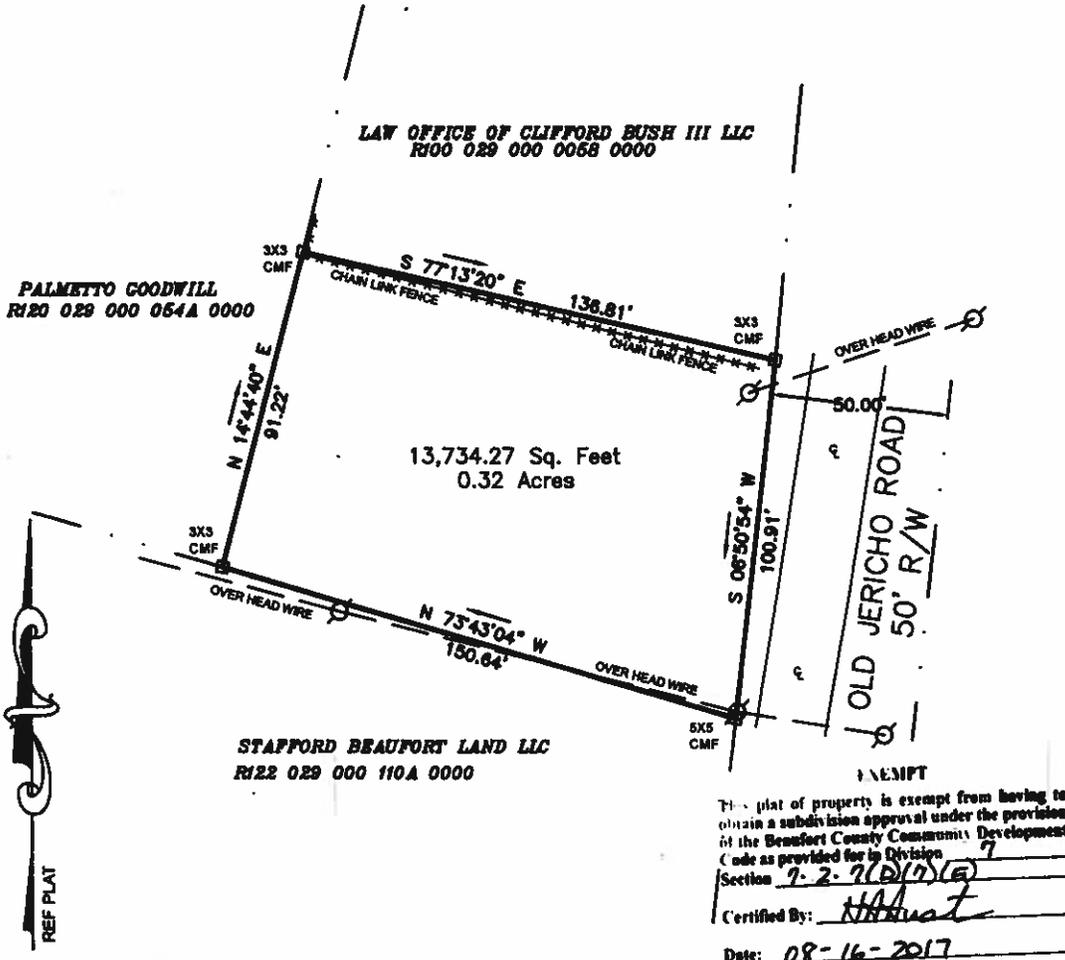
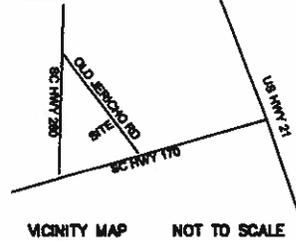
DECEMBER 22, 2005
P12481/MMA

[Signature]
DAVID S. YODMANS RLS 9765
BEAUFORT SURVEYING, INC.
1813 PARIS AVENUE
PORT ROYAL, S.C. 29935
PHONE (843) 524-3261 525-1175



GASQUE & ASSOCIATES INC.
LAND SURVEYORS & PLANNERS

28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
PHONE (843) 522-1798



This plat of property is exempt from having to obtain a subdivision approval under the provision of the Beaufort County Community Development Code as provided for in Division 7
Section 7-2-2(D)(7)(e)
Certified By: *[Signature]*
Date: 08-16-2017

BOUNDARY SURVEY PREPARED FOR

RICHARD H. STEWART

BEING TAX PARCEL R100 029 0059 AS SHOWN ON A PLAT BY ZYAD A. KHALIL DATED MARCH 31, 2006 RECORDED IN BOOK 2397, PAGE 129 BEAUFORT COUNTY R.M.C. OFFICE LOCATED ON PORT ROYAL ISLAND BEAUFORT COUNTY SOUTH CAROLINA TAX MAP R100 029 000 0059 0000

THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HERE ON. THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.

SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.

BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.

THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "C" AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 160026 0005 D. DATED 09/29/96

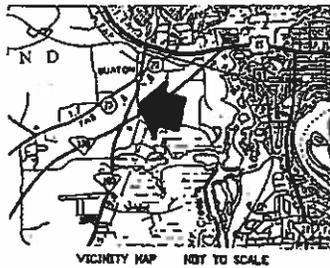
THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY RESTRICTIVE COVENANTS OR ANY CITY AND/OR COUNTY ORDINANCES.

I, DAVID E. GASQUE, HEREBY CERTIFY TO RICHARD H. STEWART THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON 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 1 SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND HAS AN EMBOSSED SEAL. AREA DETERMINED BY COORDINATE METHOD.

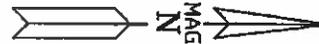


SCALE: 1"=40' SCALE IN FEET DATE: 8/10/2017

DAVID E. GASQUE, R.L.S. JOB # 47232
S.C. REGISTRATION NUMBER 10506 FB/986/EM DSGN#7
THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.



BEAUFORT COUNTY SC-ROD
 BK 148 Pg 107
 INST# 2018004666 RCPT#878471
 DATE: 01/29/2018 03:49:48 PM
 REC FEES: \$5.00
 COSO.00 ST\$0.00 TR\$0.00



EXEMPT

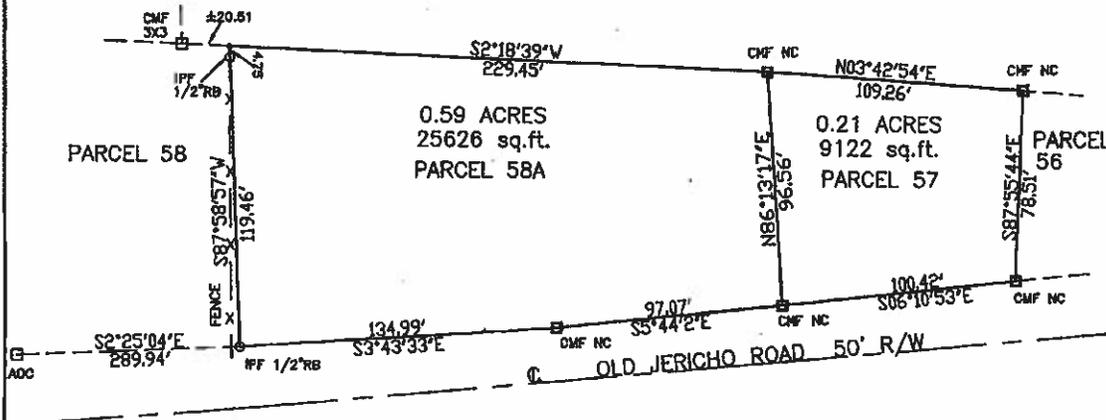
This plat of property is exempt from having to obtain a subdivision approval under the provision of the Beaufort County Community Development Code as provided for in Division 7.2 Section 7.2.10 (b) (2)(E)



Certified By: Richard H. Stewart

Date: 1/29/18

N/F SANTAGATI



**CLOSING PLAT SURVEY
 PREPARED FOR
 RICHARD H. STEWART
 BEAUFORT COUNTY, SOUTH CAROLINA**

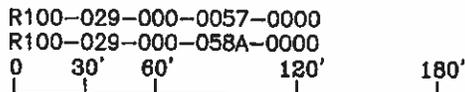
PORTION OF LOT 54 BURTON HILL PLANTATION.

REFERENCE PLAT:

- 1.) BY ZYAD A. KHALIL DATED JANUARY 27, 2004. REVISED MARCH 14, 2007 AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR BEAUFORT COUNTY IN PLAT BOOK 119, PAGE 13.
- 2.) BY JOHNSON - TROGDON SURVEYORS DATED SEPTEMBER 28, 1990 AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR BEAUFORT COUNTY IN PLAT BOOK 39, PAGE 157.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON 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 B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

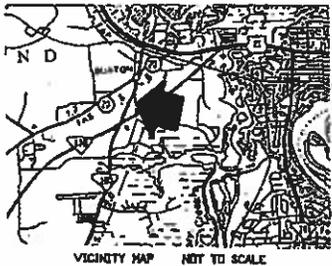
THIS PROPERTY IS LOCATED IN ZONE C, AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450025 0065 D, DATED 9-29-86.



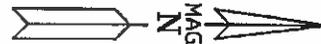
SCALE 1" = 60'

JANUARY 17, 2018
 P18593/LDY

David S. Youmans
 DAVID S. YOUMANS RLS 9765
 BEAUFORT SURVEYING, INC.
 2201 BOUNDARY ST., SUITE 103
 BEAUFORT, S.C. 29902
 PHONE (843) 524-3261



BEAUFORT COUNTY SC-ROD
 BK 148 Pg 107
 INST# 2018004666 RCPT#878471
 DATE: 01/29/2018 03:48:48 PM
 REC FEES: \$5.00
 COSO.00 ST\$0.00 TR\$0.00



EXEMPT

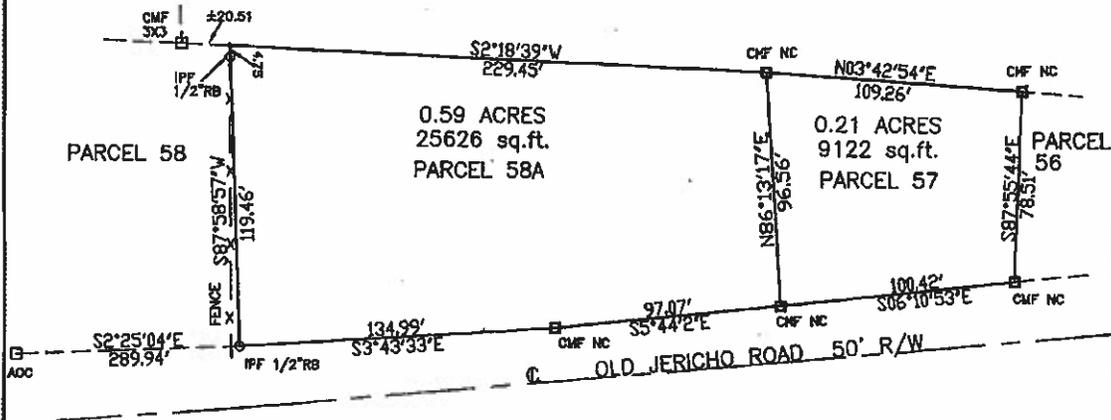
This plat of property is exempt from having to obtain a subdivision approval under the provision of the Beaufort County Community Development Code as provided for in Division 7.2 Section 7.2.10 (b) (1) (e)

Certified By: Richard H. Stewart

Date: 1/29/18



N/F SANTAGATI



**CLOSING PLAT SURVEY
 PREPARED FOR
 RICHARD H. STEWART
 BEAUFORT COUNTY, SOUTH CAROLINA**

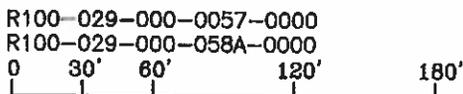
PORTION OF LOT 54 BURTON HILL PLANTATION.

REFERENCE PLAT:

- 1.) BY ZYAD A. KHALIL DATED JANUARY 27, 2004. REVISED MARCH 14, 2007 AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR BEAUFORT COUNTY IN PLAT BOOK 119, PAGE 13.
- 2.) BY JOHNSON - TROGDON SURVEYORS DATED SEPTEMBER 28, 1990 AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR BEAUFORT COUNTY IN PLAT BOOK 39, PAGE 157.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON 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 B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS PROPERTY IS LOCATED IN ZONE C, AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450025 0065 D, DATED 9-29-86.



SCALE 1" = 60'

JANUARY 17, 2018
 P16593/LDY

David S. Youmans
 DAVID S. YOUMANS RLS 9765
 BEAUFORT SURVEYING, INC.
 2201 BOUNDARY ST., SUITE 103
 BEAUFORT, S.C. 29902
 PHONE (843) 524-3261

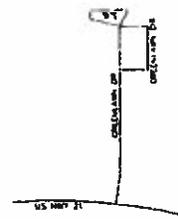
**GASQUE & ASSOCIATES INC.
LAND SURVEYORS & PLANNERS**

28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
PHONE (843) 522-1798

1384

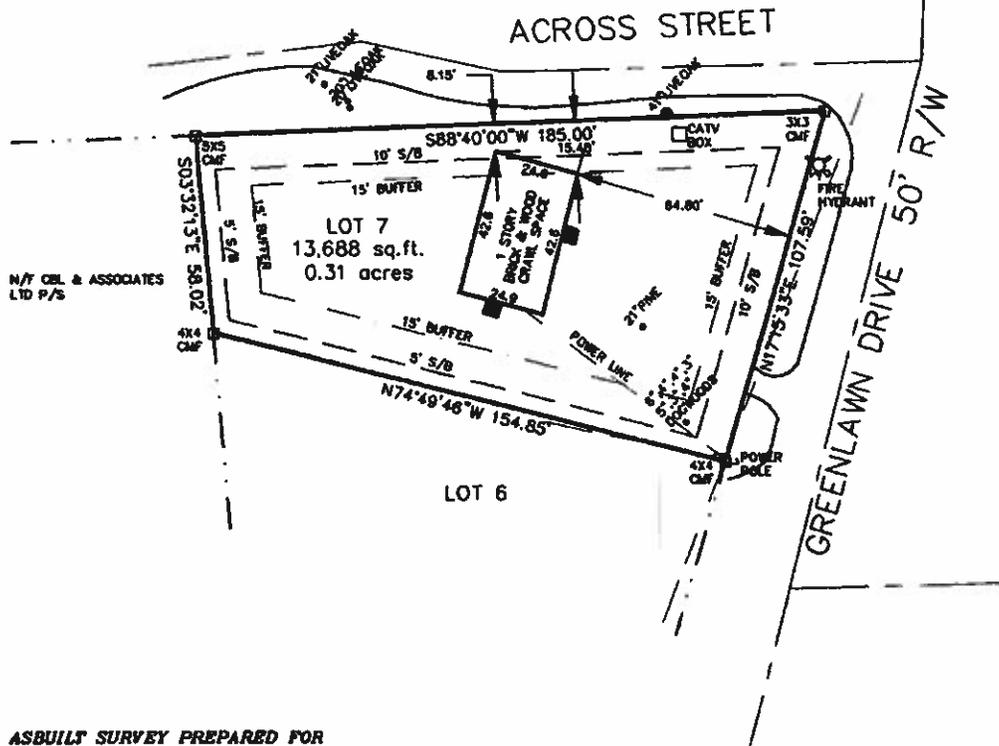


4187



VICINITY MAP NOT TO SCALE

Prepared by *Hilary Aust* 2/2/00



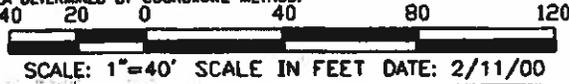
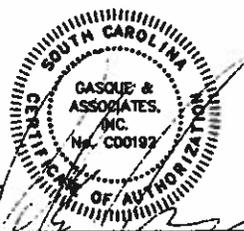
**ASBUILT SURVEY PREPARED FOR
BEAUFORT HOUSING AUTHORITY**

BEING LOT 7, PROPERTY OF CARSON R. RENTZ, AS SHOWN ON A PLAT BY R.D. TROGDON, SR. DATED 7/5/57, REVISED 8/28/57 AND IS RECORDED IN PLAT BOOK 10 PAGE 84 BEAUFORT COUNTY RMC OFFICE

TAX MAP 100-001-005F
LOCATED ON PORT ROYAL ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

THIS PROPERTY APPEARS TO BE IN FLOOD ZONE "A1" (ELEV. 13.00) AS DETERMINED BY FEMA FIRM COMM-PANEL NUMBER 450026 0070 D. DATED 9/29/86 (INDEX DATED 11/4/82)
THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HERE ON.
THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH THE BEAUFORT COUNTY DEVELOPMENT STANDARDS ORDINANCE

I, DAVID E. GASQUE, HEREBY CERTIFY TO BEAUFORT HOUSING AUTHORITY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON 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 ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND HAS AN EMBOSSED SEAL.
AREA DETERMINED BY COORDINATE METHOD.



SCALE: 1"=40' SCALE IN FEET DATE: 2/11/00

DAVID E. GASQUE, R.L.S. JOB # 16942
S.C. REGISTRATION NUMBER 16008 FB#366 DSON#2

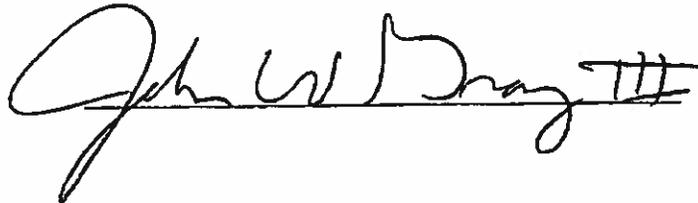
STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

AFFIDAVIT

PERSONALLY APPEARED BEFORE ME, _____

After being duly sworn says:

1. I am resident of Beaufort, County;
2. I reside at 201 Lawrence St Beaufort 29907
3. I am of lawful age and this property 110 Old Iron Rd has been in my family for 50 years. (Per Community Development Code, Division 2.7, Section 2.7.40 (H))
4. There has been no intentional misrepresentation during the application process;
5. There shall be no lease of a family dwelling unit to a nonfamily member within five (5) years of approval;
6. There shall be no conveyance of any portion of a tract of land granted a dwelling unit or lot under this section to a nonfamily member within five (5) years of approval.
7. This shall be recorded in Deed Book _____ at Page _____ and referenced at Plat Book 148 at Page 147.
8. I affirm and attest to the above.



Sworn to and subscribed before me,

This 19th day of August, 2016.


Notary Public for South Carolina

**My Commission Expires
February 23, 2026**

My Commission Expires: 2/23/26

A BOUNDARY SURVEY
 SHOWING THE SUBDIVISION OF
 PIN: R100 029 000 0110 0000
 LOCATED AT 116 OLD JERICHO ROAD
 BEAUFORT COUNTY, SOUTH CAROLINA.

PREPARED FOR
JOHN WILLIAM GRAY, III
 ON
AUGUST 17, 2016

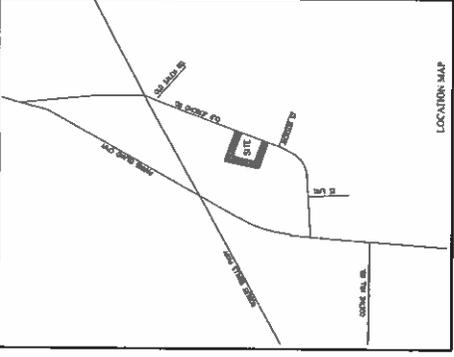
- NOTES**
1. THE NORTH ARROW SHOWN ON THIS PLAT IS BASED ON MAGNETIC DEVIATION.
 2. THIS PLAT DOES NOT CERTIFY THAT THE INFORMATION SHOWN HEREON COMPLIES WITH LOCAL ZONING REGULATIONS.
 3. THIS PLAT REPRESENTS CONDITIONS FOUND ON 5/10/2016 AND DOES NOT REPRESENT CONDITIONS ON ANY OTHER DATE.
 4. THE AREA CALCULATIONS SHOWN HEREON WERE DETERMINED BY THE COORDINATE METHOD AND NOT BY THE PERCENTAGE METHOD.
 5. THE PRESENCE OF ANY UNRECORDED EASEMENTS, RIGHTS, INTERESTS, ENCUMBRANCES, ETC. WAS NOT DETERMINED AT THIS TIME OTHER THAN THOSE SHOWN HEREON.
 6. THE PRESENCE OR ABSENCE OF UNDERGROUND UTILITY FEATURES WAS NOT DETERMINED AT THIS TIME OTHER THAN THE INFORMATION SHOWN HEREON.
 7. LIMITED BUILDING SETBACK INFORMATION WAS DETERMINED AT THIS TIME AND IS SUBJECT TO CHANGE AS THE PROJECT PROGRESSES.
 8. PROPERTY APPLICABLE TO BE LOCATED IN FLOOD ZONE "A-1" (FLOOD ZONE) AS DETERMINED BY FEMA FIRM NUMBER DATED 11/7/1992.
 9. THE SAME BEING SHOWN AS A 5.00 ACRE PARCEL ON A PLAT OF "MULTIPLE PARCELS" PREPARED BY DAVID E. YOUNG, JR., LAST REVISED ON 5/11/1999 AND RECORDED IN THE BEAUFORT COUNTY REC OFFICE IN PLAT BOOK 72 AT PAGE 135.



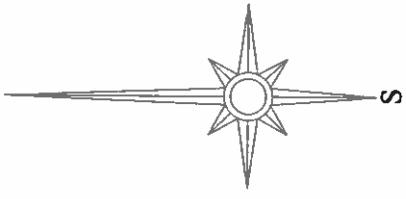
I, JOHN W. GRAY, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE INFORMATION SHOWN ON THIS SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS ALL LEGAL REQUIREMENTS. I AM A LICENSED SURVEYOR IN SOUTH CAROLINA AND THERE ARE NO ENCUMBRANCES OR INTERESTS AFFECTING THIS PROPERTY OTHER THAN THOSE SHOWN ON THIS PLAT.

John W. Gray, III
 JOHN W. GRAY, P.C.S. #28934
 BEAUFORT COUNTY, SOUTH CAROLINA

PROJECTED: 10/07/16 PL 130



LOCATION MAP



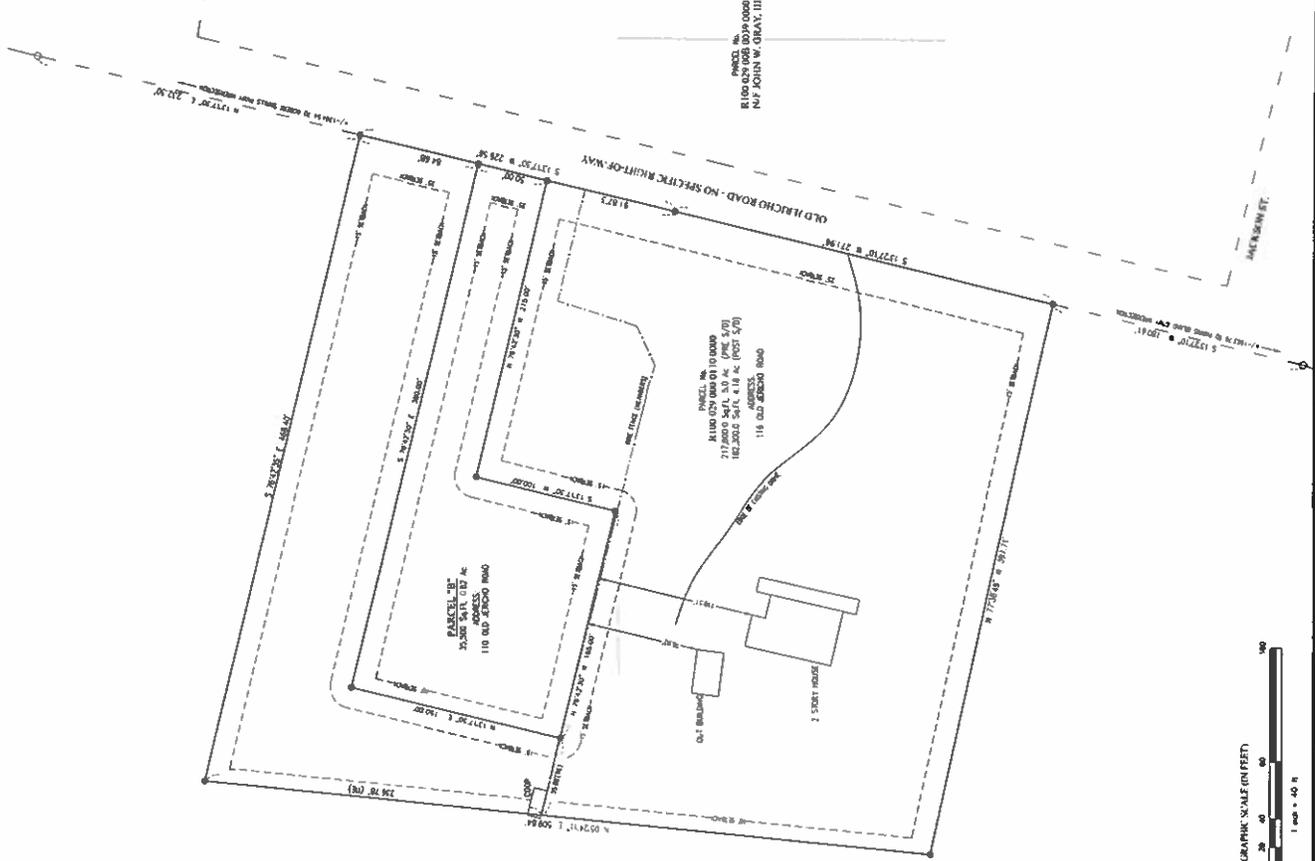
BEAUFORT COUNTY COMMUNITY DEVELOPMENT
 SMALL PLAT APPROVAL

This is to certify that the Beaufort County Planning Commission has approved this plat for recording in the Beaufort County Recorder's Office. The plat was presented to the Planning Commission on 8/17/2016 and the Commission voted 4-0 to approve this plat for recording.

Commissioner: *[Signature]*
 Chairman: *[Signature]*
 Members: *[Signatures]*

BEAUFORT COUNTY COMMUNITY DEVELOPMENT
 111 W. 1ST ST.
 BEAUFORT, SOUTH CAROLINA 29516
 843.742.7818

GRAY SURVEYING & MAPPING, LLC.
 POST OFFICE DRAWER 214
 PORT ROYAL, SOUTH CAROLINA 29935
 843.742.7818



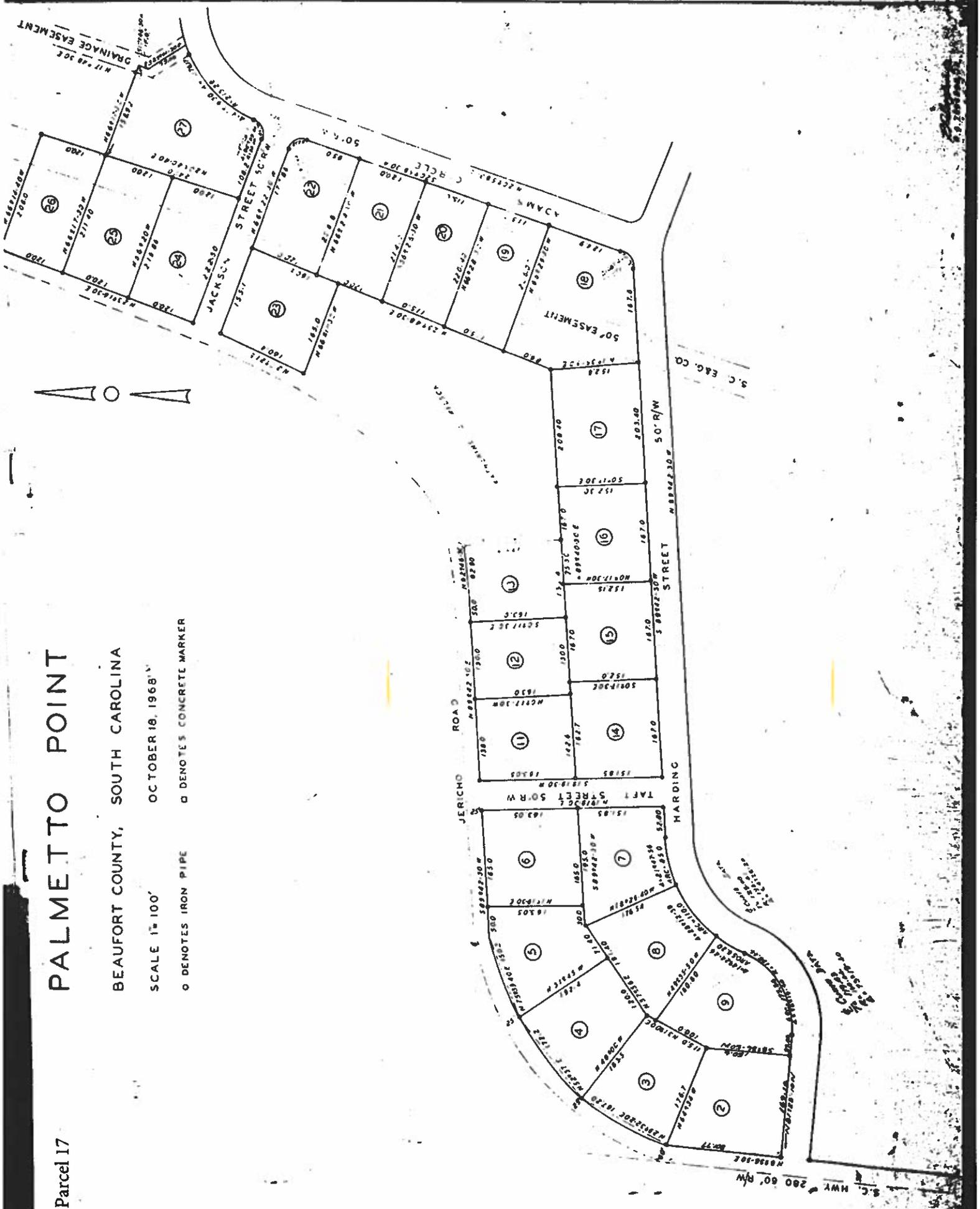
PALMETTO POINT

BEAUFORT COUNTY, SOUTH CAROLINA

SCALE 1" = 100' OCTOBER 18, 1968

○ DENOTES IRON PIPE □ DENOTES CONCRETE MARKER

Parcel 17



Handwritten notes: 29. 10. 1968

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

AFFIDAVIT

PERSONALLY APPEARED BEFORE ME, _____

After being duly sworn says:

1. I am resident of Beaufort, County;
2. I reside at 201 Lawrence St Beaufort 29907
3. I am of lawful age and this property 110 Old Iron Rd. has been in my family for 50 years. (Per Community Development Code, Division 2.7, Section 2.7.40 (H))
4. There has been no intentional misrepresentation during the application process;
5. There shall be no lease of a family dwelling unit to a nonfamily member within five (5) years of approval;
6. There shall be no conveyance of any portion of a tract of land granted a dwelling unit or lot under this section to a nonfamily member within five (5) years of approval.
7. This shall be recorded in Deed Book _____ at Page _____ and referenced at Plat Book 148 at Page 147.
8. I affirm and attest to the above.

John W. Gray III

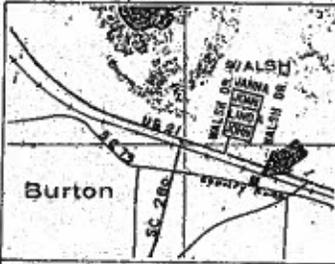
Sworn to and subscribed before me,

This 19th day of August, 2016.

Sherrill C. Washburn
Notary Public for South Carolina

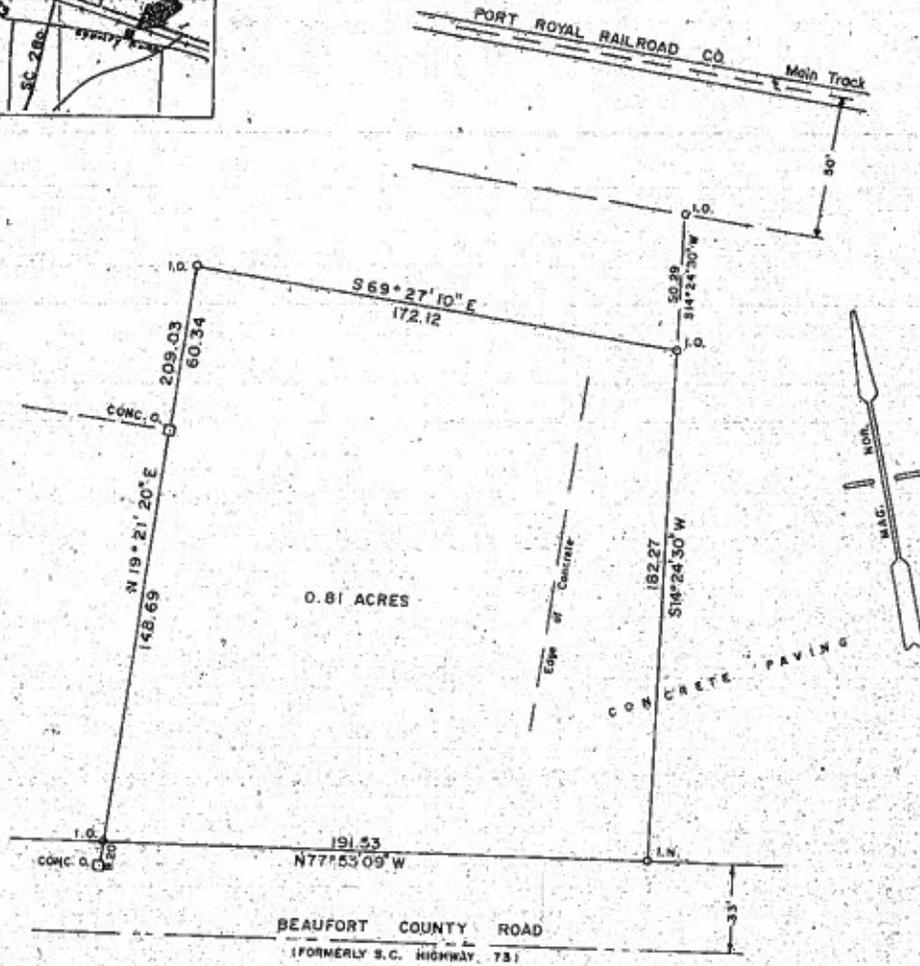
**My Commission Expires
February 23, 2026**

My Commission Expires: 2/23/26



Parcel 20

231



PLAT PREPARED FOR
 PELICAN COMPANIES, INC.
 BEAUFORT TAX MAP 29, A PORTION OF PARCEL 10
 BEAUFORT COUNTY SOUTH CAROLINA

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450025 0065 D.



SCALE 1" = 50'
 JUNE 9, 1988

R. D. Trogdon, Jr.
 R. D. TROGDON, JR., RLS 2712
 P. O. BOX 612, 1613 BAY STREET
 BEAUFORT, SOUTH CAROLINA 29901
 TELEPHONE (803) 524-3261

GRAPHIC SCALE



LEGEND

- CM(O) = CONCRETE MONUMENT OLD
- CM(N) = CONCRETE MONUMENT NEW
- RM(O) = 1/2" REBAR POINT
- RM(N) = 1/2" REBAR POINT
- OWP = OVERHEAD POWER LINES

GENERAL NOTES:

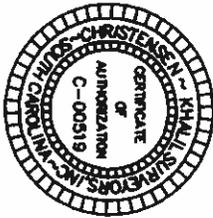
- 1) PRESENT OWNER OF PROPERTY SHOWN HEREON: KIDONG
- 2) THE BOUNDARY LINES SHOWN ARE SUBJECT TO LOCAL ADJUSTMENT.
- 3) THE BOUNDARY LINES SHOWN ARE SUBJECT TO LOCAL ADJUSTMENT.
- 4) PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "C" ELEVATION (VVA) PER FEMA PANEL #450025-008-0 DATED: SEPT. 29, 1988

REFERENCE PLATS & DEEDS

- 1) PLAT BK 8 / 81

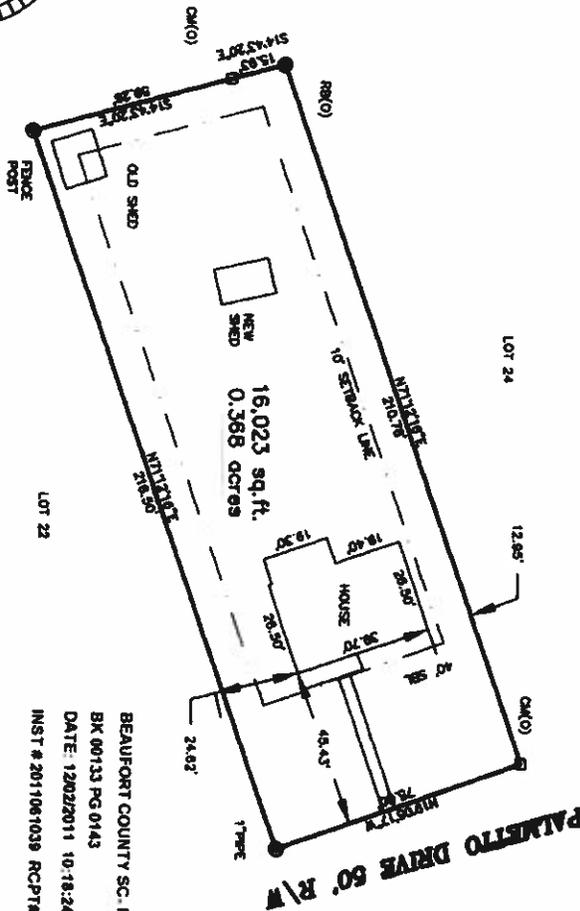
CHRISTENSEN ~ KHALIL SURVEYORS, INC.

1816 BOUNDARY STREET, BEAUFORT, S.C. 29508
 (843) 824-4148, FAX (843) 824-4149
 CHRISTENSEN@BEAUFORT.COM



CERTIFICATION:
 I, THE UNDERSIGNED, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" AS SPECIFIED THEREIN.

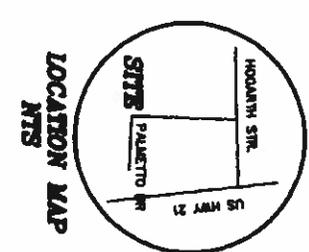
THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL.]



EXEMPT
 This plat of property is exempt from having to obtain a plat approval under the provision of the Beaufort County Development Standards Ordinance as provided in Article 10, Section 10-80.1(a).

PLAT SHOWING
LOT 28
WOODLAWN SUBDIVISION
RIOO 086 004 0869 0000
PREPARED FOR
WILLIAM HOWARD CARRIERS
BEAUFORT COUNTY, SOUTH CAROLINA
DATED: NOV. 17, 2011
SCALE: 1"=40'

BEAUFORT COUNTY SC. ROD
 BK 00133 PG 0143
 DATE: 12022011 10:18:24 AM
 INST # 2011061038 RCPTR# 662517

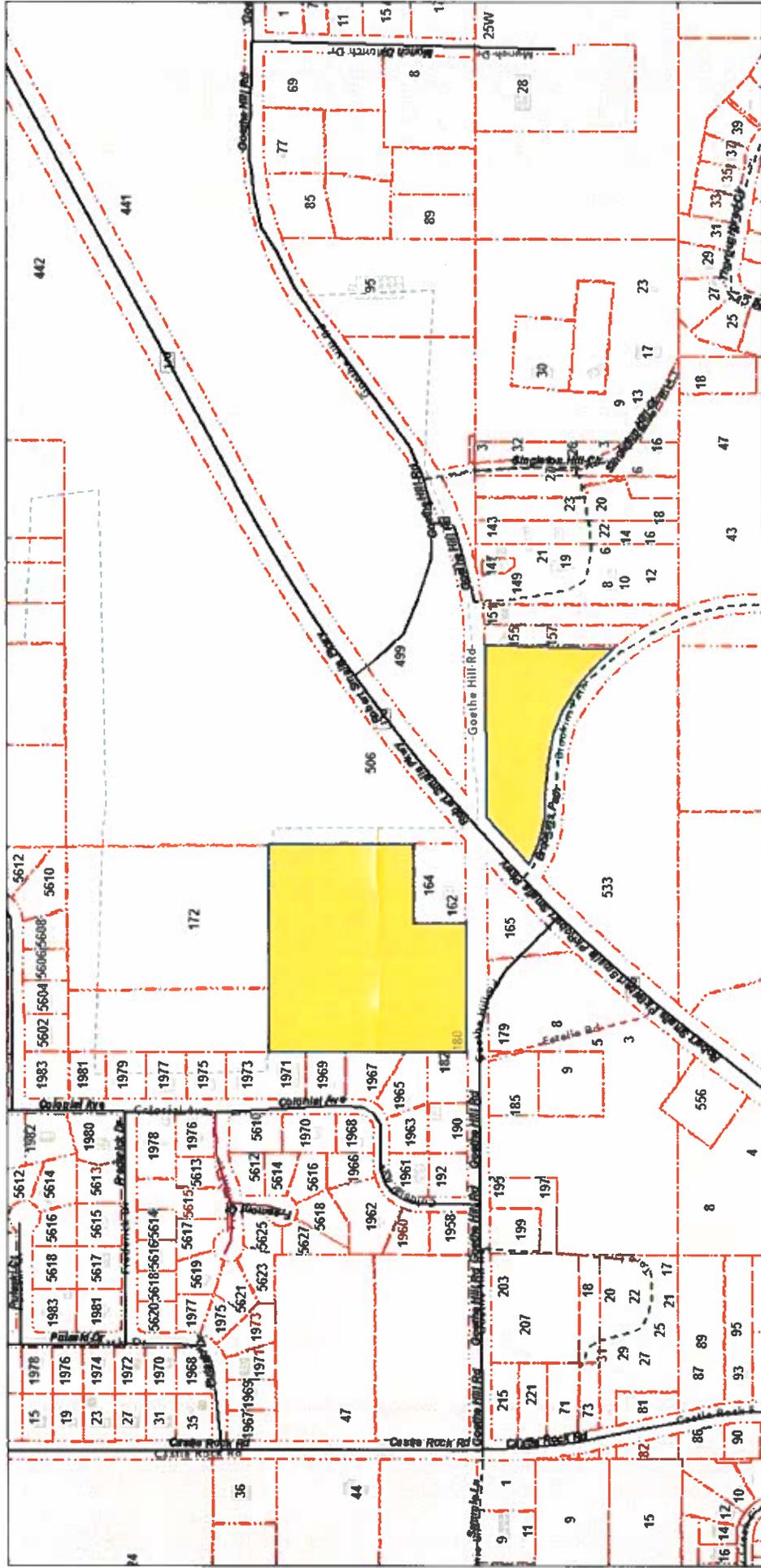


S-8097

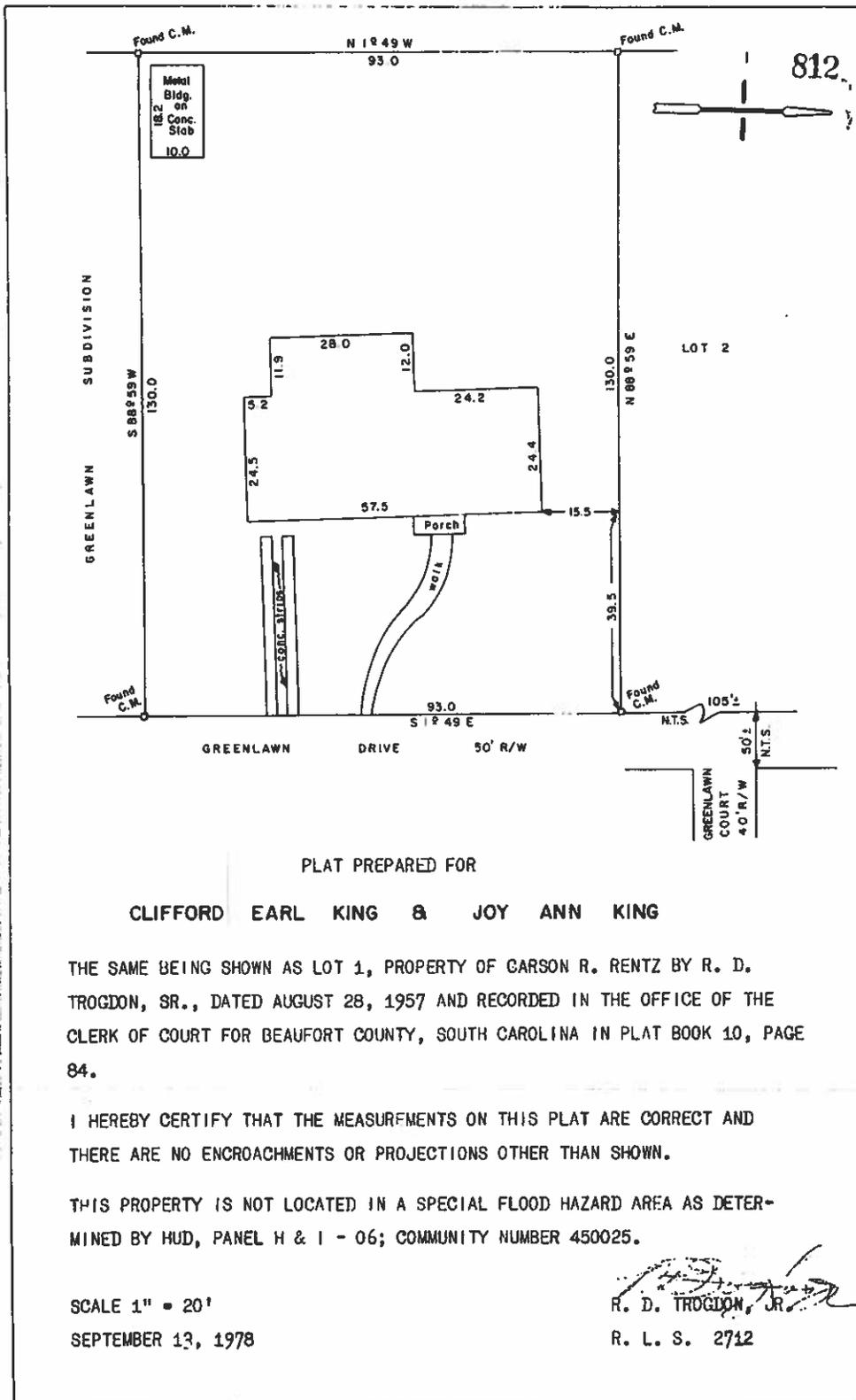


Parcel 22

R100 028 000 0122 0000 Portion to Be Annexed



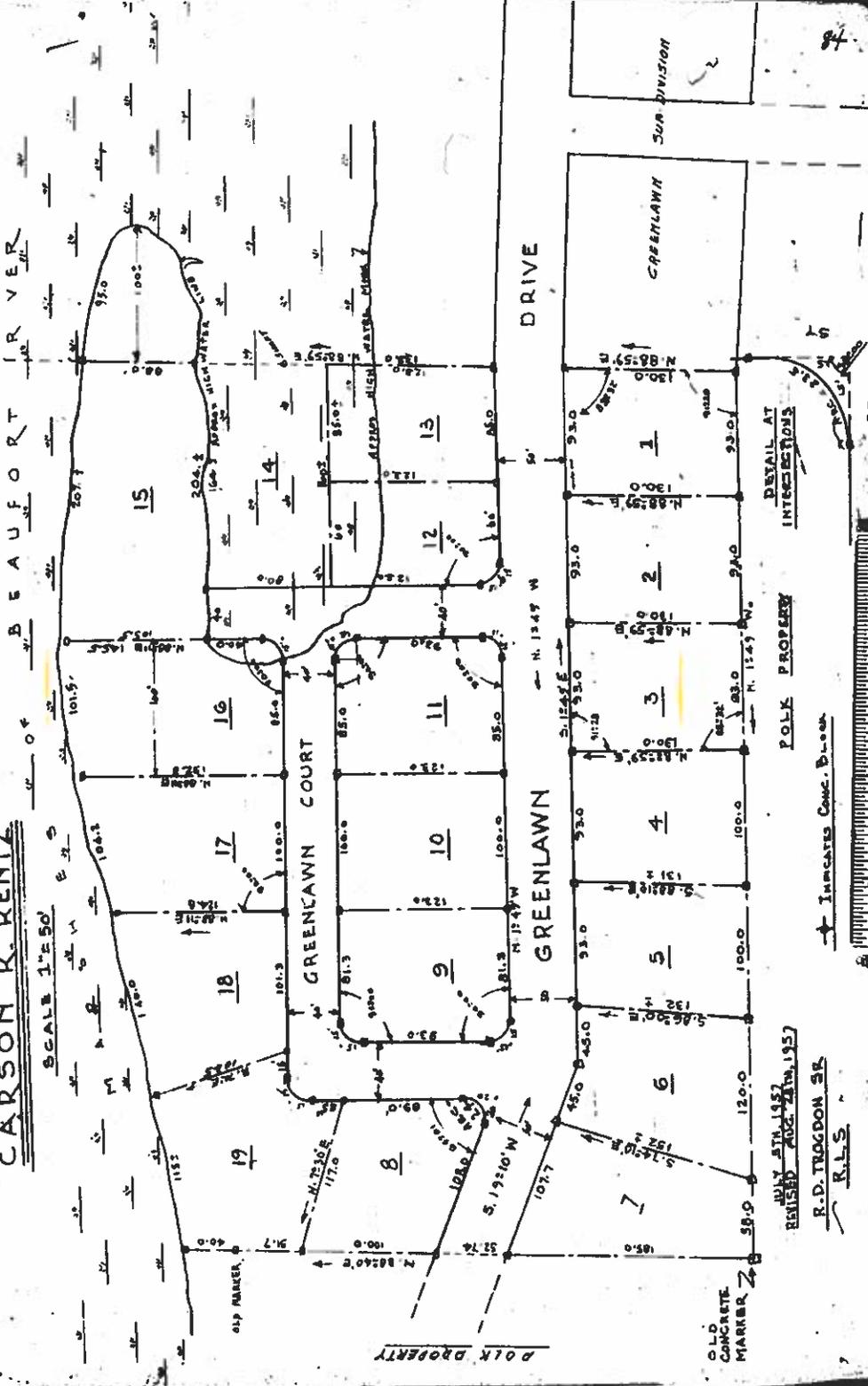
Parcel 23



COUNTY OF BEAUFORT - STATE OF SOUTH CAROLINA
FORT ROYAL ISLAND

PROPERTY OF
CARSON R. RENTZ

SCALE 1"=50'



OLD CONCRETE MARKER
JULY 5TH 1957
REVISED PAGE 24 IN 1957
R. D. TRIGDON SR.
R.L.S.



PLAT BOOK 10
PAGE 84

City of Beaufort Community & Economic Development

MEMORANDUM

TO: Amy Robbins, The Beaufort Gazette
FROM: Julie A. Bachety (843) 525-7011
DATE: April 5, 2022
SUBJECT: Public Hearing Notice

City of Beaufort
NOTICE OF PUBLIC HEARING
Notice of Public Hearing on Annexation

The Mayor and Council of the City of Beaufort will conduct a public hearing at City Hall, 1911 Boundary Street, Beaufort SC in council Chambers on May 10th, 2022, at Six (6) o'clock pm pursuant to S.C. Code Section 5-3-150 (1) on a petition for annexation of the following property:

Parcel 1: R100 028 000 122D 0000; 533 Robert Smalls Pkwy

ALL that certain piece, parcel or lot of land, situate, lying and being on Port Royal Island, Beaufort County, South Carolina, and being a portion of lot a, Street Plantation, containing 8.302 acres, all of which is more particularly shown on that certain plat prepared by Beaufort Surveying, Inc., David S. Youmans. R.L.S., dated the 10th day of June, 1991 and entitled "boundary survey for Steve Green", a copy of which is recorded in the office of the R.M.C. for Beaufort County, South Carolina in plat book 41 at page 89.

The property being conveyed herein is a portion of the property which the grantor acquired by deed of Alphonso w. Pendergrass being dated the 20th day of October, 1962 and recorded in the office of the R.M.C. for Beaufort County, South Carolina in deed book 114 at page 89.

Also:

Parcel 2: R200 015 000 116C 0000; 145 Sea Island Parkway

ALL that certain piece, parcel or lot of land, situate, lying and being in lot 51, section 9, township 1 south, range 1 west, Lady's Island, Beaufort County, South Carolina; being more particularly described as lot 11 on a plat made by R. D. Trogdon, sr., r.l.s., on November 16, 1956, revised august 2, 1958, and recorded in the office of the clerk of court for Beaufort County, South Carolina, in plat book 11 at page 30 to which plat reference is made for a more complete description of said lot.

This being the same property conveyed to the grantors by deed dated April 27, 2017 from Harry. J. Koutroulakis as trustee of the Sam G. Koutroulakis trust dated July 10, 2015,

recorded May 15, 2017 in book 3575 at page 28 in the office of the register of deeds for Beaufort County, South Carolina.

Also:

Parcel 3: R200 015 000 0552 0000; 149 Sea Island Parkway

ALL that certain piece, parcel or lot of land, situate and being in Lot 51, Section 9, Township 1 South, Range 1 West, Lady's Island, and being more fully shown and described as Lot 10 on a plat prepared by R. D. Trogdon, Jr., R. L. S., dated July 8, 1986. Reference is also made to a plat filed of record in the Office of the RMC for Beaufort County, South Carolina in Plat Book 11 at Page 30.

Also:

Parcel 4: R100 001 000 0241 0000; 1404 Greenlawn Drive

ALL that certain piece, parcel or lot of land with the improvements thereon situate, lying and being in the County of Beaufort, South Carolina, being shown and designated as Lot Two (2) of Greenlawn Park Subdivision on a plat prepared by R. D. Trogdon, Sr., R.L.S. dated January 30, 1957, recorded in Plat Book 10 at Page 46 in the Office of the Register of Deeds of Beaufort County, South Carolina.

Also:

Parcel 5: R100 001 000 0261 0000; 1407 Greenlawn Drive

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being on Port Royal Island, Beaufort County, South Carolina, shown and designated as Lot 23 of Greenlawn Park Subdivision as will be more fully shown on that certain plat prepared by R.D. Trogdon, Sr., R.L.S., dated January 30, 1957, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 10 at Page 46.

Also:

Parcel 6: R100 001 000 0257 0000; 1507 Greenlawn Drive

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in Beaufort County, South Carolina, known and designated as Lot No. 19 of the Subdivision of Greenlawn Park, as shown on a plat by R.D. Trogdon, R.L.S, recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 10 at Page 46.

Also:

Parcel 7: R100 001 000 0006 0000; No Address Greenlawn Drive

ALL that certain piece, parcel or lot of land, situate, lying and being in Beaufort County, South Carolina and shown and designated as Lot 13, Greenlawn Subdivision on that certain plat prepared by RD. Trogdon, Jr., R.L.S., which is recorded in the Office of the Register

of Deeds for Beaufort County, South Carolina in Plat Book 10 at Page 46, and further shown on an individual plat prepared by David S. Youmans, RLS dated August 31, 2006.

Also:

Parcel 8: R100 001 000 005O 0000; 2512 Greenlawn Drive

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being on Port Royal Island, Beaufort County, South Carolina, and being designated as Lot 11, Carson R. Rentz Subdivision as shown on a plat by R.D. Trogdon, Sr., Surveyor, dated July 5, 1957, revised August 28, 1957 and recorded in the Register of Deeds Office for Beaufort County, South Carolina in Plat Book 10 at Page 84. For a more complete description as to metes and bounds, courses and distances, reference may be had to an individual plat prepared by David S. Youmans, RLS, dated September 28, 2006.

Also:

Parcel 9: R100 001 000 005N 0000; 2520 Greenlawn Circle

ALL that certain piece, parcel or lot of land with improvements thereon, situate, lying and being near Beaufort in Beaufort County, South Carolina, designated as Lot IO as shown on a plat of Property of Carson R. Rentz made by R.D. Trogdon, Sr. Surveyor, dated August 28, 1957 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book IO at Page 84. For a more particular description of said lot as to metes and bounds, reference is made to an individual plat prepared by R.D. Trogdon, Jr., R.L.S., dated July 13, 1979 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 27 at Page 219.

Also:

Parcel 10: R100 001 000 005J 0000; 2519 Greenlawn Circle

ALL that certain piece, parcel or lot of land, situate, lying and being in the County of Beaufort, State of South Carolina, and shown and designated as Lot 17 of Property of Carson R. Rentz Subdivision on a plat by R. D. Trogdon, Sr., dated August 28, 1957 and recorded in the Office of the RMC for Beaufort County, South Carolina in Plat Book 10 at Page 84. For a more complete description of said lot, reference may be had to an individual plat of said lot prepared for 303 Associates, LLC by David S. Youmans, RLS, dated January 24, 2005.

Also:

Parcel 11: R100 001 000 005R 0000; 2525 Greenlawn Circle

ALL that certain piece, parcel or lot of land, situate, lying and being in Beaufort County, South Carolina, being shown and designated as Lot 14 on a plat entitled "Property of Carson R. Rentz" prepared by R.D. Trogdon, Sr., dated July 5, 1957, revised August 28, 1957, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 10 at Page 84. For a more detailed description of said property as to metes, courses,

distances and bounds, reference may be had to an individual plat prepared by David S. Youmans, R.L.S., dated December 22, 2005.

Also:

Parcel 12: R100 029 000 0059 0000; 34 Old Jericho Road

ALL that certain piece, parcel or tract of land, situate, lying and being in Burton, Beaufort County, South Carolina, being shown as 0.315 acres, more or less, on a plat prepared by Ziad A. Khali, RLS, dated March 31, 2006, and recorded as an attachment to that certain Mortgage recorded in Book 2397, at Page 120, and shown as 0.32 acres on that certain Plat prepared by David E. Gasque, RLS, No. 10506, dated August 10, 2017.

Also:

Parcel 13: R100 029 000 0057 0000; 20 Old Jericho Road

ALL that certain piece, parcel or lot of land designated as Parcel 57, situate, lying and being in Beaufort County, State of South Carolina, generally bounded and described as follows: On the North by Parcel 56; on the East by Old Jericho Road; on the South by Parcel 58A; and on the West by property now or formerly of Santagati; and having such shape form courses, distances, butting and boundaries as are more fully shown on a plat prepared by David S. Youmans, RLS #9765, Beaufort Surveying, Inc. dated January 17, recorded in the office of the ROD for Beaufort County, South Carolina in Plat Book 148, page 107.

Also:

Parcel 14: R100 029 000 058A 0000; 24 Old Jericho Road

ALL that certain piece, parcel or lot of land designated as Parcel 58A, situate, lying and being in Beaufort County, South Carolina, generally bounded and described as follows: On the North by Parcel 57; on the East by Old Jericho Road; on the South by Parcel 58; and on the West by property now or formerly of Santagati; and having such shape, form, courses distances, butting and boundaries as are more fully shown on a plat prepared by David S. Youmans, RLS #9765, Beaufort Surveying, Inc. dated January, 17, 2008, recorded in the office of the ROD for Beaufort County, South Carolina in Plat Book 148, page 107.

Also:

Parcel 15: R100 001 000 005F 0000; 1716 Greenlawn

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in Beaufort County, South Carolina, being shown and designated as Lot 7, on a plat of property of Carson R. Rentz recorded in Plat Book 10 at Page 84 in the office of the Register of Deeds for Beaufort County, South Carolina. For a more complete description as to metes, bounds, courses and distances reference may be had to an individual plat prepared by David E. Gasque, RLS, dated February 11, 2000.

Also:

Parcel 16: R100 029 000 0504 0000; 110 Old Jericho Road

ALL that certain piece, parcel, lot or tract of land, with improvements thereon, situate, lying and being in the County of Beaufort, State of South Carolina, as shown on a plat prepared for John William Gray, III by Gray Surveying & Mapping, LLC, dated August 17, 2016, and recorded March 5, 2018 in Plat Book 148 at Page 147, containing 0.82 Acres, a tract designated on said Plat as Parcel "B", on the Northwest side of a right-of-way known as Old Jericho Road.

Also:

Parcel 17: R100 029 00B 0039 0000; 113 Old Jericho Road

ALL those certain pieces, parcels or lots of land, situate, lying and being in Beaufort County, South Carolina and shown and described as Lots Twenty-Four (24), Twenty-Five (25), Twenty-Six (26) and Twenty-Seven (27) of Palmetto Point Subdivision on a plat surveyed and drawn by R.D. Trogdon, Jr., R.L.S., on October 18, 1968, and duly recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Book 17 of Plats at page 52.

Also:

Parcel 18: R100 029 000 0110 0000; 116 Old Jericho Road

ALL that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being in the County of Beaufort, State of South Carolina, as shown on a plat prepared for Dr. John W. Gray by Beaufort Surveying, Inc., dated May 11, 1998 and revised on July 1, 1998, December 28, 1998, and May 13, 1999, and recorded on December 21, 1999 in the Beaufort County Register of Deeds Office in Plat Book 72 at Page 135, containing five(5) acres excluded from a tract designated on said Plat as Tract "A", said five(5) acres lying on the Northwest side of a right-of-way known as Old Jericho Road and having the following metes and bounds, to-wit: Beginning at an iron at the Southeastern corner of said and running along lands now or formerly of Dr. John Gray N70°46'5"W for a distance of 398.00 feet; thence turning and running N12°16'55"E for a distance of 510.22 feet; thence turning and running S69°49'50"E for a distance of 468.74 feet; thence turning and running along said right-of-way S20°10'14"W for a distance of 226.73 feet; thence turning and continuing along said right-of-way S20°19'55"W for a distance of 272.16 feet to the point of beginning. A plat prepared for John William Gray, III by Gray Surveying and Mapping and filed with the Beaufort County Register of Deeds in Deed Book 148 Pg 147 on 3/5/2018.

Also:

Parcel 19: R100 026 000 162A 0000; 1 Parris Island Gateway

ALL that certain piece, parcel or tract of land with improvements thereon, situate, lying and being in the Burton area of Port Royal Island, Beaufort County, South Carolina, and being more particularly shown and described on a plat prepared for Carver Brothers, Inc. by

R.D. Trogdon, Jr., R.L.S., elated June 19, 1980, revised May 4, 1981, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 36 at Page 58.

Also:

Parcel 20: R100 029 000 010B 0000; No Address

ALL that certain piece, parcel or tract of land, situate, lying and being in the Town of Burton, in Beaufort Township, Beaufort County, South Carolina, being part of the property of the "Lea Estate" and part of what is known as the Burton Hill Tract and containing .81 acres, more or less, as shown and designated on that certain plat prepared for Pelican Companies, Inc., by R.D. Trogdon, Jr., RLS, dated June 9, 1988, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Deed Book 507 at Page 231.

Also:

Parcel 21: R100 026 00A 0203 0000; 1502 Palmetto Dr —

ALL that certain piece, parcel or lot of land, situate, lying and being on Port Royal Island, Beaufort County, South Carolina known and designated as Lot 23 in Block A, as shown on a plat of the subdivision of Neil Trask, Sr. and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 9 at Page 61. For a more complete description of said property, reference is made to an individual plat prepared for William Howard Carines by Christensen-Kahlil Surveyors, Ind., dated November 17, 2011, a copy of which is recorded in the Beaufort County Register of Deeds Office in Plat Book 133 at Page 143.

Also:

Parcel 22: R100 028 000 0122 0000; 5 Estelle Road

All that certain piece, parcel or tract of land originally containing thirty-two (32) acres more or less, situate, lying and being in Beaufort County, South Carolina and being on Port Royal Island and located on Beaufort County's Reassessment Maps as tract 122, Map 28 Beaufort, and being more particularly described and bounded as follows, to wit: On the North by tracts 123, now belonging to or formerly belonging to Henry D and Elizabeth D. Singleton, and tract 138, now belonging to or fom1erly belonging to Merle C. Grey; on the West by tract 139 now belonging to or formerly belonging to Geneva Ray; on the South by tracts 121, now belonging to or formerly belonging to the Decedent, Estelle Singleton; and tract 120A now belonging to or formerly belonging to Paul Heyward; and on the East by tract 118 now belonging to or formerly belonging to the Decedent, Estelle Singleton; and tract 116 now belonging to or formerly belonging to C. D. Pulaski. Less that portion (plus or minus 19.9 acres) bound by Goethe Hill Road to the north and Highway 170 to the Southeast. The Beaufort County tax map for R100 028 000 0122 0000.

Also:

Parcel 23: R100 001 000 0005 0000; 1610 Greenlawn Drive

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in Beaufort Township, Beaufort County, South Carolina, and being more particularly shown and designated as Lot One (1), on a Subdivision plat of the property of Carson R. Rentz made by R. D, Trogdon, Sr., dated August 28, 1957 and recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Plat Book 10 at Page 84.

Also:

Parcel 24: R100 001 000 005G 0000; 2513 Greenlawn Drive

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the City of Beaufort, County of Beaufort, State of South Carolina, and designated as Lot Eight (8), of the property of Carson Rentz Subdivision, as shown on a plat of R.D Trogdon, Sr., dated August 28, 1957 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 10 at Page 84.

Also:

Parcel 25: R100 001 000 005H 0000; 2515 Greenlawn Circle

ALL that certain piece, parcel, or lot of land with improvements thereon, situate, lying and being on Port Royal Island, Beaufort County, South Carolina, and being designated as Lot 19, Carson R. Rentz Subdivision as shown on a plat by R.D. Trogdon, Jr., RLS, dated August 28, 1957, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 10 at Page 84.

Also:

Parcel 26: R100 001 000 005I 0000; 2517 Greenlawn Circle

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being on Port Royal Island, Beaufort County, South Carolina being shown and designated as Lot Number Eighteen (18) of Carson R. Rentz Subdivision on a plat recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Plat Book 10 at Page 84.

The following municipal services for the area will be provided by the City of Beaufort upon annexation:

Police

Fire

Public Works – Stormwater – Parks – General City Maintenance

City Administration

Municipal Planning

Solid Waste and Recycling

All municipal services otherwise provided to the municipality at the time of annexation will be provided to the annexed parcels.

The taxes and fees required for municipal services are:

Total Municipal Millage for tax year 2021 was: 78.2 Mills

Stormwater fee: \$135

Residential refuse collection fee: \$20 per month

The parcels are proposed to be zoned as follows:

- | | | |
|----------|-----------|---------------|
| 1. IC | 10. T5-UC | 19. T5-UC RMX |
| 2. T5-UC | 11. T5-UC | 20. T5-UC RMX |
| 3. T5-UC | 12. T5-UC | 21. T4-N |
| 4. T5-UC | 13. T5-UC | 22. IC |
| 5. T5-UC | 14. T5-UC | 23. T5-UC |
| 6. T5-UC | 15. T5-UC | 24. T5-UC |
| 7. T5-UC | 16. T5-UC | 25. T5-UC |
| 8. T5-UC | 17. T4-N | 26. T5-UC |
| 9. T5-UC | 18. T5-UC | |

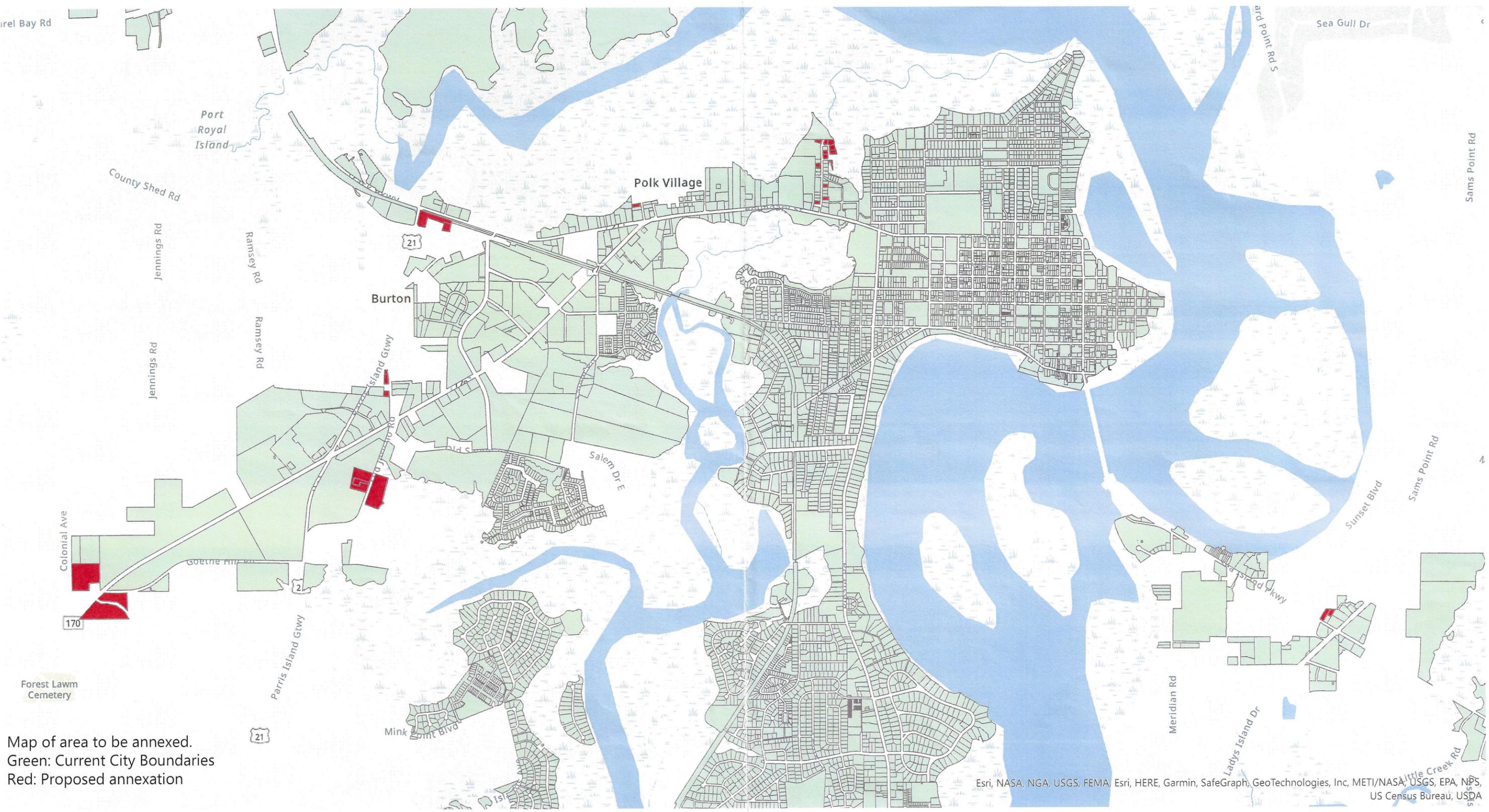
The petition is available for public inspection at the Municipal Clerk's office in City Hall during normal business hours.

GAZETTE: Please run in our usual block advertisement form on Wednesday, April 6, 2018.

RECEIPT: Please confirm that you have received this notice and that the ad can run that day.

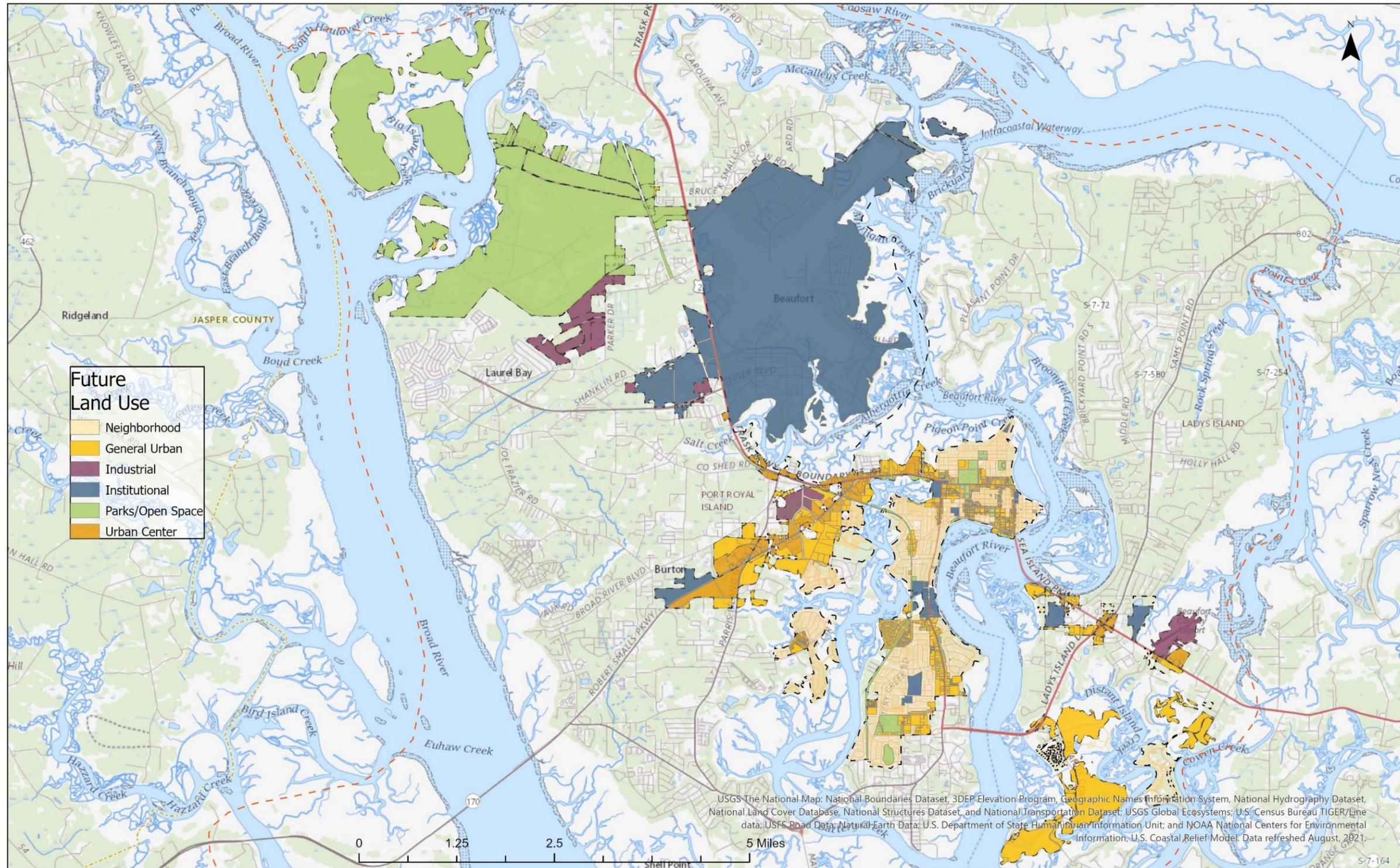
BILL: City of Beaufort
1911 Boundary Street
Beaufort, SC 29902

AFFIDAVIT: ~~David Prichard, Director~~
City of Beaufort
1911 Boundary Street
Beaufort, SC 29902



Map of area to be annexed.
 Green: Current City Boundaries
 Red: Proposed annexation

Esri, NASA, NGA, USGS, FEMA, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



Map 5 Future Land Use



Metropolitan Planning Commission Meeting Staff Report

From the Department of Community Development
May 16, 2022

1 SUMMARY OF REQUEST

The City of Beaufort is requesting a recommendation from the Metropolitan Planning Commission to the City Council regarding an annexation to the property located at 533 Robert Smalls Parkway, as identified by parcel number R100 028 000 122D 0000.

Background: This is a 75% petition to incorporate the property within the City of Beaufort.

When proposing annexations, the City of Beaufort utilizes the Municipal Association of South Carolina (MASC) Annexation Handbook.

“Annexation of any area or property which is contiguous to a municipality may be initiated by filing with the municipal governing body a petition signed by 75 percent or more of the freeholders owning at least 75 percent of the assessed value of property in the area to be annexed. Upon agreement to accept the petition and annex the area, compliance with required procedures, and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete. Section 5-3-150(3). No member of the governing body who owns property or stock in a corporation owning property in the area proposed to be annexed is eligible to vote on the ordinance. The 75 percent method is subject to specified procedures. Section 5-3-150(1)”

2 FACTS

Property Address: 533 Robert Smalls Parkway
Parcel ID: R100 028 000 122D 0000
Case Number: MPC 22-01
Applicant: City of Beaufort
Type of Request: Annexation
Current County Zoning: C3NMU
Proposed Zoning: IC

Additionally, when proposing annexations, Section 2.2.2.F of the Beaufort Code states the following:

Where City limit boundaries change by virtue of annexation or some other means, the following provisions shall apply:

- 1. Areas to be annexed into the incorporated limits of Beaufort shall be assigned zoning classifications by the City Council.*
- 2. In all cases where additions to the City's total area require adjustments in the zoning district boundaries, the adjustment shall be made to the Zoning Map.*
- 3. When reductions are made in the City's total incorporated area the provisions of this Code shall no longer apply to that area.*

Per the above referenced section of the Beaufort Code, when annexing a parcel within the city it must be assigned a zoning classification. When proposing a zoning classification for the subject parcel, staff analyzed current County zoning, adjacent zoning districts, potential uses, and the Land Use Plan of the City. A copy of the permitted use table for the current zone (Beaufort County) is attached, titled “Exhibit A.” For the proposed zone, a copy of the relevant permitted use table from the Beaufort Code shows the potential uses for the proposed zone, titled “Exhibit B.” Below is a table showing the existing zoning of adjacent parcels:

Existing Zoning and Land Uses of Adjacent Parcels:

Direction	Zoning	Land Use
North	C3NMU (County)	Vacant
East	C3NMU (County)	Residential (Single family)
South	C3NMU (County)	Campus (School)
West	C3NMU (County)	Residential (Single family)

Per Section 9.16.3.B.1, Amendments and Rezonings of the Beaufort Code, *“The Administrator shall prepare a staff report that reviews the proposed amendment in light of the Comprehensive Plan and the general requirements of this Code.”* The Land Use Plan in the recently adopted 2022 Comprehensive Plan shows this property as Urban Center and Institutional.

According to Section 9.16.3.C.2, when making recommendations to the City Council, *“The MPC shall study the proposed amendment, taking into account all factors that it may deem relevant, including, but not limited to,*

- a. consistency (or lack thereof) with the Comprehensive Plan and Civic Master Plan;*
- b. compatibility with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood;*
- c. suitability of the property that would be affected by the amendment;*
- d. compatibility with the natural features of — and any archaeological or cultural resources on — the property;*
- e. marketability of the property that would be affected by the amendment; and*
- f. availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property.”*

3 POTENTIAL MOTIONS

Approval:

I move to recommend approval application MPC 22-01, to the City Council, as submitted.

Denial:

I move to recommend denial of application MPC 22-01, to the City Council, due to the application nonconformance with Section 9.16.3.C.2 of the Beaufort Code.

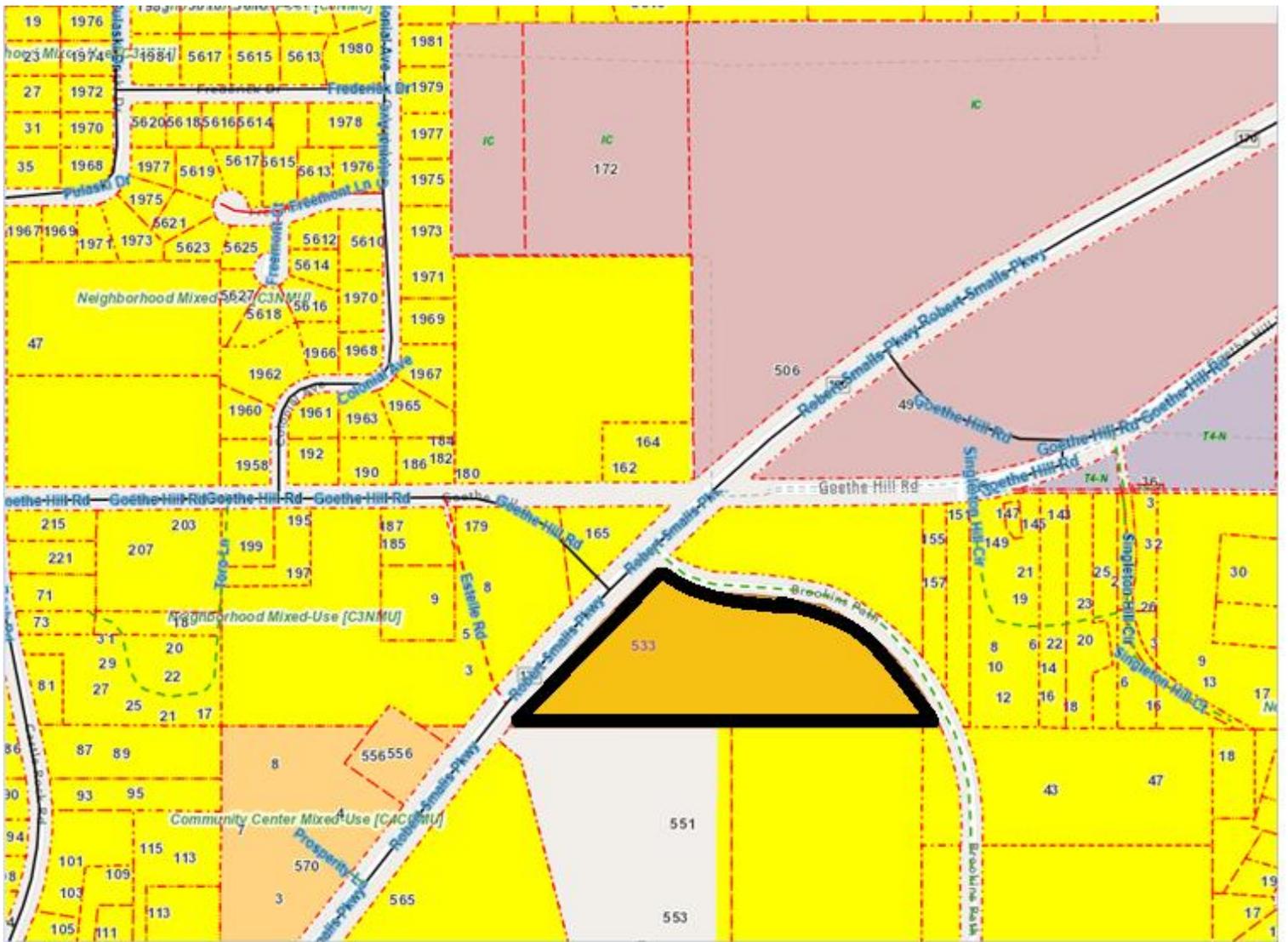


EXHIBIT A

3.3.30 - Neighborhood Mixed Use (C3) Zone Standards

A. Purpose

The Neighborhood Mixed Use (C3) Zone provides for high-quality, moderate-density (averaging under three dwelling units per acre) 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.

Open spaces shall be provided in sufficient quantity to ensure an open quality with a predominance of green space. Non-residential uses shall be limited to parcels having access to arterial or collector streets or within a Traditional Community Plan. This Zone provides for the lower densities of areas designated Neighborhood Mixed-Use in the Comprehensive Plan. It is intended to support the development of communities with a diverse range of housing types and uses.

G. C3 Allowed Uses

Land Use Type ¹	Specific Use Regulations	C3
Agricultural		
Agriculture & Crop Harvesting		P
Agricultural Support Services	2.3	TCP
Seasonal Farmworker Housing	4.1.90	C
Forestry		P
Commercial Stables	4.1.50	C
Residential		
Dwelling: Single-Family Detached Unit		P
Dwelling: Single-Family Attached Unit		P
Dwelling: Two-Family Unit (Duplex)		P
Dwelling: Multi-Family Unit	4.1.170	C
Dwelling: Group Home		P

Land Use Type ¹	Specific Use Regulations	C3
Dwelling: Family Compound	2.7.40	C
Community Residence (dorms, convents, assisted living, temporary shelters)	2.3	TCP
Home Office	4.2.90	C
Home Business	4.2.80	C
Live/Work	2.3	TCP
Manufactured Home Community	4.1.130	C
Retail & Restaurants		
General Retail 3,500 SF or less	2.3	TCP
Gas Station/Fuel Sales	4.1.100	C
Restaurant, Café, Coffee Shop	2.3	TCP
Offices & Services		
General Offices & Services 3,500 SF or less	4.1.110	C
Animal Services: Clinic/Hospital	2.3	TCP
Day Care: Family Home (up to 8 clients>		P
Day Care: Commercial Center (9 or more clients)	2.3	TCP
Lodging: Short-Term Housing Rental (STHR)	4.1.360	S
Lodging: Inn (up to 24 rooms)	2.3	TCP
Medical Service: Clinics/Offices	2.3	TCP
Recreation, Education, Safety, Public Assembly		
Community Oriented Cultural Facility (less than 15,000 SF)	2.3	TCP
Community Public Safety Facility		P
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C

Land Use Type ¹	Specific Use Regulations	C3
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Park, Playground, Outdoor Recreation Areas		P
Recreation Facility: Golf Course		P
School: Public or Private		P
School: Specialized Training/Studio		P
School: College or University	7.2.130	S
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Wireless Communications Facility	4.1.320	S
Key		
P Permitted Use		
C Conditional Use		
S Special Use Permit Required		
TCP Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3		
— Use Not Allowed		
End Notes		
¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.		

EXHIBIT B

INSTITUTIONAL & CAMPUS DISTRICT (IC) The IC district supports generally non-residential institutions and employment areas that are designed in a campus-like setting, such as hospitals, universities, research facilities, and offices. It is intended to ensure that these unique institutions are designed to be compatible with their surroundings and the rest of the city

3.2 TABLE OF PERMITTED USES

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
RESIDENTIAL												3.3
Household Living												
Single-Family Dwelling	—	P	P	P	P	E	E	E	E	E	—	—
2- or 3-Unit Dwelling	—	—	C	P	P	P	P	—	—	P	—	4.5.5
Rowhome	—	—	—	—	C	P	P	P	—	P	—	4.5.6
Apartment House (a.k.a. Multifamily Dwelling - 4+ units)	—	—	—	—	C	P	P	P	—	P	—	4.5.7
Home Occupation - Minor	—	C	C	C	C	P	P	P	—	—	—	3.3.2.D
Home Occupation - Major	—	SE	SE	SE	C	P	P	—	—	—	—	
Live-Aboard Boat	C	C	C	C	C	C	C	C	C	C	C	3.3.2.D
Live/Work Unit	—	—	—	—	C	P	P	P	C	P	—	4.5.8
Manufactured Home	—	—	—	—	—	—	—	—	—	—	C	3.3.2.G
Group Living												
Group Dwelling (≤ 8 residents)	—	—	—	—	P	P	P	P	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	—	SE	SE	P	P	—	P	—	—
PUBLIC AND CIVIC												3.4
Civic / Government Facilities	C	—	SE	SE	P	P	P	P	P	P	—	3.4.2.A
Educational Facilities												
College/University/Trade/Vocational	—	—	—	—	C	P	P	P	C	P	—	3.4.2.B.1
School, Public or Private	—	C	C	C	P	P	P	P	—	P	—	3.4.2.B.2
Parks and Open Space												
Cemetery	C	E	E	E	E	E	E	C	E	E	E	3.4.2.C
Park/Open Space	P	P	P	P	P	P	P	P	P	P	P	7.4
INSTITUTIONAL												3.5
Community Service	—	SE	SE	SE	P	P	P	P	SE	P	—	—
Day Care Facility												
Family Day Care Home (≤ 6 clients)	see Home Occupation — Minor											
<i>P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Area subject to additional standards subject to additional standards subject to additional standards — = Prohibited use</i>												

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
Group Day Care Home (7-12 clients) & Commercial Day Care Center (>12 clients)	—	—	SE	C	C	P	P	P	P	P	—	3.5.2.A
Treatment Facility	—	—	—	—	SE	SE	SE	P	—	SE	—	—
Health Care Facilities	—	—	—	—	—	—	P	P	—	P	—	—
Religious Institution	—	C	C	P	P	P	P	P	—	P	—	3.5.2.B
COMMERCIAL												3.6
Entertainment												
Indoor Entertainment	—	C	C	—	C	P	P	P	P	P	—	3.6.2.A
Outdoor Entertainment	—	—	—	—	C	P	P	P	—	P	—	3.6.2.A
Sexually-Oriented Business	—	—	—	—	—	—	—	—	C	—	—	13.2.1
Office	—	—	—	—	P	P	P	P	P	P	—	—
Overnight Guest Accommodation												
Bed and Breakfast	—	—	SE	SE	P	P	P	—	—	—	—	3.6.2.C.1
Short-Term Rental	—	C	C	C	C	C	C	—	—	C	—	3.6.2.C.2
Inn/Motel/Hotel	—	—	—	—	C	P	P	P	—	—	—	3.6.2.C.3
Recreational Vehicle Park	—	—	—	—	—	—	—	SE	—	—	—	—
Retail & Restaurants					C	C	C	P	—	C	—	3.6.2.D
VEHICLE- AND BOAT-RELATED USES												3.7
Vehicle and Boat Sales and Rental	—	—	—	—	A	—	C	P	—	—	—	3.7.2.A
Drive-Thru Facility	—	—	—	—	—	—	C	C	SE	—	—	3.7.2.B
Fuel Sales / Car Wash	—	—	—	—	—	—	C	C	P	—	—	3.7.2.C
Vehicle Service and Repair	—	—	—	—	C	—	C	C	P	—	—	3.7.2.D
Parking, Commercial, Surface	—	—	—	—	C	C	P	P	P	P	—	3.7.2.F
Parking, Structure	—	—	—	—	RF	P	P	P	P	P	—	—
Passenger Terminals	—	—	—	—	—	—	SE	P	P	—	—	3.7.2.G
Water/Marine-Oriented Facilities	P	—	—	—	P	P	P	—	—	P	—	—
INDUSTRIAL												3.8
Aviation Services	—	—	—	—	—	—	—	—	P	—	—	—
Light Industrial Services	—	—	—	—	A	—	C	C	P	—	—	3.8.2.A
Manufacturing and Production Services	—	—	—	—	A	—	—	C	P	—	—	3.8.2.B
Truck Terminal	—	—	—	—	—	—	—	—	P	—	—	—
COMMUNICATION & INFRASTRUCTURE USES												3.9
Major Infrastructure/Utilities	—	—	—	—	A	—	—	SE	P	—	—	3.9.2.A
Minor Infrastructure/Utilities	E	C	C	C	C	C	C	C	P	C	—	3.9.2.B
Waste Related Services	—	—	—	—	—	—	—	—	SE	—	—	3.9.2.C
Wireless Communications Facility	—	—	—	—	—	—	—	C	C	—	—	3.9.2.D
FORESTRY, AGRICULTURE, HORTICULTURE	C	C	C	C	C	C	C	C	C	C	—	3.10

P=Permitted Use C=Conditional Use SE=Special Exception E=In Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use



Metropolitan Planning Commission Meeting Staff Report

From the Department of Community Development
May 16, 2022

1 SUMMARY OF REQUEST

The City of Beaufort is requesting a recommendation from the Metropolitan Planning Commission to the City Council regarding an annexation to the property located at 145 Sea Island Parkway, as identified by parcel number R200 015 000 116C 0000.

Background: This is a 75% petition to incorporate the property within the City of Beaufort.

When proposing annexations, the City of Beaufort utilizes the Municipal Association of South Carolina (MASC) Annexation Handbook.

“Annexation of any area or property which is contiguous to a municipality may be initiated by filing with the municipal governing body a petition signed by 75 percent or more of the freeholders owning at least 75 percent of the assessed value of property in the area to be annexed. Upon agreement to accept the petition and annex the area, compliance with required procedures, and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete. Section 5-3-150(3). No member of the governing body who owns property or stock in a corporation owning property in the area proposed to be annexed is eligible to vote on the ordinance. The 75 percent method is subject to specified procedures. Section 5-3-150(1)”

2 FACTS

Property Address: 145 Sea Island Parkway
Parcel ID: R200 015 000 116C 0000.
Case Number: MPC 22-01
Applicant: City of Beaufort
Type of Request: Annexation
Current County Zoning: T4NC
Proposed Zoning: T5-UC

Additionally, when proposing annexations, Section 2.2.2.F of the Beaufort Code states the following:

Where City limit boundaries change by virtue of annexation or some other means, the following provisions shall apply:

- 1. Areas to be annexed into the incorporated limits of Beaufort shall be assigned zoning classifications by the City Council.*
- 2. In all cases where additions to the City's total area require adjustments in the zoning district boundaries, the adjustment shall be made to the Zoning Map.*
- 3. When reductions are made in the City's total incorporated area the provisions of this Code shall no longer apply to that area.*

Per the above referenced section of the Beaufort Code, when annexing a parcel within the city it must be assigned a zoning classification. When proposing a zoning classification for the subject parcel, staff analyzed current County zoning, adjacent zoning districts, potential uses, and the Land Use Plan of the City. A copy of the permitted use table for the current zone (Beaufort County) is attached, titled “Exhibit A.” For the proposed zone, a copy of the relevant permitted use table from the Beaufort Code shows the potential uses for the proposed zone, titled “Exhibit B.” Below is a table showing the existing zoning of adjacent parcels:

Existing Zoning and Land Uses of Adjacent Parcels:

Direction	Zoning	Land Use
North	T4HC (County)	Commercial (Office)
East	T5UC	Commercial (Mechanic)
South	T5UC	Commercial (Retail)
West	T4NC (County)	Commercial (Restaurant)

Per Section 9.16.3.B.1, Amendments and Rezoning of the Beaufort Code, *“The Administrator shall prepare a staff report that reviews the proposed amendment in light of the Comprehensive Plan and the general requirements of this Code.”* The Land Use Plan in the 2022 Comprehensive Plan shows adjacent properties to the subject property as Urban Center.

According to Section 9.16.3.C.2, when making recommendations to the City Council, *“The MPC shall study the proposed amendment, taking into account all factors that it may deem relevant, including, but not limited to,*

- a. consistency (or lack thereof) with the Comprehensive Plan and Civic Master Plan;*
- b. compatibility with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood;*
- c. suitability of the property that would be affected by the amendment;*
- d. compatibility with the natural features of — and any archaeological or cultural resources on — the property;*
- e. marketability of the property that would be affected by the amendment; and*
- f. availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property.”*

3 POTENTIAL MOTIONS

Approval:

I move to recommend approval application MPC 22-01, to the City Council, as submitted.

Denial:

I move to recommend denial of application MPC 22-01, to the City Council, due to the application nonconformance with Section 9.16.3.C.2 of the Beaufort Code.

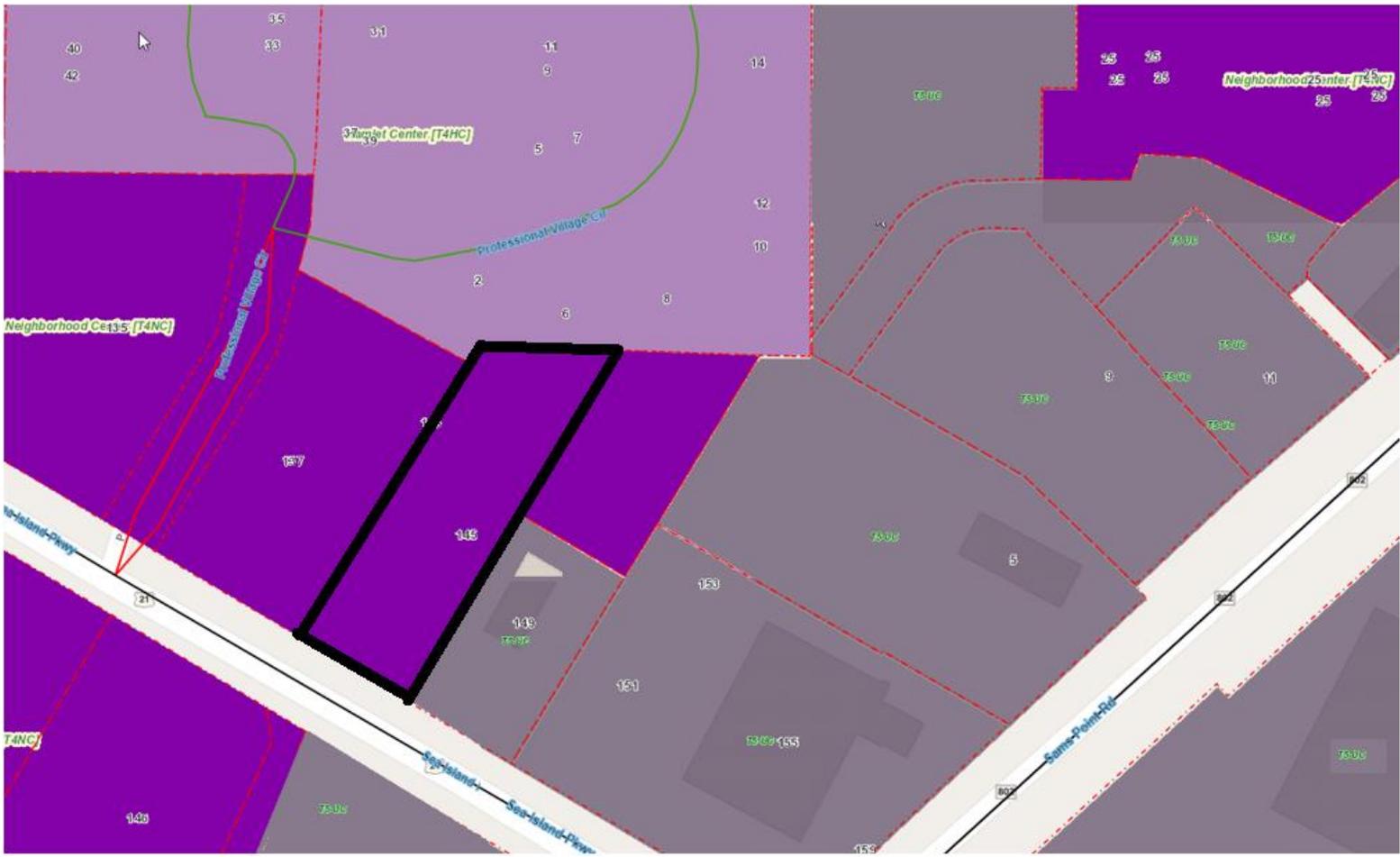


EXHIBIT A

3.2.110 - T4 Neighborhood Center (T4NC) Standards

A. Purpose

The Neighborhood Center (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 T4 Neighborhood Center Zone implements the 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.

G. T4NC Allowed Uses

Land Use Type ¹	Specific Use Regulations	T4NC
Agricultural		
Forestry		P
Residential		
Dwelling: Single-Family Detached Unit		P
Dwelling: Single-Family Attached Unit		P
Dwelling: Two-Family Unit (Duplex)		P
Dwelling: Multi-Family Unit		P
Dwelling: Group Home		P
Community Residence (dorms, convents, assisted living, temporary shelters)		P
Home Office	4.2.90	C
Home Business	4.2.80	C
Live/Work		P
Retail & Restaurants		
General Retail greater than 50,000 SF		P

Land Use Type ¹	Specific Use Regulations	T4NC
General Retail with Drive-Through Facilities	4.1.120 4.1.70	C
Bar, Tavern, Nightclub		P
Gas Station/Fuel Sales	4.1.100	C
Restaurant, Café, Coffee Shop		P
Restaurant, Café, Coffee Shop With Drive-Through Facilities	4.1.70	S
Offices & Services		
General Offices & Services: greater than 50,000 SF		P
General Offices & Services: with Drive-Through Facilities	4.1.110 4.1.70	C
Animal Services: Clinic/Hospital		P
Animal Services: Kennel	4.1.40	C
Day Care: Family Home (up to 8 clients)		P
Day Care: Commercial Center (9 or more clients)	4.1.60	C
Lodging: Short-Term Housing Rental	4.1.360	S
Lodging: Inn (up to 24 rooms)		P
Lodging: Hotel		P
Medical Services: Clinics/Offices		P
Medical Services: Hospital	7.2.130	S
Vehicle Services: Minor Maintenance and Repair	4.1.270	C
Vehicle Services: Major Maintenance and Repair	4.1.270	C
Recreation, Education, Safety, Public Assembly		
Community Oriented Cultural Facility (less than 15,000 SF)		P
Community Oriented Cultural Facility (15,000 SF or greater)		P
Community Public Safety Facility		P

Land Use Type ¹	Specific Use Regulations	T4NC
Institutional Care Facility		P
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Park, Playground, Outdoor Recreation Areas		P
Recreation Facility: Commercial Indoor		P
Recreation Facility: Community-Based		P
School: Public or Private		P
School: Specialized Training/Studio		P
School: College or University	7.2.130	S
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Parking Facility: Public or Commercial		P
Transportation Terminal		P
Wireless Communication Facility	4.1.320	S
Industrial		
Manufacturing, Processing, and Packaging - Light (less than 15,000 SF)	4.1.140	C
Key		
P Permitted Use		
C Conditional Use		
S Special Use Permit Required		
— Use Not Allowed		
End Notes		
¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.		

EXHIBIT B

T5—URBAN CORRIDOR DISTRICT (T5-UC) The T5-Urban Corridor 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.

3.2 TABLE OF PERMITTED USES

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
RESIDENTIAL												3.3
Household Living												
Single-Family Dwelling	—	P	P	P	P	E	E	E	E	E	—	—
2- or 3-Unit Dwelling	—	—	C	P	P	P	P	—	—	P	—	4.5.5
Rowhome	—	—	—	—	C	P	P	P	—	P	—	4.5.6
Apartment House (a.k.a. Multifamily Dwelling - 4+ units)	—	—	—	—	C	P	P	P	—	P	—	4.5.7
Home Occupation - Minor	—	C	C	C	C	P	P	P	—	—	—	3.3.2.D
Home Occupation - Major	—	SE	SE	SE	C	P	P	—	—	—	—	
Live-Aboard Boat	C	C	C	C	C	C	C	C	C	C	C	3.3.2.D
Live/Work Unit	—	—	—	—	C	P	P	P	C	P	—	4.5.8
Manufactured Home	—	—	—	—	—	—	—	—	—	—	C	3.3.2.G
Group Living												
Group Dwelling (≤ 8 residents)	—	—	—	—	P	P	P	P	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	—	SE	SE	P	P	—	P	—	—
PUBLIC AND CIVIC												3.4
Civic / Government Facilities	C	—	SE	SE	P	P	P	P	P	P	—	3.4.2.A
Educational Facilities												
College/University/Trade/Vocational	—	—	—	—	C	P	P	P	C	P	—	3.4.2.B.1
School, Public or Private	—	C	C	C	P	P	P	P	—	P	—	3.4.2.B.2
Parks and Open Space												
Cemetery	C	E	E	E	E	E	E	C	E	E	E	3.4.2.C
Park/Open Space	P	P	P	P	P	P	P	P	P	P	P	7.4
INSTITUTIONAL												3.5
Community Service	—	SE	SE	SE	P	P	P	P	SE	P	—	—
Day Care Facility												
Family Day Care Home (≤ 6 clients)	see Home Occupation - Minor											

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
Group Day Care Home (7-12 clients) & Commercial Day Care Center (>12 clients)	—	—	SE	C	C	P	P	P	P	P	—	3.5.2A
Treatment Facility	—	—	—	—	SE	SE	SE	P	—	SE	—	—
Health Care Facilities	—	—	—	—	—	—	P	P	—	P	—	—
Religious Institution	—	C	C	P	P	P	P	P	—	P	—	3.5.2.B
COMMERCIAL								3.6				
Entertainment												
Indoor Entertainment	—	C	C	—	C	P	P	P	P	P	—	3.6.2A
Outdoor Entertainment	—	—	—	—	C	P	P	P	—	P	—	3.6.2A
Sexually-Oriented Business	—	—	—	—	—	—	—	—	C	—	—	13.2.1
Office	—	—	—	—	P	P	P	P	P	P	—	—
Overnight Guest Accommodation												
Bed and Breakfast	—	—	SE	SE	P	P	P	—	—	—	—	3.6.2.C.1
Short-Term Rental	—	C	C	C	C	C	C	—	—	C	—	3.6.2.C.2
Inn/Motel/Hotel	—	—	—	—	C	P	P	P	—	—	—	3.6.2.C.3
Recreational Vehicle Park	—	—	—	—	—	—	—	SE	—	—	—	—
Retail & Restaurants					C	C	C	P	—	C	—	3.6.2.D
VEHICLE- AND BOAT-RELATED USES								3.7				
Vehicle and Boat Sales and Rental	—	—	—	—	A	—	C	P	—	—	—	3.7.2A
Drive-Thru Facility	—	—	—	—	—	—	C	C	SE	—	—	3.7.2.B
Fuel Sales / Car Wash	—	—	—	—	—	—	C	C	P	—	—	3.7.2.C
Vehicle Service and Repair	—	—	—	—	C	—	C	C	P	—	—	3.7.2.D
Parking, Commercial, Surface	—	—	—	—	C	C	P	P	P	P	—	3.7.2.F
Parking, Structure	—	—	—	—	RF	P	P	P	P	P	—	—
Passenger Terminals	—	—	—	—	—	—	SE	P	P	—	—	3.7.2.G
Water/Marine-Oriented Facilities	P	—	—	—	P	P	P	—	—	P	—	—
INDUSTRIAL								3.8				
Aviation Services	—	—	—	—	—	—	—	—	P	—	—	—
Light Industrial Services	—	—	—	—	A	—	C	C	P	—	—	3.8.2A
Manufacturing and Production Services	—	—	—	—	A	—	—	C	P	—	—	3.8.2.B
Truck Terminal	—	—	—	—	—	—	—	—	P	—	—	—
COMMUNICATION & INFRASTRUCTURE USES								3.9				
Major Infrastructure/Utilities	—	—	—	—	A	—	—	SE	P	—	—	3.9.2A
Minor Infrastructure/Utilities	E	C	C	C	C	C	C	C	P	C	—	3.9.2.B
Waste Related Services	—	—	—	—	—	—	—	—	SE	—	—	3.9.2.C
Wireless Communications Facility	—	—	—	—	—	—	—	C	C	—	—	3.9.2.D
FORESTRY, AGRICULTURE, HORTICULTURE								3.10				
	C	C	C	C	C	C	C	C	C	C	—	

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use



Metropolitan Planning Commission Meeting Staff Report

From the Department of Community Development
May 16, 2022

1 SUMMARY OF REQUEST

The City of Beaufort is requesting a recommendation from the Metropolitan Planning Commission to the City Council regarding an annexation to the property located at 149 Sea Island Parkway, as identified by parcel number R200 015 000 0552 0000.

Background: This is a 75% petition to incorporate the property within the City of Beaufort.

When proposing annexations, the City of Beaufort utilizes the Municipal Association of South Carolina (MASC) Annexation Handbook.

“Annexation of any area or property which is contiguous to a municipality may be initiated by filing with the municipal governing body a petition signed by 75 percent or more of the freeholders owning at least 75 percent of the assessed value of property in the area to be annexed. Upon agreement to accept the petition and annex the area, compliance with required procedures, and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete. Section 5-3-150(3). No member of the governing body who owns property or stock in a corporation owning property in the area proposed to be annexed is eligible to vote on the ordinance. The 75 percent method is subject to specified procedures. Section 5-3-150(1)”

2 FACTS

Property Address:	149 Sea Island Parkway
Parcel ID:	R200 015 000 0552 0000.
Case Number:	MPC 22-01
Applicant:	City of Beaufort
Type of Request:	Annexation
Current County Zoning:	T4NC
Proposed Zoning:	T5-UC

Additionally, when proposing annexations, Section 2.2.2.F of the Beaufort Code states the following:

Where City limit boundaries change by virtue of annexation or some other means, the following provisions shall apply:

- 1. Areas to be annexed into the incorporated limits of Beaufort shall be assigned zoning classifications by the City Council.*
- 2. In all cases where additions to the City's total area require adjustments in the zoning district boundaries, the adjustment shall be made to the Zoning Map.*
- 3. When reductions are made in the City's total incorporated area the provisions of this Code shall no longer apply to that area.*

Per the above referenced section of the Beaufort Code, when annexing a parcel within the city it must be assigned a zoning classification. When proposing a zoning classification for the subject parcel, staff analyzed current County zoning, adjacent zoning districts, potential uses, and the Land Use Plan of the City. A copy of the permitted use table for the current zone (Beaufort County) is attached, titled “Exhibit A.” For the proposed zone, a copy of the relevant permitted use table from the Beaufort Code shows the potential uses for the proposed zone, titled “Exhibit B.” Below is a table showing the existing zoning of adjacent parcels:

Existing Zoning and Land Uses of Adjacent Parcels:

Direction	Zoning	Land Use
North	T4HC (County)	Commercial (Office)
East	T5UC	Commercial (Retail)
South	T5-UC	Commercial (Retail)
West	T4NC (County)	Commercial

Per Section 9.16.3.B.1, Amendments and Rezonings of the Beaufort Code, “The Administrator shall prepare a staff report that reviews the proposed amendment in light of the Comprehensive Plan and the general requirements of this Code.” The Land Use Plan in the 2022 Comprehensive Plan shows adjacent properties to the subject property as Urban Center.

According to Section 9.16.3.C.2, when making recommendations to the City Council, “The MPC shall study the proposed amendment, taking into account all factors that it may deem relevant, including, but not limited to,

- a. consistency (or lack thereof) with the Comprehensive Plan and Civic Master Plan;
- b. compatibility with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood;
- c. suitability of the property that would be affected by the amendment;
- d. compatibility with the natural features of — and any archaeological or cultural resources on — the property;
- e. marketability of the property that would be affected by the amendment; and
- f. availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property.”

3 POTENTIAL MOTIONS

Approval:

I move to recommend approval application MPC 22-01, to the City Council, as submitted.

Denial:

I move to recommend denial of application MPC 22-01, to the City Council, due to the application nonconformance with Section 9.16.3.C.2 of the Beaufort Code.

EXHIBIT A

3.2.110 - T4 Neighborhood Center (T4NC) Standards

A. Purpose

The Neighborhood Center (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 T4 Neighborhood Center Zone implements the 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.

G. T4NC Allowed Uses

Land Use Type ¹	Specific Use Regulations	T4NC
Agricultural		
Forestry		P
Residential		
Dwelling: Single-Family Detached Unit		P
Dwelling: Single-Family Attached Unit		P
Dwelling: Two-Family Unit (Duplex)		P
Dwelling: Multi-Family Unit		P
Dwelling: Group Home		P
Community Residence (dorms, convents, assisted living, temporary shelters)		P
Home Office	4.2.90	C
Home Business	4.2.80	C
Live/Work		P
Retail & Restaurants		
General Retail greater than 50,000 SF		P

Land Use Type ¹	Specific Use Regulations	T4NC
General Retail with Drive-Through Facilities	4.1.120 4.1.70	C
Bar, Tavern, Nightclub		P
Gas Station/Fuel Sales	4.1.100	C
Restaurant, Café, Coffee Shop		P
Restaurant, Café, Coffee Shop With Drive-Through Facilities	4.1.70	S
Offices & Services		
General Offices & Services: greater than 50,000 SF		P
General Offices & Services: with Drive-Through Facilities	4.1.110 4.1.70	C
Animal Services: Clinic/Hospital		P
Animal Services: Kennel	4.1.40	C
Day Care: Family Home (up to 8 clients)		P
Day Care: Commercial Center (9 or more clients)	4.1.60	C
Lodging: Short-Term Housing Rental	4.1.360	S
Lodging: Inn (up to 24 rooms)		P
Lodging: Hotel		P
Medical Services: Clinics/Offices		P
Medical Services: Hospital	7.2.130	S
Vehicle Services: Minor Maintenance and Repair	4.1.270	C
Vehicle Services: Major Maintenance and Repair	4.1.270	C
Recreation, Education, Safety, Public Assembly		
Community Oriented Cultural Facility (less than 15,000 SF)		P
Community Oriented Cultural Facility (15,000 SF or greater)		P
Community Public Safety Facility		P

Land Use Type ¹	Specific Use Regulations	T4NC
Institutional Care Facility		P
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Park, Playground, Outdoor Recreation Areas		P
Recreation Facility: Commercial Indoor		P
Recreation Facility: Community-Based		P
School: Public or Private		P
School: Specialized Training/Studio		P
School: College or University	7.2.130	S
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Parking Facility: Public or Commercial		P
Transportation Terminal		P
Wireless Communication Facility	4.1.320	S
Industrial		
Manufacturing, Processing, and Packaging - Light (less than 15,000 SF)	4.1.140	C
Key		
P Permitted Use		
C Conditional Use		
S Special Use Permit Required		
— Use Not Allowed		
End Notes		
¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.		

EXHIBIT B

T5—URBAN CORRIDOR DISTRICT (T5-UC) The T5-Urban Corridor 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.

3.2 TABLE OF PERMITTED USES

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
RESIDENTIAL												3.3
Household Living												
Single-Family Dwelling	—	P	P	P	P	E	E	E	E	E	—	—
2- or 3-Unit Dwelling	—	—	C	P	P	P	P	—	—	P	—	4.5.5
Rowhome	—	—	—	—	C	P	P	P	—	P	—	4.5.6
Apartment House (a.k.a. Multifamily Dwelling - 4+ units)	—	—	—	—	C	P	P	P	—	P	—	4.5.7
Home Occupation - Minor	—	C	C	C	C	P	P	P	—	—	—	3.3.2.D
Home Occupation - Major	—	SE	SE	SE	C	P	P	—	—	—	—	
Live-Aboard Boat	C	C	C	C	C	C	C	C	C	C	C	3.3.2.D
Live/Work Unit	—	—	—	—	C	P	P	P	C	P	—	4.5.8
Manufactured Home	—	—	—	—	—	—	—	—	—	—	C	3.3.2.G
Group Living												
Group Dwelling (≤ 8 residents)	—	—	—	—	P	P	P	P	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	—	SE	SE	P	P	—	P	—	—
PUBLIC AND CIVIC												3.4
Civic / Government Facilities	C	—	SE	SE	P	P	P	P	P	P	—	3.4.2.A
Educational Facilities												
College/University/Trade/Vocational	—	—	—	—	C	P	P	P	C	P	—	3.4.2.B.1
School, Public or Private	—	C	C	C	P	P	P	P	—	P	—	3.4.2.B.2
Parks and Open Space												
Cemetery	C	E	E	E	E	E	E	C	E	E	E	3.4.2.C
Park/Open Space	P	P	P	P	P	P	P	P	P	P	P	7.4
INSTITUTIONAL												3.5
Community Service	—	SE	SE	SE	P	P	P	P	SE	P	—	—
Day Care Facility												
Family Day Care Home (≤ 6 clients)	see Home Occupation - Minor											

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
Group Day Care Home (7-12 clients) & Commercial Day Care Center (>12 clients)	—	—	SE	C	C	P	P	P	P	P	—	3.5.2.A
Treatment Facility	—	—	—	—	SE	SE	SE	P	—	SE	—	—
Health Care Facilities	—	—	—	—	—	—	P	P	—	P	—	—
Religious Institution	—	C	C	P	P	P	P	P	—	P	—	3.5.2.B
COMMERCIAL												3.6
Entertainment												
Indoor Entertainment	—	C	C	—	C	P	P	P	P	P	—	3.6.2.A
Outdoor Entertainment	—	—	—	—	C	P	P	P	—	P	—	3.6.2.A
Sexually-Oriented Business	—	—	—	—	—	—	—	—	C	—	—	13.2.1
Office	—	—	—	—	P	P	P	P	P	P	—	—
Overnight Guest Accommodation												
Bed and Breakfast	—	—	SE	SE	P	P	P	—	—	—	—	3.6.2.C.1
Short-Term Rental	—	C	C	C	C	C	C	—	—	C	—	3.6.2.C.2
Inn/Motel/Hotel	—	—	—	—	C	P	P	P	—	—	—	3.6.2.C.3
Recreational Vehicle Park	—	—	—	—	—	—	—	SE	—	—	—	—
Retail & Restaurants					C	C	C	P	—	C	—	3.6.2.D
VEHICLE- AND BOAT-RELATED USES												3.7
Vehicle and Boat Sales and Rental	—	—	—	—	A	—	C	P	—	—	—	3.7.2.A
Drive-Thru Facility	—	—	—	—	—	—	C	C	SE	—	—	3.7.2.B
Fuel Sales / Car Wash	—	—	—	—	—	—	C	C	P	—	—	3.7.2.C
Vehicle Service and Repair	—	—	—	—	C	—	C	C	P	—	—	3.7.2.D
Parking, Commercial, Surface	—	—	—	—	C	C	P	P	P	P	—	3.7.2.F
Parking, Structure	—	—	—	—	RF	P	P	P	P	P	—	—
Passenger Terminals	—	—	—	—	—	—	SE	P	P	—	—	3.7.2.G
Water/Marine-Oriented Facilities	P	—	—	—	P	P	P	—	—	P	—	—
INDUSTRIAL												3.8
Aviation Services	—	—	—	—	—	—	—	—	P	—	—	—
Light Industrial Services	—	—	—	—	A	—	C	C	P	—	—	3.8.2.A
Manufacturing and Production Services	—	—	—	—	A	—	—	C	P	—	—	3.8.2.B
Truck Terminal	—	—	—	—	—	—	—	—	P	—	—	—
COMMUNICATION & INFRASTRUCTURE USES												3.9
Major Infrastructure/Utilities	—	—	—	—	A	—	—	SE	P	—	—	3.9.2.A
Minor Infrastructure/Utilities	E	C	C	C	C	C	C	C	P	C	—	3.9.2.B
Waste Related Services	—	—	—	—	—	—	—	—	SE	—	—	3.9.2.C
Wireless Communications Facility	—	—	—	—	—	—	—	C	C	—	—	3.9.2.D
FORESTRY, AGRICULTURE, HORTICULTURE	C	C	C	C	C	C	C	C	C	C	—	3.10

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use



Metropolitan Planning Commission Meeting Staff Report

From the Department of Community Development
May 16, 2022

1 SUMMARY OF REQUEST

The City of Beaufort is requesting a recommendation from the Metropolitan Planning Commission to the City Council regarding an annexation to the property located at 1404 Greenlawn Drive, as identified by parcel number R100 001 000 0241 0000.

Background: This is a 75% petition to incorporate the property within the City of Beaufort.

When proposing annexations, the City of Beaufort utilizes the Municipal Association of South Carolina (MASC) Annexation Handbook.

“Annexation of any area or property which is contiguous to a municipality may be initiated by filing with the municipal governing body a petition signed by 75 percent or more of the freeholders owning at least 75 percent of the assessed value of property in the area to be annexed. Upon agreement to accept the petition and annex the area, compliance with required procedures, and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete. Section 5-3-150(3). No member of the governing body who owns property or stock in a corporation owning property in the area proposed to be annexed is eligible to vote on the ordinance. The 75 percent method is subject to specified procedures. Section 5-3-150(1)”

2 FACTS

Property Address:	1404 Greenlawn Drive
Parcel ID:	R100 001 000 0241 0000
Case Number:	MPC 22-01
Applicant:	City of Beaufort
Type of Request:	Annexation
Current County Zoning:	C3NMU
Proposed Zoning:	T5-UC

Additionally, when proposing annexations, Section 2.2.2.F of the Beaufort Code states the following:

Where City limit boundaries change by virtue of annexation or some other means, the following provisions shall apply:

- 1. Areas to be annexed into the incorporated limits of Beaufort shall be assigned zoning classifications by the City Council.*
- 2. In all cases where additions to the City's total area require adjustments in the zoning district boundaries, the adjustment shall be made to the Zoning Map.*
- 3. When reductions are made in the City's total incorporated area the provisions of this Code shall no longer apply to that area.*

Per the above referenced section of the Beaufort Code, when annexing a parcel within the city it must be assigned a zoning classification. When proposing a zoning classification for the subject parcel, staff analyzed current County zoning, adjacent zoning districts, potential uses, and the Land Use Plan of the City. A copy of the permitted use table for the current zone (Beaufort County) is attached, titled “Exhibit A.” For the proposed zone, a copy of the relevant permitted use table from the Beaufort Code shows the potential uses for the proposed zone, titled “Exhibit B.” Below is a table showing the existing zoning of adjacent parcels:

Existing Zoning and Land Uses of Adjacent Parcels:

Direction	Zoning	Land Use
North	T5-UC	Vacant land
East	LPUD	Commercial (Office)
South	C5RCMU (County)	Residential (Single family)
West	T5-UC	Commercial (Retail)

Per Section 9.16.3.B.1, Amendments and Rezoning of the Beaufort Code, *“The Administrator shall prepare a staff report that reviews the proposed amendment in light of the Comprehensive Plan and the general requirements of this Code. The Land Use Plan in the 2022 Comprehensive Plan shows adjacent properties to the subject property as General Urban.*

According to Section 9.16.3.C.2, when making recommendations to the City Council, *“The MPC shall study the proposed amendment, taking into account all factors that it may deem relevant, including, but not limited to,*

- a. consistency (or lack thereof) with the Comprehensive Plan and Civic Master Plan;*
- b. compatibility with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood;*
- c. suitability of the property that would be affected by the amendment;*
- d. compatibility with the natural features of — and any archaeological or cultural resources on — the property;*
- e. marketability of the property that would be affected by the amendment; and*
- f. availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property.”*

3 POTENTIAL MOTIONS

Approval:

I move to recommend approval application MPC 22-01, to the City Council, as submitted.

Denial:

I move to recommend denial of application MPC 22-01, to the City Council, due to the application nonconformance with Section 9.16.3.C.2 of the Beaufort Code.

EXHIBIT A

3.3.30 - Neighborhood Mixed Use (C3) Zone Standards

A. Purpose

The Neighborhood Mixed Use (C3) Zone provides for high-quality, moderate-density (averaging under three dwelling units per acre) 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.

Open spaces shall be provided in sufficient quantity to ensure an open quality with a predominance of green space. Non-residential uses shall be limited to parcels having access to arterial or collector streets or within a Traditional Community Plan. This Zone provides for the lower densities of areas designated Neighborhood Mixed-Use in the Comprehensive Plan. It is intended to support the development of communities with a diverse range of housing types and uses.

G. C3 Allowed Uses

Land Use Type ¹	Specific Use Regulations	C3
Agricultural		
Agriculture & Crop Harvesting		P
Agricultural Support Services	2.3	TCP
Seasonal Farmworker Housing	4.1.90	C
Forestry		P
Commercial Stables	4.1.50	C
Residential		
Dwelling: Single-Family Detached Unit		P
Dwelling: Single-Family Attached Unit		P
Dwelling: Two-Family Unit (Duplex)		P
Dwelling: Multi-Family Unit	4.1.170	C

Land Use Type ¹	Specific Use Regulations	C3
Dwelling: Group Home		P
Dwelling: Family Compound	2.7.40	C
Community Residence (dorms, convents, assisted living, temporary shelters)	2.3	TCP
Home Office	4.2.90	C
Home Business	4.2.80	C
Live/Work	2.3	TCP
Manufactured Home Community	4.1.130	C
Retail & Restaurants		
General Retail 3,500 SF or less	2.3	TCP
Gas Station/Fuel Sales	4.1.100	C
Restaurant, Café, Coffee Shop	2.3	TCP
Offices & Services		
General Offices & Services 3,500 SF or less	4.1.110	C
Animal Services: Clinic/Hospital	2.3	TCP
Day Care: Family Home (up to 8 clients>		P
Day Care: Commercial Center (9 or more clients)	2.3	TCP
Lodging: Short-Term Housing Rental (STHR)	4.1.360	S
Lodging: Inn (up to 24 rooms)	2.3	TCP
Medical Service: Clinics/Offices	2.3	TCP
Recreation, Education, Safety, Public Assembly		
Community Oriented Cultural Facility (less than 15,000 SF)	2.3	TCP
Community Public Safety Facility		P
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C

Land Use Type ¹	Specific Use Regulations	C3
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Park, Playground, Outdoor Recreation Areas		P
Recreation Facility: Golf Course		P
School: Public or Private		P
School: Specialized Training/Studio		P
School: College or University	7.2.130	S
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Wireless Communications Facility	4.1.320	S
Key		
P Permitted Use		
C Conditional Use		
S Special Use Permit Required		
TCP Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3		
— Use Not Allowed		
End Notes		
¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.		

EXHIBIT B

T5-URBAN CORRIDOR DISTRICT (T5-UC) The T5-Urban Corridor 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.

3.2 TABLE OF PERMITTED USES

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
RESIDENTIAL												3.3
Household Living												
Single-Family Dwelling	—	P	P	P	P	E	E	E	E	E	—	—
2- or 3-Unit Dwelling	—	—	C	P	P	P	P	—	—	P	—	4.5.5
Rowhome	—	—	—	—	C	P	P	P	—	P	—	4.5.6
Apartment House (a.k.a. Multifamily Dwelling - 4+ units)	—	—	—	—	C	P	P	P	—	P	—	4.5.7
Home Occupation - Minor	—	C	C	C	C	P	P	P	—	—	—	3.3.2.D
Home Occupation - Major	—	SE	SE	SE	C	P	P	—	—	—	—	
Live-Aboard Boat	C	C	C	C	C	C	C	C	C	C	C	3.3.2.D
Live/Work Unit	—	—	—	—	C	P	P	P	C	P	—	4.5.8
Manufactured Home	—	—	—	—	—	—	—	—	—	—	C	3.3.2.G
Group Living												
Group Dwelling (≤ 8 residents)	—	—	—	—	P	P	P	P	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	—	SE	SE	P	P	—	P	—	—
PUBLIC AND CIVIC												3.4
Civic / Government Facilities	C	—	SE	SE	P	P	P	P	P	P	—	3.4.2.A
Educational Facilities												
College/University/Trade/Vocational	—	—	—	—	C	P	P	P	C	P	—	3.4.2.B.1
School, Public or Private	—	C	C	C	P	P	P	P	—	P	—	3.4.2.B.2
Parks and Open Space												
Cemetery	C	E	E	E	E	E	E	C	E	E	E	3.4.2.C
Park/Open Space	P	P	P	P	P	P	P	P	P	P	P	7.4
INSTITUTIONAL												3.5
Community Service	—	SE	SE	SE	P	P	P	P	SE	P	—	—
Day Care Facility												
Family Day Care Home (≤ 6 clients)	see Home Occupation - Minor											

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
Group Day Care Home (7-12 clients) & Commercial Day Care Center (>12 clients)	—	—	SE	C	C	P	P	P	P	P	—	3.5.2.A
Treatment Facility	—	—	—	—	SE	SE	SE	P	—	SE	—	—
Health Care Facilities	—	—	—	—	—	—	P	P	—	P	—	—
Religious Institution	—	C	C	P	P	P	P	P	—	P	—	3.5.2.B
COMMERCIAL												3.6
Entertainment												
Indoor Entertainment	—	C	C	—	C	P	P	P	P	P	—	3.6.2.A
Outdoor Entertainment	—	—	—	—	C	P	P	P	—	P	—	3.6.2.A
Sexually-Oriented Business	—	—	—	—	—	—	—	—	C	—	—	13.2.1
Office	—	—	—	—	P	P	P	P	P	P	—	—
Overnight Guest Accommodation												
Bed and Breakfast	—	—	SE	SE	P	P	P	—	—	—	—	3.6.2.C.1
Short-Term Rental	—	C	C	C	C	C	C	—	—	C	—	3.6.2.C.2
Inn/Motel/Hotel	—	—	—	—	C	P	P	P	—	—	—	3.6.2.C.3
Recreational Vehicle Park	—	—	—	—	—	—	—	SE	—	—	—	—
Retail & Restaurants					C	C	C	P	—	C	—	3.6.2.D
VEHICLE- AND BOAT-RELATED USES												3.7
Vehicle and Boat Sales and Rental	—	—	—	—	A	—	C	P	—	—	—	3.7.2.A
Drive-Thru Facility	—	—	—	—	—	—	C	C	SE	—	—	3.7.2.B
Fuel Sales / Car Wash	—	—	—	—	—	—	C	C	P	—	—	3.7.2.C
Vehicle Service and Repair	—	—	—	—	C	—	C	C	P	—	—	3.7.2.D
Parking, Commercial, Surface	—	—	—	—	C	C	P	P	P	P	—	3.7.2.F
Parking, Structure	—	—	—	—	RF	P	P	P	P	P	—	—
Passenger Terminals	—	—	—	—	—	—	SE	P	P	—	—	3.7.2.G
Water/Marine-Oriented Facilities	P	—	—	—	P	P	P	—	—	P	—	—
INDUSTRIAL												3.8
Aviation Services	—	—	—	—	—	—	—	—	P	—	—	—
Light Industrial Services	—	—	—	—	A	—	C	C	P	—	—	3.8.2.A
Manufacturing and Production Services	—	—	—	—	A	—	—	C	P	—	—	3.8.2.B
Truck Terminal	—	—	—	—	—	—	—	—	P	—	—	—
COMMUNICATION & INFRASTRUCTURE USES												3.9
Major Infrastructure/Utilities	—	—	—	—	A	—	—	SE	P	—	—	3.9.2.A
Minor Infrastructure/Utilities	E	C	C	C	C	C	C	C	P	C	—	3.9.2.B
Waste Related Services	—	—	—	—	—	—	—	—	SE	—	—	3.9.2.C
Wireless Communications Facility	—	—	—	—	—	—	—	C	C	—	—	3.9.2.D
FORESTRY, AGRICULTURE, HORTICULTURE												3.10
	C	C	C	C	C	C	C	C	C	C	—	

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use



Metropolitan Planning Commission Meeting Staff Report

From the Department of Community Development
May 16, 2022

1 SUMMARY OF REQUEST

The City of Beaufort is requesting a recommendation from the Metropolitan Planning Commission to the City Council regarding an annexation to the property located at 1407 Greenlawn Drive, as identified by parcel number R100 001 000 0261 0000.

Background: This is a 75% petition to incorporate the property within the City of Beaufort.

When proposing annexations, the City of Beaufort utilizes the Municipal Association of South Carolina (MASC) Annexation Handbook.

“Annexation of any area or property which is contiguous to a municipality may be initiated by filing with the municipal governing body a petition signed by 75 percent or more of the freeholders owning at least 75 percent of the assessed value of property in the area to be annexed. Upon agreement to accept the petition and annex the area, compliance with required procedures, and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete. Section 5-3-150(3). No member of the governing body who owns property or stock in a corporation owning property in the area proposed to be annexed is eligible to vote on the ordinance. The 75 percent method is subject to specified procedures. Section 5-3-150(1)”

2 FACTS

Property Address:	1407 Greenlawn Drive
Parcel ID:	R100 001 000 0261 0000
Case Number:	MPC 22-01
Applicant:	City of Beaufort
Type of Request:	Annexation
Current Zoning:	C3RCMU
Proposed Zoning:	T5-UC

Additionally, when proposing annexations, Section 2.2.2.F of the Beaufort Code states the following:

Where City limit boundaries change by virtue of annexation or some other means, the following provisions shall apply:

- 1. Areas to be annexed into the incorporated limits of Beaufort shall be assigned zoning classifications by the City Council.*
- 2. In all cases where additions to the City's total area require adjustments in the zoning district boundaries, the adjustment shall be made to the Zoning Map.*
- 3. When reductions are made in the City's total incorporated area the provisions of this Code shall no longer apply to that area.*

Per the above referenced section of the Beaufort Code, when annexing a parcel within the city it must be assigned a zoning classification. When proposing a zoning classification for the subject parcel, staff analyzed current County zoning, adjacent zoning districts, potential uses, and the Land Use Plan of the City. A copy of the permitted use table for the current zone (Beaufort County) is attached, titled “Exhibit A.” For the proposed zone, a copy of the relevant permitted use table from the Beaufort Code shows the potential uses for the proposed zone, titled “Exhibit B.” Below is a table showing the existing zoning of adjacent parcels:

Existing Zoning and Land Uses of Adjacent Parcels:

Direction	Zoning	Land Use
North	T5-UC	Urban Center
East	LPUD	Vacant Land
South	LPUD	Commercial (Office)
West	T5-UC	Vacant Land

Per Section 9.16.3.B.1, Amendments and Rezoning of the Beaufort Code, *“The Administrator shall prepare a staff report that reviews the proposed amendment in light of the Comprehensive Plan and the general requirements of this Code.”* The Land Use Plan in the 2022 Comprehensive Plan shows adjacent properties to the subject property as General Urban.

According to Section 9.16.3.C.2, when making recommendations to the City Council, *“The MPC shall study the proposed amendment, taking into account all factors that it may deem relevant, including, but not limited to,*

- a. consistency (or lack thereof) with the Comprehensive Plan and Civic Master Plan;*
- b. compatibility with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood;*
- c. suitability of the property that would be affected by the amendment;*
- d. compatibility with the natural features of — and any archaeological or cultural resources on — the property;*
- e. marketability of the property that would be affected by the amendment; and*
- f. availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property.”*

3 POTENTIAL MOTIONS

Approval:

I move to recommend approval application MPC 22-01, to the City Council, as submitted.

Denial:

I move to recommend denial of application MPC 22-01, to the City Council, due to the application nonconformance with Section 9.16.3.C.2 of the Beaufort Code.

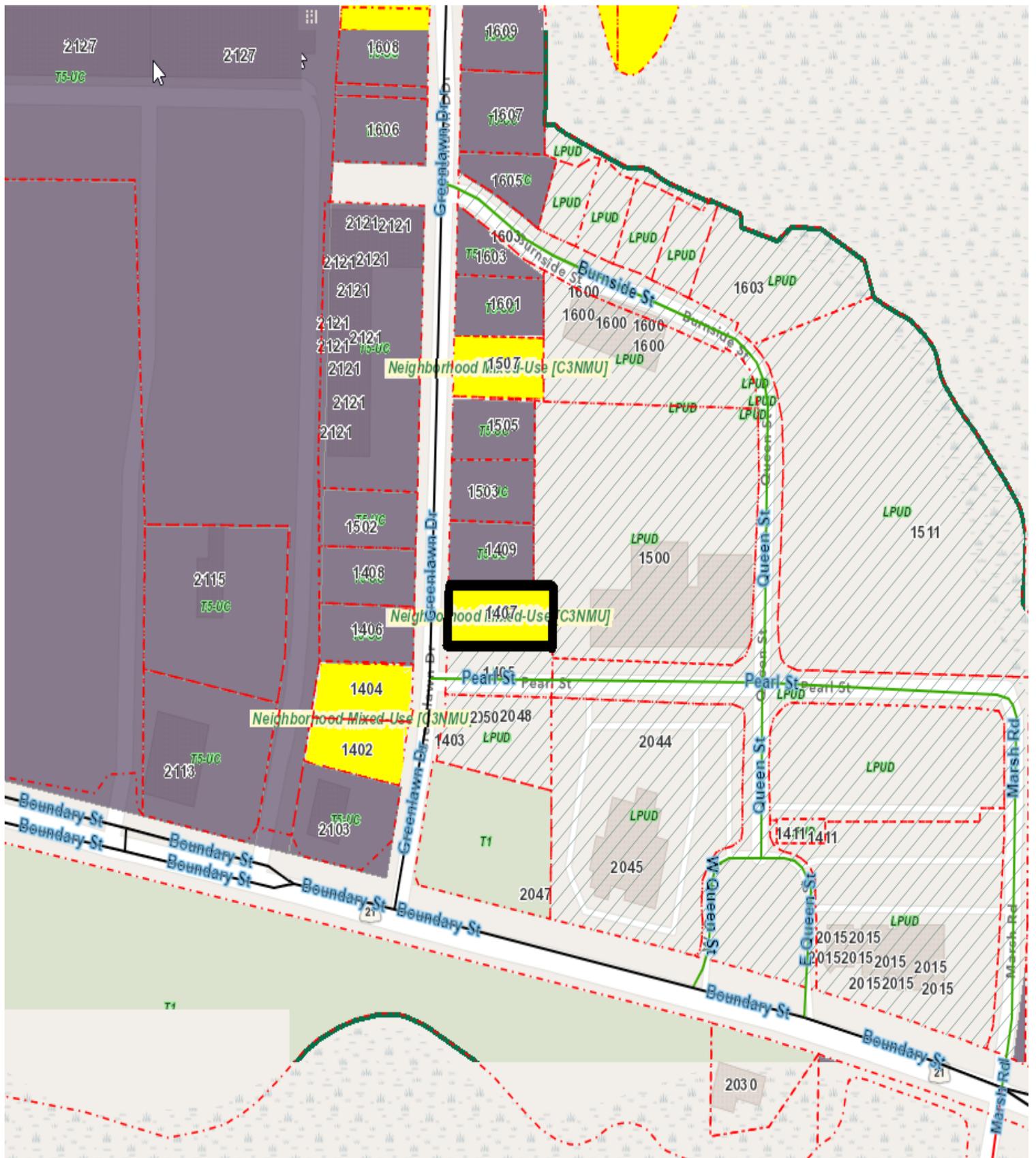


EXHIBIT A

3.3.30 - Neighborhood Mixed Use (C3) Zone Standards

A. Purpose

The Neighborhood Mixed Use (C3) Zone provides for high-quality, moderate-density (averaging under three dwelling units per acre) 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.

Open spaces shall be provided in sufficient quantity to ensure an open quality with a predominance of green space. Non-residential uses shall be limited to parcels having access to arterial or collector streets or within a Traditional Community Plan. This Zone provides for the lower densities of areas designated Neighborhood Mixed-Use in the Comprehensive Plan. It is intended to support the development of communities with a diverse range of housing types and uses.

G. C3 Allowed Uses

Land Use Type ¹	Specific Use Regulations	C3
Agricultural		
Agriculture & Crop Harvesting		P
Agricultural Support Services	2.3	TCP
Seasonal Farmworker Housing	4.1.90	C
Forestry		P
Commercial Stables	4.1.50	C
Residential		
Dwelling: Single-Family Detached Unit		P
Dwelling: Single-Family Attached Unit		P
Dwelling: Two-Family Unit (Duplex)		P
Dwelling: Multi-Family Unit	4.1.170	C
Dwelling: Group Home		P

Land Use Type ¹	Specific Use Regulations	C3
Dwelling: Family Compound	2.7.40	C
Community Residence (dorms, convents, assisted living, temporary shelters)	2.3	TCP
Home Office	4.2.90	C
Home Business	4.2.80	C
Live/Work	2.3	TCP
Manufactured Home Community	4.1.130	C
Retail & Restaurants		
General Retail 3,500 SF or less	2.3	TCP
Gas Station/Fuel Sales	4.1.100	C
Restaurant, Café, Coffee Shop	2.3	TCP
Offices & Services		
General Offices & Services 3,500 SF or less	4.1.110	C
Animal Services: Clinic/Hospital	2.3	TCP
Day Care: Family Home (up to 8 clients)		P
Day Care: Commercial Center (9 or more clients)	2.3	TCP
Lodging: Short-Term Housing Rental (STHR)	4.1.360	S
Lodging: Inn (up to 24 rooms)	2.3	TCP
Medical Service: Clinics/Offices	2.3	TCP
Recreation, Education, Safety, Public Assembly		
Community Oriented Cultural Facility (less than 15,000 SF)	2.3	TCP
Community Public Safety Facility		P
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C

Land Use Type ¹	Specific Use Regulations	C3
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Park, Playground, Outdoor Recreation Areas		P
Recreation Facility: Golf Course		P
School: Public or Private		P
School: Specialized Training/Studio		P
School: College or University	7.2.130	S
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Wireless Communications Facility	4.1.320	S
Key		
P Permitted Use		
C Conditional Use		
S Special Use Permit Required		
TCP Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3		
— Use Not Allowed		
End Notes		
¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.		

EXHIBIT B

T5–URBAN CORRIDOR DISTRICT (T5-UC) The T5-Urban Corridor 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.

3.2 TABLE OF PERMITTED USES

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
RESIDENTIAL												3.3
Household Living												
Single-Family Dwelling	—	P	P	P	P	E	E	E	E	E	—	—
2- or 3-Unit Dwelling	—	—	C	P	P	P	P	—	—	P	—	4.5.5
Rowhome	—	—	—	—	C	P	P	P	—	P	—	4.5.6
Apartment House (a.k.a. Multifamily Dwelling - 4+ units)	—	—	—	—	C	P	P	P	—	P	—	4.5.7
Home Occupation - Minor	—	C	C	C	C	P	P	P	—	—	—	3.3.2.D
Home Occupation - Major	—	SE	SE	SE	C	P	P	—	—	—	—	
Live-Aboard Boat	C	C	C	C	C	C	C	C	C	C	C	3.3.2.D
Live/Work Unit	—	—	—	—	C	P	P	P	C	P	—	4.5.8
Manufactured Home	—	—	—	—	—	—	—	—	—	—	C	3.3.2.G
Group Living												
Group Dwelling (≤ 8 residents)	—	—	—	—	P	P	P	P	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	—	SE	SE	P	P	—	P	—	—
PUBLIC AND CIVIC												3.4
Civic / Government Facilities	C	—	SE	SE	P	P	P	P	P	P	—	3.4.2.A
Educational Facilities												
College/University/Trade/Vocational	—	—	—	—	C	P	P	P	C	P	—	3.4.2.B.1
School, Public or Private	—	C	C	C	P	P	P	P	—	P	—	3.4.2.B.2
Parks and Open Space												
Cemetery	C	E	E	E	E	E	E	C	E	E	E	3.4.2.C
Park/Open Space	P	P	P	P	P	P	P	P	P	P	P	7.4
INSTITUTIONAL												3.5
Community Service	—	SE	SE	SE	P	P	P	P	SE	P	—	—
Day Care Facility												
Family Day Care Home (≤ 6 clients)	see Home Occupation - Minor											

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
Group Day Care Home (7-12 clients) & Commercial Day Care Center (>12 clients)	—	—	SE	C	C	P	P	P	P	P	—	3.5.2.A
Treatment Facility	—	—	—	—	SE	SE	SE	P	—	SE	—	—
Health Care Facilities	—	—	—	—	—	—	P	P	—	P	—	—
Religious Institution	—	C	C	P	P	P	P	P	—	P	—	3.5.2.B
COMMERCIAL												3.6
Entertainment												
Indoor Entertainment	—	C	C	—	C	P	P	P	P	P	—	3.6.2.A
Outdoor Entertainment	—	—	—	—	C	P	P	P	—	P	—	3.6.2.A
Sexually-Oriented Business	—	—	—	—	—	—	—	—	C	—	—	13.2.1
Office	—	—	—	—	P	P	P	P	P	P	—	—
Overnight Guest Accommodation												
Bed and Breakfast	—	—	SE	SE	P	P	P	—	—	—	—	3.6.2.C.1
Short-Term Rental	—	C	C	C	C	C	C	—	—	C	—	3.6.2.C.2
Inn/Motel/Hotel	—	—	—	—	C	P	P	P	—	—	—	3.6.2.C.3
Recreational Vehicle Park	—	—	—	—	—	—	—	SE	—	—	—	—
Retail & Restaurants	—	—	—	—	C	C	C	P	—	C	—	3.6.2.D
VEHICLE- AND BOAT-RELATED USES												3.7
Vehicle and Boat Sales and Rental	—	—	—	—	A	—	C	P	—	—	—	3.7.2.A
Drive-Thru Facility	—	—	—	—	—	—	C	C	SE	—	—	3.7.2.B
Fuel Sales / Car Wash	—	—	—	—	—	—	C	C	P	—	—	3.7.2.C
Vehicle Service and Repair	—	—	—	—	C	—	C	C	P	—	—	3.7.2.D
Parking, Commercial, Surface	—	—	—	—	C	C	P	P	P	P	—	3.7.2.F
Parking, Structure	—	—	—	—	RF	P	P	P	P	P	—	—
Passenger Terminals	—	—	—	—	—	—	SE	P	P	—	—	3.7.2.G
Water/Marine-Oriented Facilities	P	—	—	—	P	P	P	—	—	P	—	—
INDUSTRIAL												3.8
Aviation Services	—	—	—	—	—	—	—	—	P	—	—	—
Light Industrial Services	—	—	—	—	A	—	C	C	P	—	—	3.8.2.A
Manufacturing and Production Services	—	—	—	—	A	—	—	C	P	—	—	3.8.2.B
Truck Terminal	—	—	—	—	—	—	—	—	P	—	—	—
COMMUNICATION & INFRASTRUCTURE USES												3.9
Major Infrastructure/Utilities	—	—	—	—	A	—	—	SE	P	—	—	3.9.2.A
Minor Infrastructure/Utilities	E	C	C	C	C	C	C	C	P	C	—	3.9.2.B
Waste Related Services	—	—	—	—	—	—	—	—	SE	—	—	3.9.2.C
Wireless Communications Facility	—	—	—	—	—	—	—	C	C	—	—	3.9.2.D
FORESTRY, AGRICULTURE, HORTICULTURE												3.10

P=Permitted Use C=Conditional Use SE=Special Exception E=In Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use



Metropolitan Planning Commission Meeting Staff Report

From the Department of Community Development
May 16, 2022

1 SUMMARY OF REQUEST

The City of Beaufort is requesting a recommendation from the Metropolitan Planning Commission to the City Council regarding an annexation to the property located at 1507 Greenlawn Drive, as identified by parcel number R100 001 000 0257 0000.

When proposing annexations, the City of Beaufort utilizes the Municipal Association of South Carolina (MASC) Annexation Handbook.

Background: This is a 75% petition to incorporate the property within the City of Beaufort.

“Annexation of any area or property which is contiguous to a municipality may be initiated by filing with the municipal governing body a petition signed by 75 percent or more of the freeholders owning at least 75 percent of the assessed value of property in the area to be annexed. Upon agreement to accept the petition and annex the area, compliance with required procedures, and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete. Section 5-3-150(3). No member of the governing body who owns property or stock in a corporation owning property in the area proposed to be annexed is eligible to vote on the ordinance. The 75 percent method is subject to specified procedures. Section 5-3-150(1)”

2 FACTS

Property Address:	1507 Greenlawn Drive
Parcel ID:	R100 001 000 0257 0000
Case Number:	MPC 22-01
Applicant:	City of Beaufort
Type of Request:	Annexation
Current County Zoning:	C3NMU
Proposed Zoning:	T5-UC

Additionally, when proposing annexations, Section 2.2.2.F of the Beaufort Code states the following:

Where City limit boundaries change by virtue of annexation or some other means, the following provisions shall apply:

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Per the above referenced section of the Beaufort Code, when annexing a parcel within the city it must be assigned a zoning classification. When proposing a zoning classification for the subject parcel, staff analyzed current County zoning, adjacent zoning districts, potential uses, and the Land Use Plan of the City. A copy of the permitted use table for the current zone (Beaufort County) is attached, titled “Exhibit A.” For the proposed zone, a copy of the relevant permitted use table from the Beaufort Code shows the potential uses for the proposed zone, titled “Exhibit B.” Below is a table showing the existing zoning of adjacent parcels:

Existing Zoning and Land Uses of Adjacent Parcels:

Direction	Zoning	Land Use
North	T5-UC	Vacant land
East	LPUD	Mixed Use (Retail/residential)
South	T5-UC	Vacant land
West	T5-UC	Commercial (Retail)

Per Section 9.16.3.B.1, Amendments and Rezoning of the Beaufort Code, “The Administrator shall prepare a staff report that reviews the proposed amendment in light of the Comprehensive Plan and the general requirements of this Code.” The Land Use Plan in the 2022 Comprehensive Plan shows adjacent properties to the subject property as General Urban.

According to Section 9.16.3.C.2, when making recommendations to the City Council, “The MPC shall study the proposed amendment, taking into account all factors that it may deem relevant, including, but not limited to,

- a. consistency (or lack thereof) with the Comprehensive Plan and Civic Master Plan;
- b. compatibility with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood;
- c. suitability of the property that would be affected by the amendment;
- d. compatibility with the natural features of — and any archaeological or cultural resources on — the property;
- e. marketability of the property that would be affected by the amendment; and
- f. availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property.”

3 POTENTIAL MOTIONS

Approval:

I move to recommend approval application MPC 22-01, to the City Council, as submitted.

Denial:

I move to recommend denial of application MPC 22-01, to the City Council, due to the application nonconformance with Section 9.16.3.C.2 of the Beaufort Code.

EXHIBIT A

3.3.30 - Neighborhood Mixed Use (C3) Zone Standards

A. Purpose
<p>The Neighborhood Mixed Use (C3) Zone provides for high-quality, moderate-density (averaging under three dwelling units per acre) 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.</p>
<p>Open spaces shall be provided in sufficient quantity to ensure an open quality with a predominance of green space. Non-residential uses shall be limited to parcels having access to arterial or collector streets or within a Traditional Community Plan. This Zone provides for the lower densities of areas designated Neighborhood Mixed-Use in the Comprehensive Plan. It is intended to support the development of communities with a diverse range of housing types and uses.</p>

G. C3 Allowed Uses

Land Use Type ¹	Specific Use Regulations	C3
Agricultural		
Agriculture & Crop Harvesting		P
Agricultural Support Services	2.3	TCP
Seasonal Farmworker Housing	4.1.90	C
Forestry		P
Commercial Stables	4.1.50	C
Residential		
Dwelling: Single-Family Detached Unit		P
Dwelling: Single-Family Attached Unit		P
Dwelling: Two-Family Unit (Duplex)		P
Dwelling: Multi-Family Unit	4.1.170	C

Land Use Type ¹	Specific Use Regulations	C3
Dwelling: Group Home		P
Dwelling: Family Compound	2.7.40	C
Community Residence (dorms, convents, assisted living, temporary shelters)	2.3	TCP
Home Office	4.2.90	C
Home Business	4.2.80	C
Live/Work	2.3	TCP
Manufactured Home Community	4.1.130	C
Retail & Restaurants		
General Retail 3,500 SF or less	2.3	TCP
Gas Station/Fuel Sales	4.1.100	C
Restaurant, Café, Coffee Shop	2.3	TCP
Offices & Services		
General Offices & Services 3,500 SF or less	4.1.110	C
Animal Services: Clinic/Hospital	2.3	TCP
Day Care: Family Home (up to 8 clients)		P
Day Care: Commercial Center (9 or more clients)	2.3	TCP
Lodging: Short-Term Housing Rental (STHR)	4.1.360	S
Lodging: Inn (up to 24 rooms)	2.3	TCP
Medical Service: Clinics/Offices	2.3	TCP
Recreation, Education, Safety, Public Assembly		
Community Oriented Cultural Facility (less than 15,000 SF)	2.3	TCP
Community Public Safety Facility		P
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C

Land Use Type ¹	Specific Use Regulations	C3
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Park, Playground, Outdoor Recreation Areas		P
Recreation Facility: Golf Course		P
School: Public or Private		P
School: Specialized Training/Studio		P
School: College or University	7.2.130	S
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Wireless Communications Facility	4.1.320	S
Key		
P Permitted Use		
C Conditional Use		
S Special Use Permit Required		
TCP Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3		
— Use Not Allowed		
End Notes		
¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.		

EXHIBIT B

T5-URBAN CORRIDOR DISTRICT (T5-UC) The T5-Urban Corridor 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.

3.2 TABLE OF PERMITTED USES

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
RESIDENTIAL												3.3
Household Living												
Single-Family Dwelling	—	P	P	P	P	E	E	E	E	E	—	—
2- or 3-Unit Dwelling	—	—	C	P	P	P	P	—	—	P	—	4.5.5
Rowhome	—	—	—	—	C	P	P	P	—	P	—	4.5.6
Apartment House (a.k.a. Multifamily Dwelling - 4+ units)	—	—	—	—	C	P	P	P	—	P	—	4.5.7
Home Occupation - Minor	—	C	C	C	C	P	P	P	—	—	—	3.3.2.D
Home Occupation - Major	—	SE	SE	SE	C	P	P	—	—	—	—	
Live-Aboard Boat	C	C	C	C	C	C	C	C	C	C	C	3.3.2.D
Live/Work Unit	—	—	—	—	C	P	P	P	C	P	—	4.5.8
Manufactured Home	—	—	—	—	—	—	—	—	—	—	C	3.3.2.G
Group Living												
Group Dwelling (≤ 8 residents)	—	—	—	—	P	P	P	P	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	—	SE	SE	P	P	—	P	—	—
PUBLIC AND CIVIC												3.4
Civic / Government Facilities	C	—	SE	SE	P	P	P	P	P	P	—	3.4.2.A
Educational Facilities												
College/University/Trade/Vocational	—	—	—	—	C	P	P	P	C	P	—	3.4.2.B.1
School, Public or Private	—	C	C	C	P	P	P	P	—	P	—	3.4.2.B.2
Parks and Open Space												
Cemetery	C	E	E	E	E	E	E	C	E	E	E	3.4.2.C
Park/Open Space	P	P	P	P	P	P	P	P	P	P	P	7.4
INSTITUTIONAL												3.5
Community Service	—	SE	SE	SE	P	P	P	P	SE	P	—	—
Day Care Facility												
Family Day Care Home (≤ 6 clients)	see Home Occupation - Minor											

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
Group Day Care Home (7-12 clients) & Commercial Day Care Center (>12 clients)	—	—	SE	C	C	P	P	P	P	P	—	3.5.2.A
Treatment Facility	—	—	—	—	SE	SE	SE	P	—	SE	—	—
Health Care Facilities	—	—	—	—	—	—	P	P	—	P	—	—
Religious Institution	—	C	C	P	P	P	P	P	—	P	—	3.5.2.B
COMMERCIAL												3.6
Entertainment												
Indoor Entertainment	—	C	C	—	C	P	P	P	P	P	—	3.6.2.A
Outdoor Entertainment	—	—	—	—	C	P	P	P	—	P	—	3.6.2.A
Sexually-Oriented Business	—	—	—	—	—	—	—	—	C	—	—	13.2.1
Office	—	—	—	—	P	P	P	P	P	P	—	—
Overnight Guest Accommodation												
Bed and Breakfast	—	—	SE	SE	P	P	P	—	—	—	—	3.6.2.C.1
Short-Term Rental	—	C	C	C	C	C	C	—	—	C	—	3.6.2.C.2
Inn/Motel/Hotel	—	—	—	—	C	P	P	P	—	—	—	3.6.2.C.3
Recreational Vehicle Park	—	—	—	—	—	—	—	SE	—	—	—	—
Retail & Restaurants					C	C	C	P	—	C	—	3.6.2.D
VEHICLE- AND BOAT-RELATED USES												3.7
Vehicle and Boat Sales and Rental	—	—	—	—	A	—	C	P	—	—	—	3.7.2.A
Drive-Thru Facility	—	—	—	—	—	—	C	C	SE	—	—	3.7.2.B
Fuel Sales / Car Wash	—	—	—	—	—	—	C	C	P	—	—	3.7.2.C
Vehicle Service and Repair	—	—	—	—	C	—	C	C	P	—	—	3.7.2.D
Parking, Commercial, Surface	—	—	—	—	C	C	P	P	P	P	—	3.7.2.F
Parking, Structure	—	—	—	—	RF	P	P	P	P	P	—	—
Passenger Terminals	—	—	—	—	—	—	SE	P	P	—	—	3.7.2.G
Water/Marine-Oriented Facilities	P	—	—	—	P	P	P	—	—	P	—	—
INDUSTRIAL												3.8
Aviation Services	—	—	—	—	—	—	—	—	P	—	—	—
Light Industrial Services	—	—	—	—	A	—	C	C	P	—	—	3.8.2.A
Manufacturing and Production Services	—	—	—	—	A	—	—	C	P	—	—	3.8.2.B
Truck Terminal	—	—	—	—	—	—	—	—	P	—	—	—
COMMUNICATION & INFRASTRUCTURE USES												3.9
Major Infrastructure/Utilities	—	—	—	—	A	—	—	SE	P	—	—	3.9.2.A
Minor Infrastructure/Utilities	E	C	C	C	C	C	C	C	P	C	—	3.9.2.B
Waste Related Services	—	—	—	—	—	—	—	—	SE	—	—	3.9.2.C
Wireless Communications Facility	—	—	—	—	—	—	—	C	C	—	—	3.9.2.D
FORESTRY, AGRICULTURE, HORTICULTURE												3.10
	C	C	C	C	C	C	C	C	C	C	—	

P=Permitted Use C=Conditional Use SE=Special Exception E=In Existing Building/Facility Only RF=Retail Franchise Only A=T4-Neighborhood Artisan subdistrict Only —=Prohibited use



Metropolitan Planning Commission Meeting Staff Report

From the Department of Community Development
May 16, 2022

1 SUMMARY OF REQUEST

The City of Beaufort is requesting a recommendation from the Metropolitan Planning Commission to the City Council regarding an annexation to the non-addressed property located on Greenlawn Drive [Not addressed], as identified by parcel number R100 001 000 0006 0000.

Background: This is a 75% petition to incorporate the property within the City of Beaufort.

When proposing annexations, the City of Beaufort utilizes the Municipal Association of South Carolina (MASC) Annexation Handbook.

“Annexation of any area or property which is contiguous to a municipality may be initiated by filing with the municipal governing body a petition signed by 75 percent or more of the freeholders owning at least 75 percent of the assessed value of property in the area to be annexed. Upon agreement to accept the petition and annex the area, compliance with required procedures, and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete. Section 5-3-150(3). No member of the governing body who owns property or stock in a corporation owning property in the area proposed to be annexed is eligible to vote on the ordinance. The 75 percent method is subject to specified procedures. Section 5-3-150(1)”

2 FACTS

Property Address:	Greenlawn Drive [Not addressed]
Parcel ID:	R100 001 000 0006 0000
Case Number:	MPC 22-01
Applicant:	City of Beaufort
Type of Request:	Annexation & Designation of Zoning
Current County Zoning:	C3NMU
Proposed Zoning:	T5-UC

Additionally, when proposing annexations, Section 2.2.2.F of the Beaufort Code states the following:

Where City limit boundaries change by virtue of annexation or some other means, the following provisions shall apply:

- 1. Areas to be annexed into the incorporated limits of Beaufort shall be assigned zoning classifications by the City Council.*
- 2. In all cases where additions to the City's total area require adjustments in the zoning district boundaries, the adjustment shall be made to the Zoning Map.*
- 3. When reductions are made in the City's total incorporated area the provisions of this Code shall no longer apply to that area.*

Per the above referenced section of the Beaufort Code, when annexing a parcel within the city it must be assigned a zoning classification. When proposing a zoning classification for the subject parcel, staff analyzed current County zoning, adjacent zoning districts, potential uses, and the Land Use Plan of the City. A copy of the permitted use table for the current zone (Beaufort County) is attached, titled “Exhibit A.” For the proposed zone, a copy of the relevant permitted use table from the Beaufort Code shows the potential uses for the proposed zone, titled “Exhibit B.” Below is a table showing the existing zoning of adjacent parcels:

Existing Zoning and Land Uses of Adjacent Parcels:

Direction	Zoning	Land Use
North	C3NMU (County)	Vacant land
East	T5-UC	Vacant land
South	C3NMU (County)	Vacant land
West	T5-UC	Commercial (Retail)

Per Section 9.16.3.B.1, Amendments and Rezoning of the Beaufort Code, *“The Administrator shall prepare a staff report that reviews the proposed amendment in light of the Comprehensive Plan and the general requirements of this Code.”* The Land Use Plan in the recently adopted 2022 Comprehensive Plan shows this property as Urban Center.

According to Section 9.16.3.C.2, when making recommendations to the City Council, *“The MPC shall study the proposed amendment, taking into account all factors that it may deem relevant, including, but not limited to,*

- a. consistency (or lack thereof) with the Comprehensive Plan and Civic Master Plan;*
- b. compatibility with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood;*
- c. suitability of the property that would be affected by the amendment;*
- d. compatibility with the natural features of — and any archaeological or cultural resources on — the property;*
- e. marketability of the property that would be affected by the amendment; and*
- f. availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property.”*

3 POTENTIAL MOTIONS

Approval:

I move to recommend approval application MPC 22-01, to the City Council, as submitted.

Denial:

I move to recommend denial of application MPC 22-01, to the City Council, due to the application nonconformance with Section 9.16.3.C.2 of the Beaufort Code.

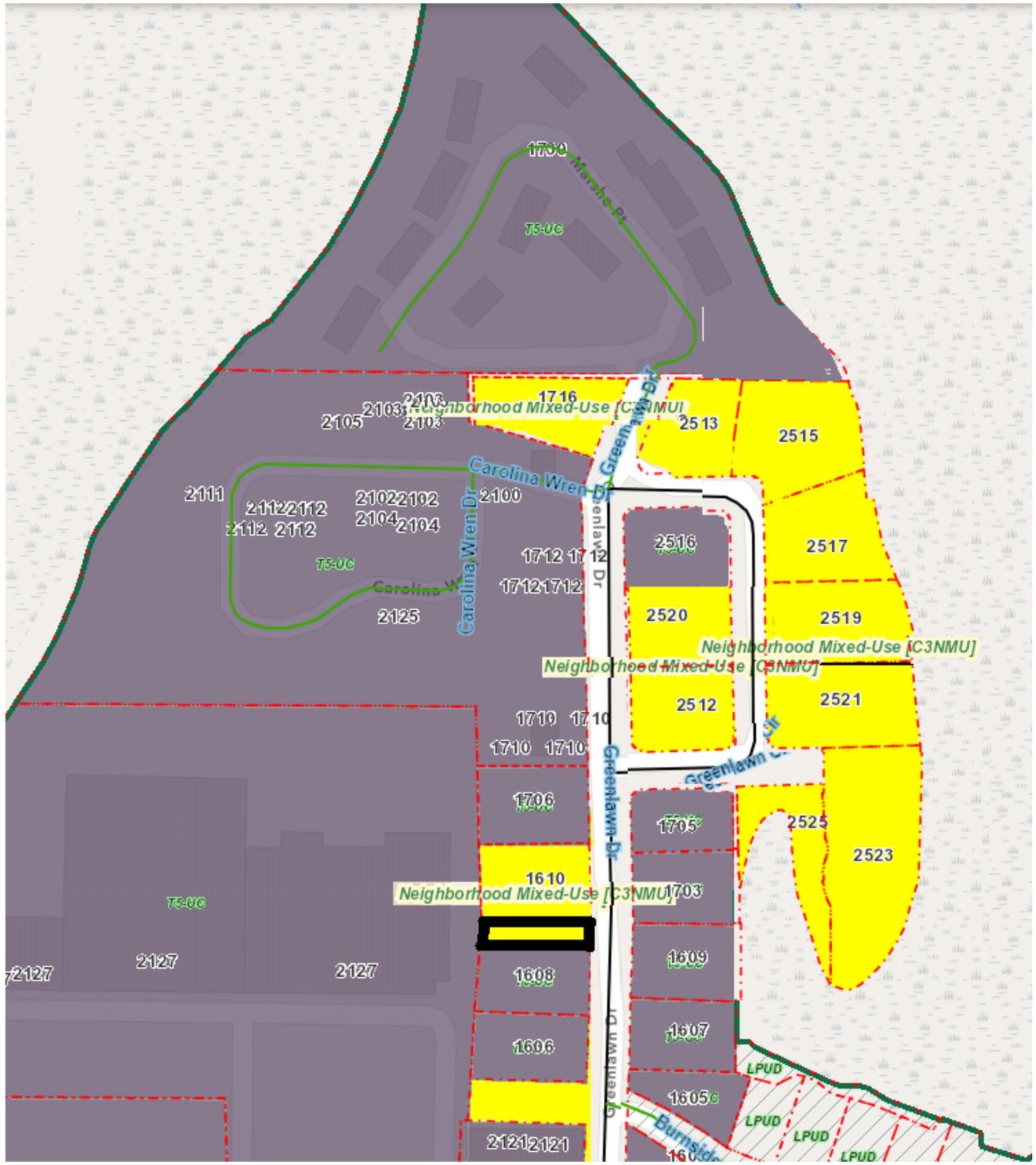


EXHIBIT A

3.3.30 - Neighborhood Mixed Use (C3) Zone Standards

A. Purpose

The Neighborhood Mixed Use (C3) Zone provides for high-quality, moderate-density (averaging under three dwelling units per acre) 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.

Open spaces shall be provided in sufficient quantity to ensure an open quality with a predominance of green space. Non-residential uses shall be limited to parcels having access to arterial or collector streets or within a Traditional Community Plan. This Zone provides for the lower densities of areas designated Neighborhood Mixed-Use in the Comprehensive Plan. It is intended to support the development of communities with a diverse range of housing types and uses.

G. C3 Allowed Uses

Land Use Type ¹	Specific Use Regulations	C3
Agricultural		
Agriculture & Crop Harvesting		P
Agricultural Support Services	2.3	TCP
Seasonal Farmworker Housing	4.1.90	C
Forestry		P
Commercial Stables	4.1.50	C
Residential		
Dwelling: Single-Family Detached Unit		P
Dwelling: Single-Family Attached Unit		P
Dwelling: Two-Family Unit (Duplex)		P
Dwelling: Multi-Family Unit	4.1.170	C
Dwelling: Group Home		P

Land Use Type ¹	Specific Use Regulations	C3
Dwelling: Family Compound	2.7.40	C
Community Residence (dorms, convents, assisted living, temporary shelters)	2.3	TCP
Home Office	4.2.90	C
Home Business	4.2.80	C
Live/Work	2.3	TCP
Manufactured Home Community	4.1.130	C
Retail & Restaurants		
General Retail 3,500 SF or less	2.3	TCP
Gas Station/Fuel Sales	4.1.100	C
Restaurant, Café, Coffee Shop	2.3	TCP
Offices & Services		
General Offices & Services 3,500 SF or less	4.1.110	C
Animal Services: Clinic/Hospital	2.3	TCP
Day Care: Family Home (up to 8 clients>		P
Day Care: Commercial Center (9 or more clients)	2.3	TCP
Lodging: Short-Term Housing Rental (STHR)	4.1.360	S
Lodging: Inn (up to 24 rooms)	2.3	TCP
Medical Service: Clinics/Offices	2.3	TCP
Recreation, Education, Safety, Public Assembly		
Community Oriented Cultural Facility (less than 15,000 SF)	2.3	TCP
Community Public Safety Facility		P
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C

Land Use Type ¹	Specific Use Regulations	C3
Park, Playground, Outdoor Recreation Areas		P
Recreation Facility: Golf Course		P
School: Public or Private		P
School: Specialized Training/Studio		P
School: College or University	7.2.130	S
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Wireless Communications Facility	4.1.320	S
Key		
P Permitted Use		
C Conditional Use		
S Special Use Permit Required		
TCP Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3		
— Use Not Allowed		
End Notes		
¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.		

EXHIBIT B

T5—URBAN CORRIDOR DISTRICT (T5-UC) The T5-Urban Corridor 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.

3.2 TABLE OF PERMITTED USES

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE	
RESIDENTIAL												3.3	
Household Living													
Single-Family Dwelling	—	P	P	P	P	E	E	E	E	E	—	—	
2- or 3-Unit Dwelling	—	—	C	P	P	P	P	—	—	P	—	4.5.5	
Rowhome	—	—	—	—	C	P	P	P	—	P	—	4.5.6	
Apartment House (a.k.a. Multifamily Dwelling - 4+ units)	—	—	—	—	C	P	P	P	—	P	—	4.5.7	
Home Occupation - Minor	—	C	C	C	C	P	P	P	—	—	—	3.3.2.D	
Home Occupation - Major	—	SE	SE	SE	C	P	P	—	—	—	—		
Live-Aboard Boat	C	C	C	C	C	C	C	C	C	C	C	3.3.2.D	
Live/Work Unit	—	—	—	—	C	P	P	P	C	P	—	4.5.8	
Manufactured Home	—	—	—	—	—	—	—	—	—	—	C	3.3.2.G	
Group Living													
Group Dwelling (≤ 8 residents)	—	—	—	—	P	P	P	P	—	—	—	—	
Group Dwelling (> 8 residents)	—	—	—	—	SE	SE	P	P	—	P	—	—	
PUBLIC AND CIVIC												3.4	
Civic / Government Facilities	C	—	SE	SE	P	P	P	P	P	P	—	3.4.2.A	
Educational Facilities													
College/University/Trade/Vocational	—	—	—	—	C	P	P	P	C	P	—	3.4.2.B.1	
School, Public or Private	—	C	C	C	P	P	P	P	—	P	—	3.4.2.B.2	
Parks and Open Space													
Cemetery	C	E	E	E	E	E	E	C	E	E	E	3.4.2.C	
Park/Open Space	P	P	P	P	P	P	P	P	P	P	P	7.4	
INSTITUTIONAL												3.5	
Community Service	—	SE	SE	SE	P	P	P	P	SE	P	—	—	
Day Care Facility													
Family Day Care Home (≤ 6 clients)	see Home Occupation - Minor												

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
Group Day Care Home (7-12 clients) & Commercial Day Care Center (>12 clients)	—	—	SE	C	C	P	P	P	P	P	—	3.5.2.A
Treatment Facility	—	—	—	—	SE	SE	SE	P	—	SE	—	—
Health Care Facilities	—	—	—	—	—	—	P	P	—	P	—	—
Religious Institution	—	C	C	P	P	P	P	P	—	P	—	3.5.2.B
COMMERCIAL												3.6
Entertainment												
Indoor Entertainment	—	C	C	—	C	P	P	P	P	P	—	3.6.2.A
Outdoor Entertainment	—	—	—	—	C	P	P	P	—	P	—	3.6.2.A
Sexually-Oriented Business	—	—	—	—	—	—	—	—	C	—	—	13.2.1
Office	—	—	—	—	P	P	P	P	P	P	—	—
Overnight Guest Accommodation												
Bed and Breakfast	—	—	SE	SE	P	P	P	—	—	—	—	3.6.2.C.1
Short-Term Rental	—	C	C	C	C	C	C	—	—	C	—	3.6.2.C.2
Inn/Motel/Hotel	—	—	—	—	C	P	P	P	—	—	—	3.6.2.C.3
Recreational Vehicle Park	—	—	—	—	—	—	—	SE	—	—	—	—
Retail & Restaurants					C	C	C	P	—	C	—	3.6.2.D
VEHICLE- AND BOAT-RELATED USES												3.7
Vehicle and Boat Sales and Rental	—	—	—	—	A	—	C	P	—	—	—	3.7.2.A
Drive-Thru Facility	—	—	—	—	—	—	C	C	SE	—	—	3.7.2.B
Fuel Sales / Car Wash	—	—	—	—	—	—	C	C	P	—	—	3.7.2.C
Vehicle Service and Repair	—	—	—	—	C	—	C	C	P	—	—	3.7.2.D
Parking, Commercial, Surface	—	—	—	—	C	C	P	P	P	P	—	3.7.2.F
Parking, Structure	—	—	—	—	RF	P	P	P	P	P	—	—
Passenger Terminals	—	—	—	—	—	—	SE	P	P	—	—	3.7.2.G
Water/Marine-Oriented Facilities	P	—	—	—	P	P	P	—	—	P	—	—
INDUSTRIAL												3.8
Aviation Services	—	—	—	—	—	—	—	—	P	—	—	—
Light Industrial Services	—	—	—	—	A	—	C	C	P	—	—	3.8.2.A
Manufacturing and Production Services	—	—	—	—	A	—	—	C	P	—	—	3.8.2.B
Truck Terminal	—	—	—	—	—	—	—	—	P	—	—	—
COMMUNICATION & INFRASTRUCTURE USES												3.9
Major Infrastructure/Utilities	—	—	—	—	A	—	—	SE	P	—	—	3.9.2.A
Minor Infrastructure/Utilities	E	C	C	C	C	C	C	C	P	C	—	3.9.2.B
Waste Related Services	—	—	—	—	—	—	—	—	SE	—	—	3.9.2.C
Wireless Communications Facility	—	—	—	—	—	—	—	C	C	—	—	3.9.2.D
FORESTRY, AGRICULTURE, HORTICULTURE												3.10
	C	C	C	C	C	C	C	C	C	C	—	

P=Permitted Use C=Conditional Use SE=Special Exception E=In Existing Building/Facility Only RF=Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only —=Prohibited use



Metropolitan Planning Commission Meeting Staff Report

From the Department of Community Development
May 16, 2022

1 SUMMARY OF REQUEST

The City of Beaufort is requesting a recommendation from the Metropolitan Planning Commission to the City Council regarding an annexation to the property located at 2512 Greenlawn Circle, as identified by parcel number R100 001 000 0050 0000.

When proposing annexations, the City of Beaufort utilizes the Municipal Association of South Carolina (MASC) Annexation Handbook.

Background: This is a 75% petition to incorporate the property within the City of Beaufort.

“Annexation of any area or property which is contiguous to a municipality may be initiated by filing with the municipal governing body a petition signed by 75 percent or more of the freeholders owning at least 75 percent of the assessed value of property in the area to be annexed. Upon agreement to accept the petition and annex the area, compliance with required procedures, and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete. Section 5-3-150(3). No member of the governing body who owns property or stock in a corporation owning property in the area proposed to be annexed is eligible to vote on the ordinance. The 75 percent method is subject to specified procedures. Section 5-3-150(1)”

2 FACTS

Property Address: 2512 Greenlawn Circle
Parcel ID: R100 001 000 0050 0000
Case Number: MPC 22-01
Applicant: City of Beaufort
Type of Request: Annexation
Current County Zoning: C3NMU
Proposed Zoning: T5-UC

Additionally, when proposing annexations, Section 2.2.2.F of the Beaufort Code states the following:

Where City limit boundaries change by virtue of annexation or some other means, the following provisions shall apply:

- 1. Areas to be annexed into the incorporated limits of Beaufort shall be assigned zoning classifications by the City Council.*
- 2. In all cases where additions to the City’s total area require adjustments in the zoning district boundaries, the adjustment shall be made to the Zoning Map.*
- 3. When reductions are made in the City’s total incorporated area the provisions of this Code shall no longer apply to that area.*

Per the above referenced section of the Beaufort Code, when annexing a parcel within the city it must be assigned a zoning classification. When proposing a zoning classification for the subject parcel, staff analyzed current County zoning, adjacent zoning districts, potential uses, and the Land Use Plan of the City. A copy of the permitted use table for the current zone (Beaufort County) is attached, titled “Exhibit A.” For the proposed zone, a copy of the relevant permitted use table from the Beaufort Code shows the potential uses for the proposed zone, titled “Exhibit B.” Below is a table showing the existing zoning of adjacent parcels:

Existing Zoning and Land Uses of Adjacent Parcels:

Direction	Zoning	Land Use
North	C3NMU (County)	Vacant land
East	C3NMU (County)	Residential (Single family)
South	T5-UC	Vacant land
West	T5-UC	Residential (Multi family)

Per Section 9.16.3.B.1, Amendments and Rezoning of the Beaufort Code, “The Administrator shall prepare a staff report that reviews the proposed amendment in light of the Comprehensive Plan and the general requirements of this Code.” The Land Use Plan in the 2022 Comprehensive Plan shows adjacent properties to the subject property as General Urban.

According to Section 9.16.3.C.2, when making recommendations to the City Council, “The MPC shall study the proposed amendment, taking into account all factors that it may deem relevant, including, but not limited to,

- a. consistency (or lack thereof) with the Comprehensive Plan and Civic Master Plan;
- b. compatibility with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood;
- c. suitability of the property that would be affected by the amendment;
- d. compatibility with the natural features of — and any archaeological or cultural resources on — the property;
- e. marketability of the property that would be affected by the amendment; and
- f. availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property.”

3 POTENTIAL MOTIONS

Approval:

I move to recommend approval application MPC 22-01, to the City Council, as submitted.

Denial:

I move to recommend denial of application MPC 22-01, to the City Council, due to the application nonconformance with Section 9.16.3.C.2 of the Beaufort Code.

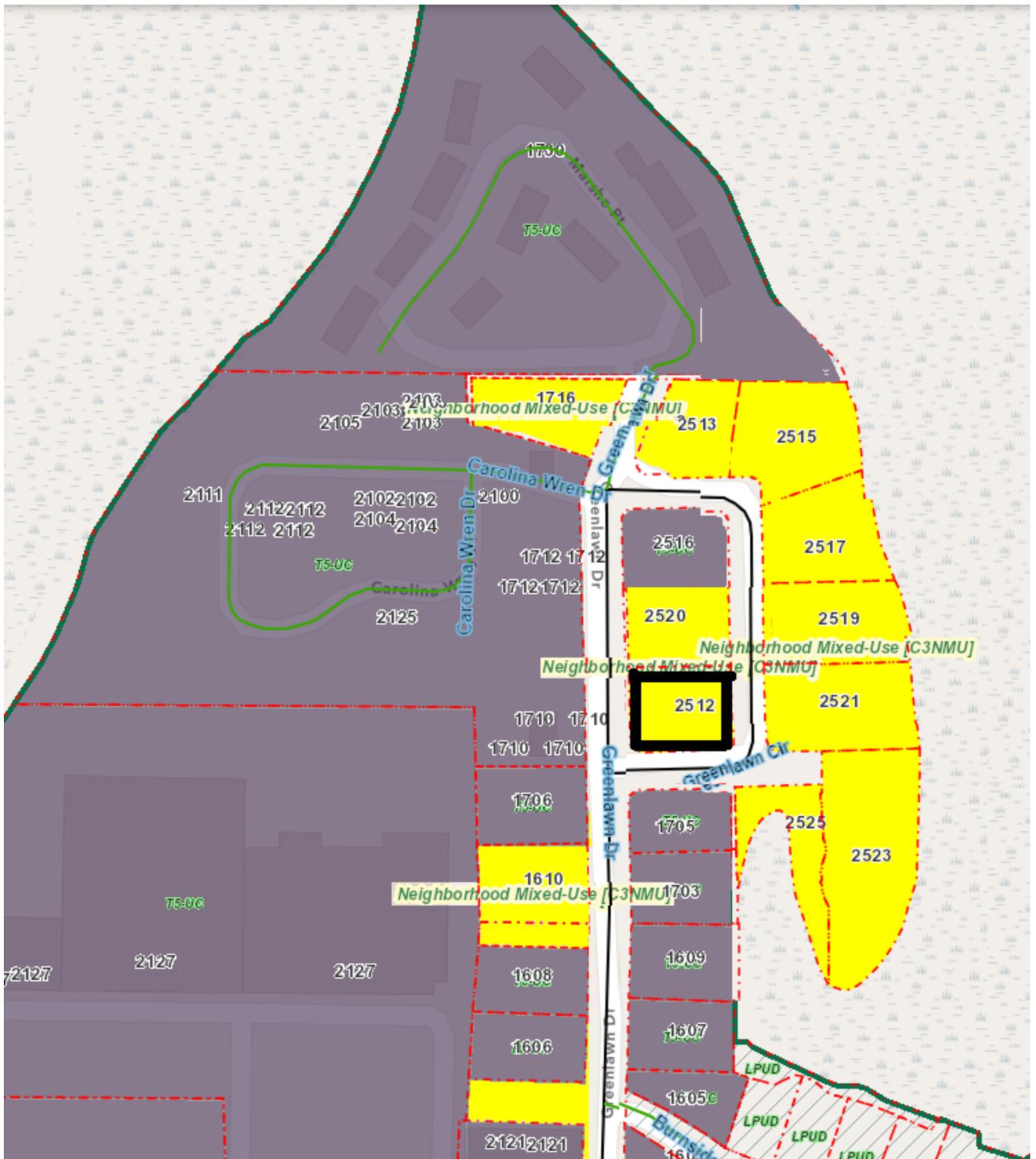


EXHIBIT A

3.3.30 - Neighborhood Mixed Use (C3) Zone Standards

A. Purpose

The Neighborhood Mixed Use (C3) Zone provides for high-quality, moderate-density (averaging under three dwelling units per acre) 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.

Open spaces shall be provided in sufficient quantity to ensure an open quality with a predominance of green space. Non-residential uses shall be limited to parcels having access to arterial or collector streets or within a Traditional Community Plan. This Zone provides for the lower densities of areas designated Neighborhood Mixed-Use in the Comprehensive Plan. It is intended to support the development of communities with a diverse range of housing types and uses.

G. C3 Allowed Uses

Land Use Type ¹	Specific Use Regulations	C3
Agricultural		
Agriculture & Crop Harvesting		P
Agricultural Support Services	2.3	TCP
Seasonal Farmworker Housing	4.1.90	C
Forestry		P
Commercial Stables	4.1.50	C
Residential		
Dwelling: Single-Family Detached Unit		P
Dwelling: Single-Family Attached Unit		P
Dwelling: Two-Family Unit (Duplex)		P
Dwelling: Multi-Family Unit	4.1.170	C

Land Use Type ¹	Specific Use Regulations	C3
Dwelling: Group Home		P
Dwelling: Family Compound	2.7.40	C
Community Residence (dorms, convents, assisted living, temporary shelters)	2.3	TCP
Home Office	4.2.90	C
Home Business	4.2.80	C
Live/Work	2.3	TCP
Manufactured Home Community	4.1.130	C
Retail & Restaurants		
General Retail 3,500 SF or less	2.3	TCP
Gas Station/Fuel Sales	4.1.100	C
Restaurant, Café, Coffee Shop	2.3	TCP
Offices & Services		
General Offices & Services 3,500 SF or less	4.1.110	C
Animal Services: Clinic/Hospital	2.3	TCP
Day Care: Family Home (up to 8 clients>		P
Day Care: Commercial Center (9 or more clients)	2.3	TCP
Lodging: Short-Term Housing Rental (STHR)	4.1.360	S
Lodging: Inn (up to 24 rooms)	2.3	TCP
Medical Service: Clinics/Offices	2.3	TCP
Recreation, Education, Safety, Public Assembly		
Community Oriented Cultural Facility (less than 15,000 SF)	2.3	TCP
Community Public Safety Facility		P
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C

Land Use Type ¹	Specific Use Regulations	C3
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Park, Playground, Outdoor Recreation Areas		P
Recreation Facility: Golf Course		P
School: Public or Private		P
School: Specialized Training/Studio		P
School: College or University	7.2.130	S
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Wireless Communications Facility	4.1.320	S
Key		
P Permitted Use		
C Conditional Use		
S Special Use Permit Required		
TCP Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3		
— Use Not Allowed		
End Notes		
¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.		

EXHIBIT B

T5—URBAN CORRIDOR DISTRICT (T5-UC) The T5-Urban Corridor 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.

3.2 TABLE OF PERMITTED USES

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
RESIDENTIAL												3.3
Household Living												
Single-Family Dwelling	—	P	P	P	P	E	E	E	E	E	—	—
2- or 3-Unit Dwelling	—	—	C	P	P	P	P	—	—	P	—	4.5.5
Rowhome	—	—	—	—	C	P	P	P	—	P	—	4.5.6
Apartment House (a.k.a. Multifamily Dwelling - 4+ units)	—	—	—	—	C	P	P	P	—	P	—	4.5.7
Home Occupation - Minor	—	C	C	C	C	P	P	P	—	—	—	3.3.2.D
Home Occupation - Major	—	SE	SE	SE	C	P	P	—	—	—	—	
Live-Aboard Boat	C	C	C	C	C	C	C	C	C	C	C	3.3.2.D
Live/Work Unit	—	—	—	—	C	P	P	P	C	P	—	4.5.8
Manufactured Home	—	—	—	—	—	—	—	—	—	—	C	3.3.2.G
Group Living												
Group Dwelling (≤ 8 residents)	—	—	—	—	P	P	P	P	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	—	SE	SE	P	P	—	P	—	—
PUBLIC AND CIVIC												3.4
Civic / Government Facilities	C	—	SE	SE	P	P	P	P	P	P	—	3.4.2.A
Educational Facilities												
College/University/Trade/Vocational	—	—	—	—	C	P	P	P	C	P	—	3.4.2.B.1
School, Public or Private	—	C	C	C	P	P	P	P	—	P	—	3.4.2.B.2
Parks and Open Space												
Cemetery	C	E	E	E	E	E	E	C	E	E	E	3.4.2.C
Park/Open Space	P	P	P	P	P	P	P	P	P	P	P	7.4
INSTITUTIONAL												3.5
Community Service	—	SE	SE	SE	P	P	P	P	SE	P	—	—
Day Care Facility												
Family Day Care Home (≤ 6 clients)	see Home Occupation - Minor											

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
Group Day Care Home (7-12 clients) & Commercial Day Care Center (>12 clients)	—	—	SE	C	C	P	P	P	P	P	—	3.5.2.A
Treatment Facility	—	—	—	—	SE	SE	SE	P	—	SE	—	—
Health Care Facilities	—	—	—	—	—	—	P	P	—	P	—	—
Religious Institution	—	C	C	P	P	P	P	P	—	P	—	3.5.2.B
COMMERCIAL												3.6
Entertainment												
Indoor Entertainment	—	C	C	—	C	P	P	P	P	P	—	3.6.2.A
Outdoor Entertainment	—	—	—	—	C	P	P	P	—	P	—	3.6.2.A
Sexually-Oriented Business	—	—	—	—	—	—	—	—	C	—	—	13.2.1
Office	—	—	—	—	P	P	P	P	P	P	—	—
Overnight Guest Accommodation												
Bed and Breakfast	—	—	SE	SE	P	P	P	—	—	—	—	3.6.2.C.1
Short-Term Rental	—	C	C	C	C	C	C	—	—	C	—	3.6.2.C.2
Inn/Motel/Hotel	—	—	—	—	C	P	P	P	—	—	—	3.6.2.C.3
Recreational Vehicle Park	—	—	—	—	—	—	—	SE	—	—	—	—
Retail & Restaurants					C	C	C	P	—	C	—	3.6.2.D
VEHICLE- AND BOAT-RELATED USES												3.7
Vehicle and Boat Sales and Rental	—	—	—	—	A	—	C	P	—	—	—	3.7.2.A
Drive-Thru Facility	—	—	—	—	—	—	C	C	SE	—	—	3.7.2.B
Fuel Sales / Car Wash	—	—	—	—	—	—	C	C	P	—	—	3.7.2.C
Vehicle Service and Repair	—	—	—	—	C	—	C	C	P	—	—	3.7.2.D
Parking, Commercial, Surface	—	—	—	—	C	C	P	P	P	P	—	3.7.2.F
Parking, Structure	—	—	—	—	RF	P	P	P	P	P	—	—
Passenger Terminals	—	—	—	—	—	—	SE	P	P	—	—	3.7.2.G
Water/Marine-Oriented Facilities	P	—	—	—	P	P	P	—	—	P	—	—
INDUSTRIAL												3.8
Aviation Services	—	—	—	—	—	—	—	—	P	—	—	—
Light Industrial Services	—	—	—	—	A	—	C	C	P	—	—	3.8.2.A
Manufacturing and Production Services	—	—	—	—	A	—	—	C	P	—	—	3.8.2.B
Truck Terminal	—	—	—	—	—	—	—	—	P	—	—	—
COMMUNICATION & INFRASTRUCTURE USES												3.9
Major Infrastructure/Utilities	—	—	—	—	A	—	—	SE	P	—	—	3.9.2.A
Minor Infrastructure/Utilities	E	C	C	C	C	C	C	C	P	C	—	3.9.2.B
Waste Related Services	—	—	—	—	—	—	—	—	SE	—	—	3.9.2.C
Wireless Communications Facility	—	—	—	—	—	—	—	C	C	—	—	3.9.2.D
FORESTRY, AGRICULTURE, HORTICULTURE												3.10

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use



Metropolitan Planning Commission Meeting Staff Report

From the Department of Community Development
May 16, 2022

1 SUMMARY OF REQUEST

The City of Beaufort is requesting a recommendation from the Metropolitan Planning Commission to the City Council regarding an annexation to the property located at 2520 Greenlawn Circle, as identified by parcel number R100 001 000 005N 0000.

When proposing annexations, the City of Beaufort utilizes the Municipal Association of South Carolina (MASC) Annexation Handbook.

Background: This is a 75% petition to incorporate the property within the City of Beaufort.

“Annexation of any area or property which is contiguous to a municipality may be initiated by filing with the municipal governing body a petition signed by 75 percent or more of the freeholders owning at least 75 percent of the assessed value of property in the area to be annexed. Upon agreement to accept the petition and annex the area, compliance with required procedures, and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete. Section 5-3-150(3). No member of the governing body who owns property or stock in a corporation owning property in the area proposed to be annexed is eligible to vote on the ordinance. The 75 percent method is subject to specified procedures. Section 5-3-150(1)”

2 FACTS

Property Address:	2520 Greenlawn Circle
Parcel ID:	R100 001 000 005N 0000
Case Number:	MPC 22-01
Applicant:	City of Beaufort
Type of Request:	Annexation
Current County Zoning:	C3NMU
Proposed Zoning:	T5-UC

Additionally, when proposing annexations, Section 2.2.2.F of the Beaufort Code states the following:

Where City limit boundaries change by virtue of annexation or some other means, the following provisions shall apply:

- 1. Areas to be annexed into the incorporated limits of Beaufort shall be assigned zoning classifications by the City Council.*
- 2. In all cases where additions to the City’s total area require adjustments in the zoning district boundaries, the adjustment shall be made to the Zoning Map.*
- 3. When reductions are made in the City’s total incorporated area the provisions of this Code shall no longer apply to that area.*

Per the above referenced section of the Beaufort Code, when annexing a parcel within the city it must be assigned a zoning classification. When proposing a zoning classification for the subject parcel, staff analyzed current County zoning, adjacent zoning districts, potential uses, and the Land Use Plan of the City. A copy of the permitted use table for the current zone (Beaufort County) is attached, titled “Exhibit A.” For the proposed zone, a copy of the relevant permitted use table from the Beaufort Code shows the potential uses for the proposed zone, titled “Exhibit B.” Below is a table showing the existing zoning of adjacent parcels:

Existing Zoning and Land Uses of Adjacent Parcels:

Direction	Zoning	Land Use
North	T5-UC	Vacant land
East	C3NMU (County)	Vacant land
South	C3NMU (County)	Vacant land
West	T5-UC	Residential (Multi family)

Per Section 9.16.3.B.1, Amendments and Rezoning’s of the Beaufort Code, *“The Administrator shall prepare a staff report that reviews the proposed amendment in light of the Comprehensive Plan and the general requirements of this Code.”* The Land Use Plan in the 2022 Comprehensive Plan shows adjacent properties to the subject property as General Urban.

According to Section 9.16.3.C.2, when making recommendations to the City Council, *“The MPC shall study the proposed amendment, taking into account all factors that it may deem relevant, including, but not limited to,*

- a. consistency (or lack thereof) with the Comprehensive Plan and Civic Master Plan;*
- b. compatibility with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood;*
- c. suitability of the property that would be affected by the amendment;*
- d. compatibility with the natural features of — and any archaeological or cultural resources on — the property;*
- e. marketability of the property that would be affected by the amendment; and*
- f. availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property.”*

3 POTENTIAL MOTIONS

Approval:

I move to recommend approval application MPC 22-01, to the City Council, as submitted.

Denial:

I move to recommend denial of application MPC 22-01, to the City Council, due to the application nonconformance with Section 9.16.3.C.2 of the Beaufort Code.

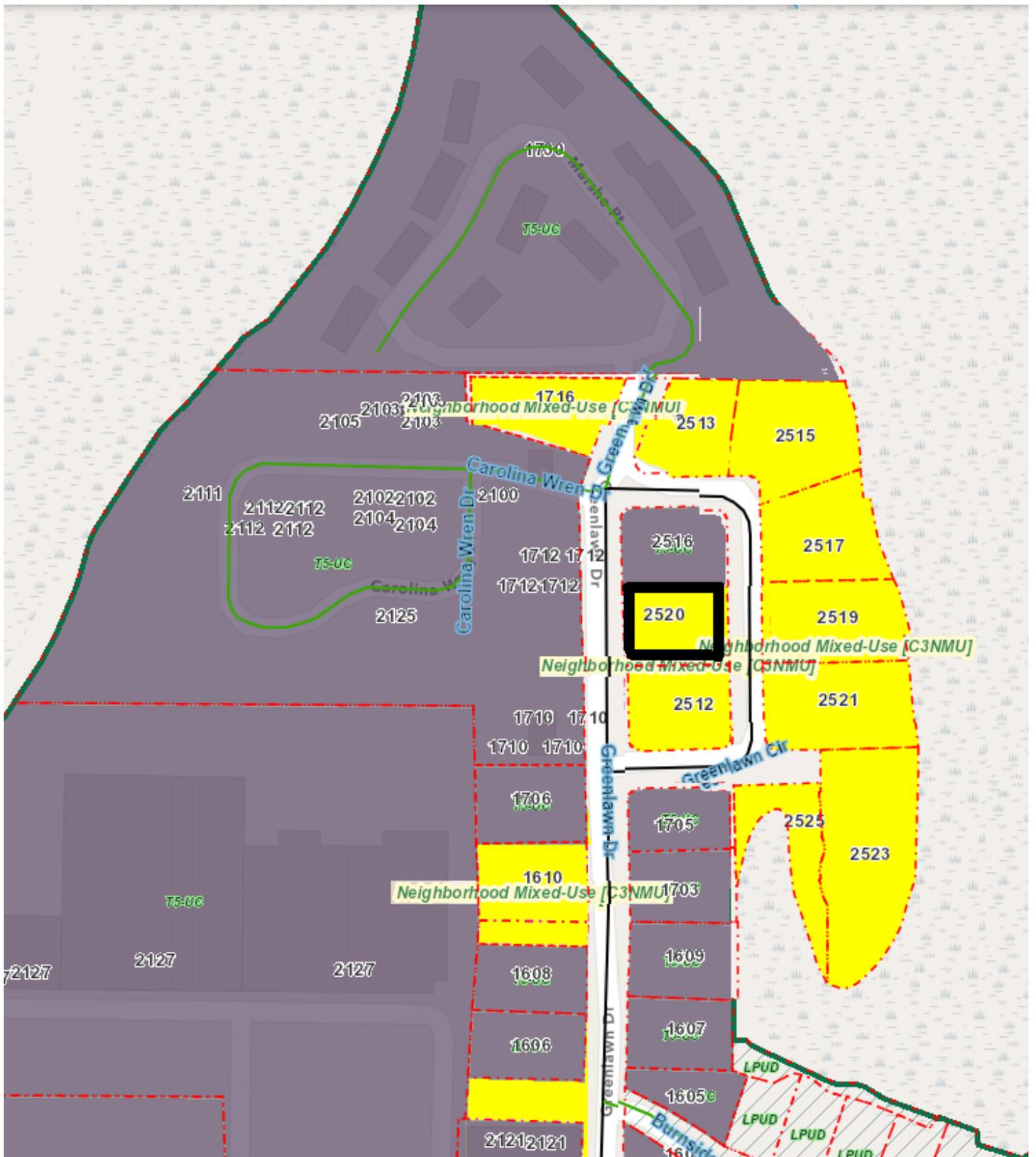


EXHIBIT A

3.3.30 - Neighborhood Mixed Use (C3) Zone Standards

A. Purpose

The Neighborhood Mixed Use (C3) Zone provides for high-quality, moderate-density (averaging under three dwelling units per acre) 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.

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G. C3 Allowed Uses

Land Use Type ¹	Specific Use Regulations	C3
Agricultural		
Agriculture & Crop Harvesting		P
Agricultural Support Services	2.3	TCP
Seasonal Farmworker Housing	4.1.90	C
Forestry		P
Commercial Stables	4.1.50	C
Residential		
Dwelling: Single-Family Detached Unit		P
Dwelling: Single-Family Attached Unit		P
Dwelling: Two-Family Unit (Duplex)		P
Dwelling: Multi-Family Unit	4.1.170	C
Dwelling: Group Home		P

Land Use Type ¹	Specific Use Regulations	C3
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Home Business	4.2.80	C
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Retail & Restaurants		
General Retail 3,500 SF or less	2.3	TCP
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Restaurant, Café, Coffee Shop	2.3	TCP
Offices & Services		
General Offices & Services 3,500 SF or less	4.1.110	C
Animal Services: Clinic/Hospital	2.3	TCP
Day Care: Family Home (up to 8 clients>		P
Day Care: Commercial Center (9 or more clients)	2.3	TCP
Lodging: Short-Term Housing Rental (STHR)	4.1.360	S
Lodging: Inn (up to 24 rooms)	2.3	TCP
Medical Service: Clinics/Offices	2.3	TCP
Recreation, Education, Safety, Public Assembly		
Community Oriented Cultural Facility (less than 15,000 SF)	2.3	TCP
Community Public Safety Facility		P
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C

Land Use Type ¹	Specific Use Regulations	C3
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Park, Playground, Outdoor Recreation Areas		P
Recreation Facility: Golf Course		P
School: Public or Private		P
School: Specialized Training/Studio		P
School: College or University	7.2.130	S
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Wireless Communications Facility	4.1.320	S
Key		
P Permitted Use		
C Conditional Use		
S Special Use Permit Required		
TCP Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3		
— Use Not Allowed		
End Notes		
¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.		

EXHIBIT B

T5–URBAN CORRIDOR DISTRICT (T5-UC) The T5-Urban Corridor 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.

3.2 TABLE OF PERMITTED USES

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
RESIDENTIAL												3.3
Household Living												
Single-Family Dwelling	—	P	P	P	P	E	E	E	E	E	—	—
2- or 3-Unit Dwelling	—	—	C	P	P	P	P	—	—	P	—	4.5.5
Rowhome	—	—	—	—	C	P	P	P	—	P	—	4.5.6
Apartment House (a.k.a. Multifamily Dwelling - 4+ units)	—	—	—	—	C	P	P	P	—	P	—	4.5.7
Home Occupation - Minor	—	C	C	C	C	P	P	P	—	—	—	3.3.2.D
Home Occupation - Major	—	SE	SE	SE	C	P	P	—	—	—	—	
Live-Aboard Boat	C	C	C	C	C	C	C	C	C	C	C	3.3.2.D
Live/Work Unit	—	—	—	—	C	P	P	P	C	P	—	4.5.8
Manufactured Home	—	—	—	—	—	—	—	—	—	—	C	3.3.2.G
Group Living												
Group Dwelling (≤ 8 residents)	—	—	—	—	P	P	P	P	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	—	SE	SE	P	P	—	P	—	—
PUBLIC AND CIVIC												3.4
Civic / Government Facilities	C	—	SE	SE	P	P	P	P	P	P	—	3.4.2.A
Educational Facilities												
College/University/Trade/Vocational	—	—	—	—	C	P	P	P	C	P	—	3.4.2.B.1
School, Public or Private	—	C	C	C	P	P	P	P	—	P	—	3.4.2.B.2
Parks and Open Space												
Cemetery	C	E	E	E	E	E	E	C	E	E	E	3.4.2.C
Park/Open Space	P	P	P	P	P	P	P	P	P	P	P	7.4
INSTITUTIONAL												3.5
Community Service	—	SE	SE	SE	P	P	P	P	SE	P	—	—
Day Care Facility												
Family Day Care Home (≤ 6 clients)	see Home Occupation - Minor											

P=Permitted Use C=Conditional Use SE=Special Exception E=In Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
Group Day Care Home (7-12 clients) & Commercial Day Care Center (>12 clients)	—	—	SE	C	C	P	P	P	P	P	—	3.5.2.A
Treatment Facility	—	—	—	—	SE	SE	SE	P	—	SE	—	—
Health Care Facilities	—	—	—	—	—	—	P	P	—	P	—	—
Religious Institution	—	C	C	P	P	P	P	P	—	P	—	3.5.2.B
COMMERCIAL							3.6					
Entertainment												
Indoor Entertainment	—	C	C	—	C	P	P	P	P	P	—	3.6.2.A
Outdoor Entertainment	—	—	—	—	C	P	P	P	—	P	—	3.6.2.A
Sexually-Oriented Business	—	—	—	—	—	—	—	—	C	—	—	13.2.1
Office	—	—	—	—	P	P	P	P	P	P	—	—
Overnight Guest Accommodation												
Bed and Breakfast	—	—	SE	SE	P	P	P	—	—	—	—	3.6.2.C.1
Short-Term Rental	—	C	C	C	C	C	C	—	—	C	—	3.6.2.C.2
Inn/Motel/Hotel	—	—	—	—	C	P	P	P	—	—	—	3.6.2.C.3
Recreational Vehicle Park	—	—	—	—	—	—	—	SE	—	—	—	—
Retail & Restaurants					C	C	C	P	—	C	—	3.6.2.D
VEHICLE- AND BOAT-RELATED USES							3.7					
Vehicle and Boat Sales and Rental	—	—	—	—	A	—	C	P	—	—	—	3.7.2.A
Drive-Thru Facility	—	—	—	—	—	—	C	C	SE	—	—	3.7.2.B
Fuel Sales / Car Wash	—	—	—	—	—	—	C	C	P	—	—	3.7.2.C
Vehicle Service and Repair	—	—	—	—	C	—	C	C	P	—	—	3.7.2.D
Parking, Commercial, Surface	—	—	—	—	C	C	P	P	P	P	—	3.7.2.F
Parking, Structure	—	—	—	—	RF	P	P	P	P	P	—	—
Passenger Terminals	—	—	—	—	—	—	SE	P	P	—	—	3.7.2.G
Water/Marine-Oriented Facilities	P	—	—	—	P	P	P	—	—	P	—	—
INDUSTRIAL							3.8					
Aviation Services	—	—	—	—	—	—	—	—	P	—	—	—
Light Industrial Services	—	—	—	—	A	—	C	C	P	—	—	3.8.2.A
Manufacturing and Production Services	—	—	—	—	A	—	—	C	P	—	—	3.8.2.B
Truck Terminal	—	—	—	—	—	—	—	—	P	—	—	—
COMMUNICATION & INFRASTRUCTURE USES							3.9					
Major Infrastructure/Utilities	—	—	—	—	A	—	—	SE	P	—	—	3.9.2.A
Minor Infrastructure/Utilities	E	C	C	C	C	C	C	C	P	C	—	3.9.2.B
Waste Related Services	—	—	—	—	—	—	—	—	SE	—	—	3.9.2.C
Wireless Communications Facility	—	—	—	—	—	—	—	C	C	—	—	3.9.2.D
FORESTRY, AGRICULTURE, HORTICULTURE							3.10					
	C	C	C	C	C	C	C	C	C	C	—	

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use



Metropolitan Planning Commission Meeting Staff Report

From the Department of Community Development
May 16, 2022

1 SUMMARY OF REQUEST

The City of Beaufort is requesting a recommendation from the Metropolitan Planning Commission to the City Council regarding an annexation to the property located at 2519 Greenlawn Drive, as identified by parcel number R100 001 000 005J 0000.

When proposing annexations, the City of Beaufort utilizes the Municipal Association of South Carolina (MASC) Annexation Handbook.

Background: This is a 75% petition to incorporate the property within the City of Beaufort.

“Annexation of any area or property which is contiguous to a municipality may be initiated by filing with the municipal governing body a petition signed by 75 percent or more of the freeholders owning at least 75 percent of the assessed value of property in the area to be annexed. Upon agreement to accept the petition and annex the area, compliance with required procedures, and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete. Section 5-3-150(3). No member of the governing body who owns property or stock in a corporation owning property in the area proposed to be annexed is eligible to vote on the ordinance. The 75 percent method is subject to specified procedures. Section 5-3-150(1)”

2 FACTS

Property Address: 2519 Greenlawn Drive
Parcel ID: R100 001 000 005J 0000
Case Number: MPC 22-01
Applicant: City of Beaufort
Type of Request: Annexation
Current County Zoning: C3NMU
Proposed Zoning: T5-UC

Additionally, when proposing annexations, Section 2.2.2.F of the Beaufort Code states the following:

Where City limit boundaries change by virtue of annexation or some other means, the following provisions shall apply:

- 1. Areas to be annexed into the incorporated limits of Beaufort shall be assigned zoning classifications by the City Council.*
- 2. In all cases where additions to the City's total area require adjustments in the zoning district boundaries, the adjustment shall be made to the Zoning Map.*
- 3. When reductions are made in the City's total incorporated area the provisions of this Code shall no longer apply to that area.*

Per the above referenced section of the Beaufort Code, when annexing a parcel within the city it must be assigned a zoning classification. When proposing a zoning classification for the subject parcel, staff analyzed current County zoning, adjacent zoning districts, potential uses, and the Land Use Plan of the City. A copy of the permitted use table for the current zone (Beaufort County) is attached, titled “Exhibit A.” For the proposed zone, a copy of the relevant permitted use table from the Beaufort Code shows the potential uses for the proposed zone, titled “Exhibit B.” Below is a table showing the existing zoning of adjacent parcels:

Existing Zoning and Land Uses of Adjacent Parcels:

Direction	Zoning	Land Use
North	C3NMU (County)	Vacant land
East	N/A	Marsh
South	C3NMU (County)	Residential (Single Family)
West	C3NMU (County)	Vacant land

Per Section 9.16.3.B.1, Amendments and Rezoning of the Beaufort Code, “The Administrator shall prepare a staff report that reviews the proposed amendment in light of the Comprehensive Plan and the general requirements of this Code.” The Land Use Plan in the 2022 Comprehensive Plan shows adjacent properties to the subject property as General Urban.

According to Section 9.16.3.C.2, when making recommendations to the City Council, “The MPC shall study the proposed amendment, taking into account all factors that it may deem relevant, including, but not limited to,

- a. consistency (or lack thereof) with the Comprehensive Plan and Civic Master Plan;
- b. compatibility with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood;
- c. suitability of the property that would be affected by the amendment;
- d. compatibility with the natural features of — and any archaeological or cultural resources on — the property;
- e. marketability of the property that would be affected by the amendment; and
- f. availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property.”

3 POTENTIAL MOTIONS

Approval:

I move to recommend approval application MPC 22-01, to the City Council, as submitted.

Denial:

I move to recommend denial of application MPC 22-01, to the City Council, due to the application nonconformance with Section 9.16.3.C.2 of the Beaufort Code.

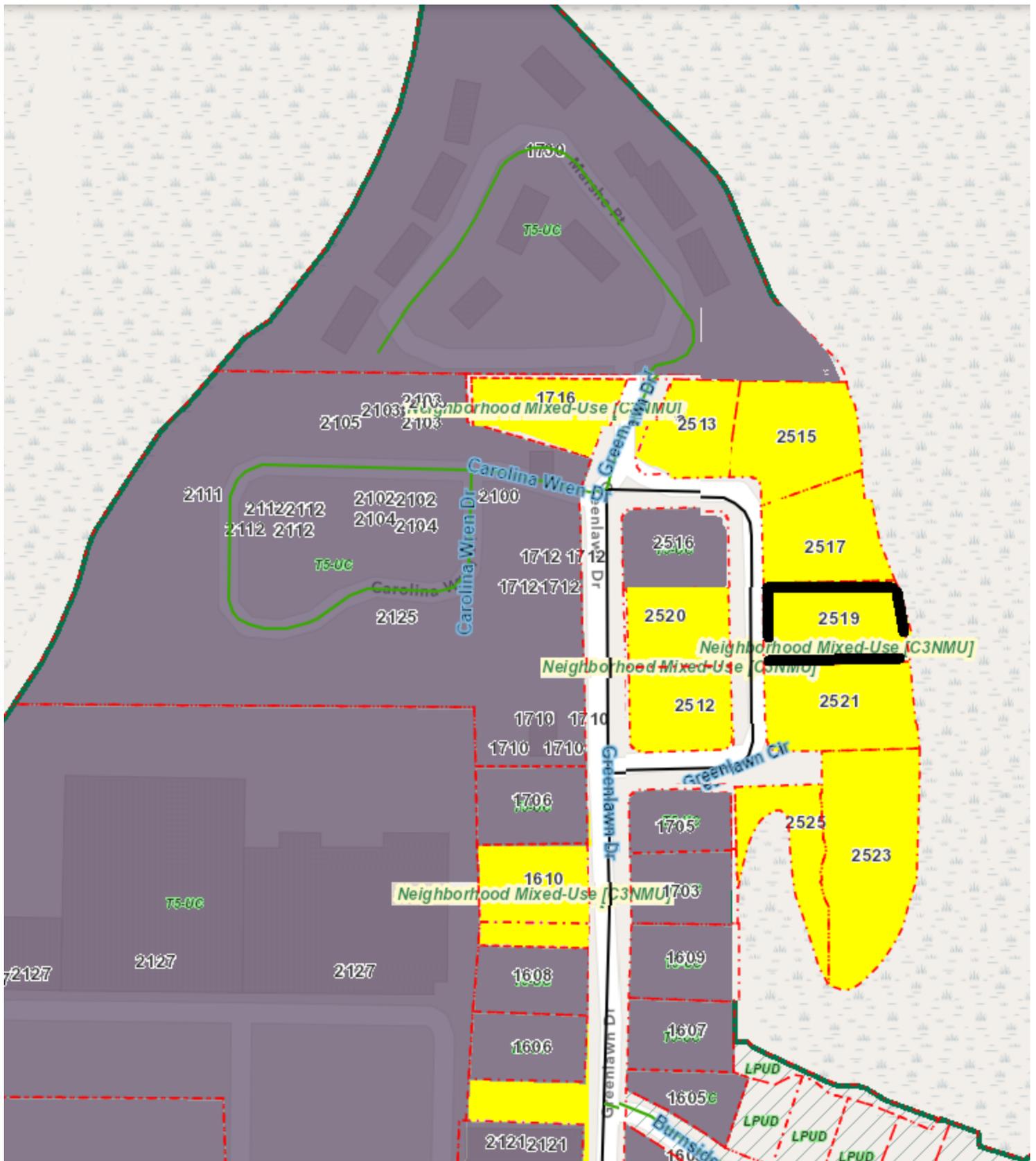


EXHIBIT A

3.3.30 - Neighborhood Mixed Use (C3) Zone Standards

A. Purpose

The Neighborhood Mixed Use (C3) Zone provides for high-quality, moderate-density (averaging under three dwelling units per acre) 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.

Open spaces shall be provided in sufficient quantity to ensure an open quality with a predominance of green space. Non-residential uses shall be limited to parcels having access to arterial or collector streets or within a Traditional Community Plan. This Zone provides for the lower densities of areas designated Neighborhood Mixed-Use in the Comprehensive Plan. It is intended to support the development of communities with a diverse range of housing types and uses.

G. C3 Allowed Uses

Land Use Type ¹	Specific Use Regulations	C3
Agricultural		
Agriculture & Crop Harvesting		P
Agricultural Support Services	2.3	TCP
Seasonal Farmworker Housing	4.1.90	C
Forestry		P
Commercial Stables	4.1.50	C
Residential		
Dwelling: Single-Family Detached Unit		P
Dwelling: Single-Family Attached Unit		P
Dwelling: Two-Family Unit (Duplex)		P
Dwelling: Multi-Family Unit	4.1.170	C

Land Use Type ¹	Specific Use Regulations	C3
Dwelling: Group Home		P
Dwelling: Family Compound	2.7.40	C
Community Residence (dorms, convents, assisted living, temporary shelters)	2.3	TCP
Home Office	4.2.90	C
Home Business	4.2.80	C
Live/Work	2.3	TCP
Manufactured Home Community	4.1.130	C
Retail & Restaurants		
General Retail 3,500 SF or less	2.3	TCP
Gas Station/Fuel Sales	4.1.100	C
Restaurant, Café, Coffee Shop	2.3	TCP
Offices & Services		
General Offices & Services 3,500 SF or less	4.1.110	C
Animal Services: Clinic/Hospital	2.3	TCP
Day Care: Family Home (up to 8 clients>		P
Day Care: Commercial Center (9 or more clients)	2.3	TCP
Lodging: Short-Term Housing Rental (STHR)	4.1.360	S
Lodging: Inn (up to 24 rooms)	2.3	TCP
Medical Service: Clinics/Offices	2.3	TCP
Recreation, Education, Safety, Public Assembly		
Community Oriented Cultural Facility (less than 15,000 SF)	2.3	TCP
Community Public Safety Facility		P

Land Use Type ¹	Specific Use Regulations	C3
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Park, Playground, Outdoor Recreation Areas		P
Recreation Facility: Golf Course		P
School: Public or Private		P
School: Specialized Training/Studio		P
School: College or University	7.2.130	S
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Wireless Communications Facility	4.1.320	S
Key		
P Permitted Use		
C Conditional Use		
S Special Use Permit Required		
TCP Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3		
— Use Not Allowed		
End Notes		
¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.		

EXHIBIT B

T5–URBAN CORRIDOR DISTRICT (T5-UC) The T5-Urban Corridor 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.

3.2 TABLE OF PERMITTED USES

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
RESIDENTIAL												3.3
Household Living												
Single-Family Dwelling	—	P	P	P	P	E	E	E	E	E	—	—
2- or 3-Unit Dwelling	—	—	C	P	P	P	P	—	—	P	—	4.5.5
Rowhome	—	—	—	—	C	P	P	P	—	P	—	4.5.6
Apartment House (a.k.a. Multifamily Dwelling - 4+ units)	—	—	—	—	C	P	P	P	—	P	—	4.5.7
Home Occupation - Minor	—	C	C	C	C	P	P	P	—	—	—	3.3.2.D
Home Occupation - Major	—	SE	SE	SE	C	P	P	—	—	—	—	
Live-Aboard Boat	C	C	C	C	C	C	C	C	C	C	C	3.3.2.D
Live/Work Unit	—	—	—	—	C	P	P	P	C	P	—	4.5.8
Manufactured Home	—	—	—	—	—	—	—	—	—	—	C	3.3.2.G
Group Living												
Group Dwelling (≤ 8 residents)	—	—	—	—	P	P	P	P	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	—	SE	SE	P	P	—	P	—	—
PUBLIC AND CIVIC												3.4
Civic / Government Facilities	C	—	SE	SE	P	P	P	P	P	P	—	3.4.2.A
Educational Facilities												
College/University/Trade/Vocational	—	—	—	—	C	P	P	P	C	P	—	3.4.2.B.1
School, Public or Private	—	C	C	C	P	P	P	P	—	P	—	3.4.2.B.2
Parks and Open Space												
Cemetery	C	E	E	E	E	E	E	C	E	E	E	3.4.2.C
Park/Open Space	P	P	P	P	P	P	P	P	P	P	P	7.4
INSTITUTIONAL												3.5
Community Service	—	SE	SE	SE	P	P	P	P	SE	P	—	—
Day Care Facility												
Family Day Care Home (≤ 6 clients)	see Home Occupation - Minor											

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
Group Day Care Home (7-12 clients) & Commercial Day Care Center (>12 clients)	—	—	SE	C	C	P	P	P	P	P	—	3.5.2.A
Treatment Facility	—	—	—	—	SE	SE	SE	P	—	SE	—	—
Health Care Facilities	—	—	—	—	—	—	P	P	—	P	—	—
Religious Institution	—	C	C	P	P	P	P	P	—	P	—	3.5.2.B
COMMERCIAL												3.6
Entertainment												
Indoor Entertainment	—	C	C	—	C	P	P	P	P	P	—	3.6.2.A
Outdoor Entertainment	—	—	—	—	C	P	P	P	—	P	—	3.6.2.A
Sexually-Oriented Business	—	—	—	—	—	—	—	—	C	—	—	13.2.1
Office	—	—	—	—	P	P	P	P	P	P	—	—
Overnight Guest Accommodation												
Bed and Breakfast	—	—	SE	SE	P	P	P	—	—	—	—	3.6.2.C.1
Short-Term Rental	—	C	C	C	C	C	C	—	—	C	—	3.6.2.C.2
Inn/Motel/Hotel	—	—	—	—	C	P	P	P	—	—	—	3.6.2.C.3
Recreational Vehicle Park	—	—	—	—	—	—	—	SE	—	—	—	—
Retail & Restaurants					C	C	C	P	—	C	—	3.6.2.D
VEHICLE- AND BOAT-RELATED USES												3.7
Vehicle and Boat Sales and Rental	—	—	—	—	A	—	C	P	—	—	—	3.7.2.A
Drive-Thru Facility	—	—	—	—	—	—	C	C	SE	—	—	3.7.2.B
Fuel Sales / Car Wash	—	—	—	—	—	—	C	C	P	—	—	3.7.2.C
Vehicle Service and Repair	—	—	—	—	C	—	C	C	P	—	—	3.7.2.D
Parking, Commercial, Surface	—	—	—	—	C	C	P	P	P	P	—	3.7.2.F
Parking, Structure	—	—	—	—	RF	P	P	P	P	P	—	—
Passenger Terminals	—	—	—	—	—	—	SE	P	P	—	—	3.7.2.G
Water/Marine-Oriented Facilities	P	—	—	—	P	P	P	—	—	P	—	—
INDUSTRIAL												3.8
Aviation Services	—	—	—	—	—	—	—	—	P	—	—	—
Light Industrial Services	—	—	—	—	A	—	C	C	P	—	—	3.8.2.A
Manufacturing and Production Services	—	—	—	—	A	—	—	C	P	—	—	3.8.2.B
Truck Terminal	—	—	—	—	—	—	—	—	P	—	—	—
COMMUNICATION & INFRASTRUCTURE USES												3.9
Major Infrastructure/Utilities	—	—	—	—	A	—	—	SE	P	—	—	3.9.2.A
Minor Infrastructure/Utilities	E	C	C	C	C	C	C	C	P	C	—	3.9.2.B
Waste Related Services	—	—	—	—	—	—	—	—	SE	—	—	3.9.2.C
Wireless Communications Facility	—	—	—	—	—	—	—	C	C	—	—	3.9.2.D
FORESTRY, AGRICULTURE, HORTICULTURE	C	C	C	C	C	C	C	C	C	C	—	3.10

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use



Metropolitan Planning Commission Meeting Staff Report

From the Department of Community Development
May 16, 2022

1 SUMMARY OF REQUEST

The City of Beaufort is requesting a recommendation from the Metropolitan Planning Commission to the City Council regarding an annexation to the property located at 2525 Greenlawn Circle, as identified by parcel number R100 001 000 005R 0000.

When proposing annexations, the City of Beaufort utilizes the Municipal Association of South Carolina (MASC) Annexation Handbook.

Background: This is a 75% petition to incorporate the property within the City of Beaufort.

“Annexation of any area or property which is contiguous to a municipality may be initiated by filing with the municipal governing body a petition signed by 75 percent or more of the freeholders owning at least 75 percent of the assessed value of property in the area to be annexed. Upon agreement to accept the petition and annex the area, compliance with required procedures, and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete. Section 5-3-150(3). No member of the governing body who owns property or stock in a corporation owning property in the area proposed to be annexed is eligible to vote on the ordinance. The 75 percent method is subject to specified procedures. Section 5-3-150(1)”

2 FACTS

Property Address: 2525 Greenlawn Circle
Parcel ID: R100 001 000 005R 0000
Case Number: MPC 22-01
Applicant: City of Beaufort
Type of Request: Annexation
Current County Zoning: C3NMU
Proposed Zoning: T5-UC

Additionally, when proposing annexations, Section 2.2.2.F of the Beaufort Code states the following:

Where City limit boundaries change by virtue of annexation or some other means, the following provisions shall apply:

- 1. Areas to be annexed into the incorporated limits of Beaufort shall be assigned zoning classifications by the City Council.*
- 2. In all cases where additions to the City’s total area require adjustments in the zoning district boundaries, the adjustment shall be made to the Zoning Map.*
- 3. When reductions are made in the City’s total incorporated area the provisions of this Code shall no longer apply to that area.*

Per the above referenced section of the Beaufort Code, when annexing a parcel within the city it must be assigned a zoning classification. When proposing a zoning classification for the subject parcel, staff analyzed current County zoning, adjacent zoning districts, potential uses, and the Land Use Plan of the City. A copy of the permitted use table for the current zone (Beaufort County) is attached, titled “Exhibit A.” For the proposed zone, a copy of the relevant permitted use table from the Beaufort Code shows the potential uses for the proposed zone, titled “Exhibit B.” Below is a table showing the existing zoning of adjacent parcels:

Existing Zoning and Land Uses of Adjacent Parcels:

Direction	Zoning	Land Use
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East	N/A	Marsh
South	T5-UC	Residential (Single family)
West	T5-UC/LPUD	Vacant

Per Section 9.16.3.B.1, Amendments and Rezoning of the Beaufort Code, *“The Administrator shall prepare a staff report that reviews the proposed amendment in light of the Comprehensive Plan and the general requirements of this Code.”* The Land Use Plan in the 2022 Comprehensive Plan shows adjacent properties to the subject property as General Urban.

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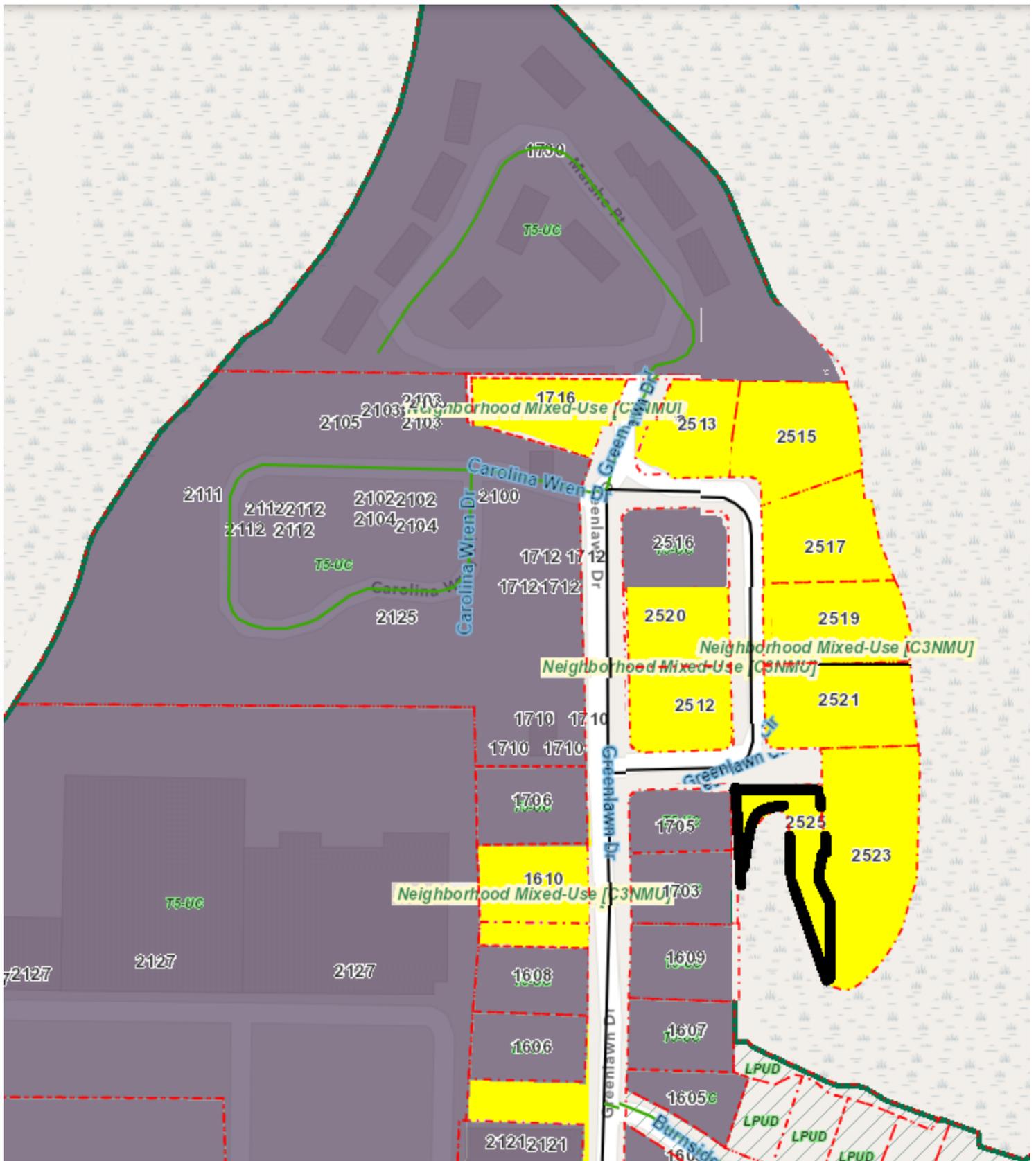


EXHIBIT A

3.3.30 - Neighborhood Mixed Use (C3) Zone Standards

A. Purpose

The Neighborhood Mixed Use (C3) Zone provides for high-quality, moderate-density (averaging under three dwelling units per acre) 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.

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Land Use Type ¹	Specific Use Regulations	C3
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Agriculture & Crop Harvesting		P
Agricultural Support Services	2.3	TCP
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Forestry		P
Commercial Stables	4.1.50	C
Residential		
Dwelling: Single-Family Detached Unit		P
Dwelling: Single-Family Attached Unit		P
Dwelling: Two-Family Unit (Duplex)		P
Dwelling: Multi-Family Unit	4.1.170	C

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Home Office	4.2.90	C
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Retail & Restaurants		
General Retail 3,500 SF or less	2.3	TCP
Gas Station/Fuel Sales	4.1.100	C
Restaurant, Café, Coffee Shop	2.3	TCP
Offices & Services		
General Offices & Services 3,500 SF or less	4.1.110	C
Animal Services: Clinic/Hospital	2.3	TCP
Day Care: Family Home (up to 8 clients>		P
Day Care: Commercial Center (9 or more clients)	2.3	TCP
Lodging: Short-Term Housing Rental (STHR)	4.1.360	S
Lodging: Inn (up to 24 rooms)	2.3	TCP
Medical Service: Clinics/Offices	2.3	TCP
Recreation, Education, Safety, Public Assembly		
Community Oriented Cultural Facility (less than 15,000 SF)	2.3	TCP
Community Public Safety Facility		P

Land Use Type ¹	Specific Use Regulations	C3
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Park, Playground, Outdoor Recreation Areas		P
Recreation Facility: Golf Course		P
School: Public or Private		P
School: Specialized Training/Studio		P
School: College or University	7.2.130	S
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Wireless Communications Facility	4.1.320	S
Key		
P Permitted Use		
C Conditional Use		
S Special Use Permit Required		
TCP Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3		
— Use Not Allowed		
End Notes		
¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.		

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T5–URBAN CORRIDOR DISTRICT (T5-UC) The T5-Urban Corridor 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 to define the public realm and allow for visible activity along the streetscape.

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DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
RESIDENTIAL												3.3
Household Living												
Single-Family Dwelling	—	P	P	P	P	E	E	E	E	E	—	—
2- or 3-Unit Dwelling	—	—	C	P	P	P	P	—	—	P	—	4.5.5
Rowhome	—	—	—	—	C	P	P	P	—	P	—	4.5.6
Apartment House (a.k.a. Multifamily Dwelling - 4+ units)	—	—	—	—	C	P	P	P	—	P	—	4.5.7
Home Occupation - Minor	—	C	C	C	C	P	P	P	—	—	—	3.3.2.D
Home Occupation - Major	—	SE	SE	SE	C	P	P	—	—	—	—	
Live-Aboard Boat	C	C	C	C	C	C	C	C	C	C	C	3.3.2.D
Live/Work Unit	—	—	—	—	C	P	P	P	C	P	—	4.5.8
Manufactured Home	—	—	—	—	—	—	—	—	—	—	C	3.3.2.G
Group Living												
Group Dwelling (≤ 8 residents)	—	—	—	—	P	P	P	P	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	—	SE	SE	P	P	—	P	—	—
PUBLIC AND CIVIC												3.4
Civic / Government Facilities	C	—	SE	SE	P	P	P	P	P	P	—	3.4.2.A
Educational Facilities												
College/University/Trade/Vocational	—	—	—	—	C	P	P	P	C	P	—	3.4.2.B.1
School, Public or Private	—	C	C	C	P	P	P	P	—	P	—	3.4.2.B.2
Parks and Open Space												
Cemetery	C	E	E	E	E	E	E	C	E	E	E	3.4.2.C
Park/Open Space	P	P	P	P	P	P	P	P	P	P	P	7.4
INSTITUTIONAL												3.5
Community Service	—	SE	SE	SE	P	P	P	P	SE	P	—	—
Day Care Facility												
Family Day Care Home (≤ 6 clients)	see Home Occupation - Minor											

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
Group Day Care Home (7-12 clients) & Commercial Day Care Center (>12 clients)	—	—	SE	C	C	P	P	P	P	P	—	3.5.2.A
Treatment Facility	—	—	—	—	SE	SE	SE	P	—	SE	—	—
Health Care Facilities	—	—	—	—	—	—	P	P	—	P	—	—
Religious Institution	—	C	C	P	P	P	P	P	—	P	—	3.5.2.B
COMMERCIAL												3.6
Entertainment												
Indoor Entertainment	—	C	C	—	C	P	P	P	P	P	—	3.6.2.A
Outdoor Entertainment	—	—	—	—	C	P	P	P	—	P	—	3.6.2.A
Sexually-Oriented Business	—	—	—	—	—	—	—	—	C	—	—	13.2.1
Office	—	—	—	—	P	P	P	P	P	P	—	—
Overnight Guest Accommodation												
Bed and Breakfast	—	—	SE	SE	P	P	P	—	—	—	—	3.6.2.C.1
Short-Term Rental	—	C	C	C	C	C	C	—	—	C	—	3.6.2.C.2
Inn/Motel/Hotel	—	—	—	—	C	P	P	P	—	—	—	3.6.2.C.3
Recreational Vehicle Park	—	—	—	—	—	—	—	SE	—	—	—	—
Retail & Restaurants	—	—	—	—	C	C	C	P	—	C	—	3.6.2.D
VEHICLE- AND BOAT-RELATED USES												3.7
Vehicle and Boat Sales and Rental	—	—	—	—	A	—	C	P	—	—	—	3.7.2.A
Drive-Thru Facility	—	—	—	—	—	—	C	C	SE	—	—	3.7.2.B
Fuel Sales / Car Wash	—	—	—	—	—	—	C	C	P	—	—	3.7.2.C
Vehicle Service and Repair	—	—	—	—	C	—	C	C	P	—	—	3.7.2.D
Parking, Commercial, Surface	—	—	—	—	C	C	P	P	P	P	—	3.7.2.F
Parking, Structure	—	—	—	—	RF	P	P	P	P	P	—	—
Passenger Terminals	—	—	—	—	—	—	SE	P	P	—	—	3.7.2.G
Water/Marine-Oriented Facilities	P	—	—	—	P	P	P	—	—	P	—	—
INDUSTRIAL												3.8
Aviation Services	—	—	—	—	—	—	—	—	P	—	—	—
Light Industrial Services	—	—	—	—	A	—	C	C	P	—	—	3.8.2.A
Manufacturing and Production Services	—	—	—	—	A	—	—	C	P	—	—	3.8.2.B
Truck Terminal	—	—	—	—	—	—	—	—	P	—	—	—
COMMUNICATION & INFRASTRUCTURE USES												3.9
Major Infrastructure/Utilities	—	—	—	—	A	—	—	SE	P	—	—	3.9.2.A
Minor Infrastructure/Utilities	E	C	C	C	C	C	C	C	P	C	—	3.9.2.B
Waste Related Services	—	—	—	—	—	—	—	—	SE	—	—	3.9.2.C
Wireless Communications Facility	—	—	—	—	—	—	—	C	C	—	—	3.9.2.D
FORESTRY, AGRICULTURE, HORTICULTURE												3.10
	C	C	C	C	C	C	C	C	C	C	—	

P=Permitted Use C=Conditional Use SE=Special Exception E=In Existing Building/Facility Only RF=Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only —=Prohibited use



Metropolitan Planning Commission Meeting Staff Report

From the Department of Community Development
May 16, 2022

1 SUMMARY OF REQUEST

The City of Beaufort is requesting a recommendation from the Metropolitan Planning Commission to the City Council regarding an annexation to the property located at 34 Old Jericho Road, as identified by parcel number R100 029 000 0059 0000.

Background: This is a 75% petition to incorporate the property within the City of Beaufort.

When proposing annexations, the City of Beaufort utilizes the Municipal Association of South Carolina (MASC) Annexation Handbook.

“Annexation of any area or property which is contiguous to a municipality may be initiated by filing with the municipal governing body a petition signed by 75 percent or more of the freeholders owning at least 75 percent of the assessed value of property in the area to be annexed. Upon agreement to accept the petition and annex the area, compliance with required procedures, and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete. Section 5-3-150(3). No member of the governing body who owns property or stock in a corporation owning property in the area proposed to be annexed is eligible to vote on the ordinance. The 75 percent method is subject to specified procedures. Section 5-3-150(1)”

2 FACTS

Property Address: 34 Old Jericho Road
Parcel ID: R100 029 000 0059 0000
Case Number: MPC 22-01
Applicant: City of Beaufort
Type of Request: Annexation
Current County Zoning: C5RCMU
Proposed Zoning: T5-UC

Additionally, when proposing annexations, Section 2.2.2.F of the Beaufort Code states the following:

Where City limit boundaries change by virtue of annexation or some other means, the following provisions shall apply:

- 1. Areas to be annexed into the incorporated limits of Beaufort shall be assigned zoning classifications by the City Council.*
- 2. In all cases where additions to the City’s total area require adjustments in the zoning district boundaries, the adjustment shall be made to the Zoning Map.*
- 3. When reductions are made in the City’s total incorporated area the provisions of this Code shall no longer apply to that area.*

Per the above referenced section of the Beaufort Code, when annexing a parcel within the city it must be assigned a zoning classification. When proposing a zoning classification for the subject parcel, staff analyzed current County zoning, adjacent zoning districts, potential uses, and the Land Use Plan of the City. A copy of the permitted use table for the current zone (Beaufort County) is attached, titled “Exhibit A.” For the proposed zone, a copy of the relevant permitted use table from the Beaufort Code shows the potential uses for the proposed zone, titled “Exhibit B.” Below is a table showing the existing zoning of adjacent parcels:

Existing Zoning and Land Uses of Adjacent Parcels:

Direction	Zoning	Land Use
North	C5RCMU (County)	Commercial (Office)
East	T5-UC/RMX (City)	Industrial (Crane Service)
South	T5-UC/RMX (City)	Vacant land
West	T5-UC/RMX (City)	Commercial (Retail)

Per Section 9.16.3.B.1, Amendments and Rezoning of the Beaufort Code, “The Administrator shall prepare a staff report that reviews the proposed amendment in light of the Comprehensive Plan and the general requirements of this Code.” The Land Use Plan in the 2022 Comprehensive Plan shows adjacent properties to the subject property as Urban Center.

According to Section 9.16.3.C.2, when making recommendations to the City Council, “The MPC shall study the proposed amendment, taking into account all factors that it may deem relevant, including, but not limited to,

- a. consistency (or lack thereof) with the Comprehensive Plan and Civic Master Plan;
- b. compatibility with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood;
- c. suitability of the property that would be affected by the amendment;
- d. compatibility with the natural features of — and any archaeological or cultural resources on — the property;
- e. marketability of the property that would be affected by the amendment; and
- f. availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property.”

3 POTENTIAL MOTIONS

Approval:

I move to recommend approval application MPC 22-01, to the City Council, as submitted.

Denial:

I move to recommend denial of application MPC 22-01, to the City Council, due to the application nonconformance with Section 9.16.3.C.2 of the Beaufort Code.

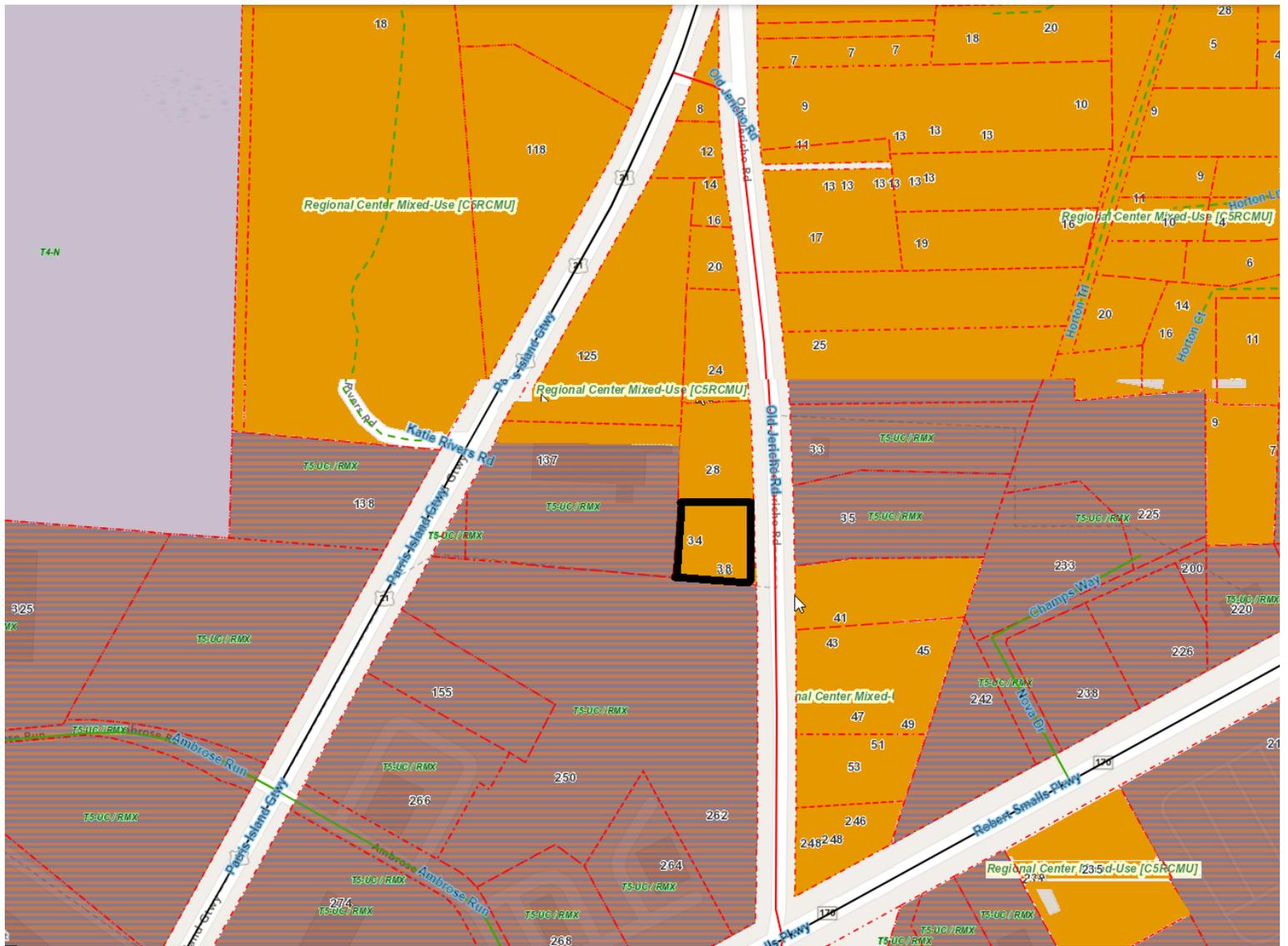


EXHIBIT A

3.3.50 - Regional Center Mixed Use (C5) Zone Standards

A. Purpose

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.

F. C5 Allowed Uses

Land Use Type ¹	Specific Use Regulations	C5
Agriculture		
Agricultural Support Services		P
Forestry		P
Residential		
Dwelling: Single-Family Detached Unit	2.3	TCP
Dwelling: Single-Family Attached Unit	2.3	TCP
Dwelling: Two Family Unit (Duplex)	2.3	TCP
Dwelling: Multi-Family Unit		P
Dwelling: Accessory Unit	2.3	TCP
Dwelling: Family Compound	2.7.40	C
Dwelling: Group Home	2.3	TCP

Land Use Type ¹	Specific Use Regulations	C5
Community Residence (dorms, convents, assisted living, temporary shelters)	2.3	TCP
Affordable Housing	4.1.350	C
Home Office	4.2.90	C
Home Business	2.3	TCP
Live/Work		P
Retail & Restaurants		
General Retail		P
General Retail with Drive-Through Facilities	4.1.120 4.1.70	C
Bar, Tavern, Nightclub		P
Gas Station/Fuel Sales	4.1.100	
Open Air Retail		P
Restaurant, Café, Coffee Shop		P
Restaurant, Café, Coffee Shop with Drive-Through Facilities	4.1.70	
Vehicle Sales & Rental: Light	4.1.260	C
Offices & Services		
General Offices & Services		P
General Offices & Services with Drive-Through Facilities	4.1.110 4.1.70	C
Animal Services: Clinic/Hospital		P
Animal Services: Kennel	4.1.40	C
Day Care: Family Home (up to 8 clients)	2.3	TCP
Day Care: Commercial Center (9 or more clients)	4.1.60	C
Lodging: Short-Term Housing Rental (STHR)	4.1.360	P

Land Use Type ¹	Specific Use Regulations	C5
Lodging: Inn (up to 24 rooms)		P
Lodging: Hotel		P
Medical Services: Clinics/Offices		P
Residential Storage Facility	4.1.220	C
Vehicle Services: Minor Maintenance and Repair	4.1.270	C
Vehicle Services: Major Maintenance and Repair	4.1.270	C
Recreation, Education, Safety, Public Assembly		
Community Oriented Cultural Facility (Less than 15,000 SF)		P
Community Oriented Cultural Facility (15,000 SF or greater)		P
Community Public Safety Facility		P
Institutional Care Facility		P
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Park, Playground, Outdoor Recreation Areas		P
Recreation Facility: Commercial Indoor		P
Recreation Facility: Commercial Outdoor	4.1.200	C
Recreation Facility: Developed Campground	4.1.190	P
Recreation Facility: Community-Based		P
School: Specialized Training/Studio		P
School: College or University	7.2.130	S
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Parking Facility, Public or Commercial		P

Land Use Type ¹	Specific Use Regulations	C5
Transportation Terminal		P
Waste Management: Community Waste Collection & Recycling	4.1.290	C
Waste Management: Regional Waste Transfer & Recycling	4.1.300	C
>Wireless Communications Facility	4.1.320	S
Industrial		
Manufacturing, Processing, and Packaging - Light (Less than 15,000 SF)	4.1.140	C
Manufacturing, Processing, and Packaging - Light (15,000 SF or greater)	4.1.140	C
Outdoor Maintenance/Storage Yard	4.1.180	C
Warehousing	4.1.280	C
Wholesaling and Distribution	4.1.280	C
Key		
P Permitted Use		
C Conditional Use		
S Special Use Permit Required		
TCP Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3		
— Use Not Allowed		
End Notes		
¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.		

EXHIBIT B

T5—URBAN CORRIDOR DISTRICT (T5-UC) The T5-Urban Corridor 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.

3.2 TABLE OF PERMITTED USES

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
RESIDENTIAL												3.3
Household Living												
Single-Family Dwelling	—	P	P	P	P	E	E	E	E	E	—	—
2- or 3-Unit Dwelling	—	—	C	P	P	P	P	—	—	P	—	4.5.5
Rowhome	—	—	—	—	C	P	P	P	—	P	—	4.5.6
Apartment House (a.k.a. Multifamily Dwelling - 4+ units)	—	—	—	—	C	P	P	P	—	P	—	4.5.7
Home Occupation - Minor	—	C	C	C	C	P	P	P	—	—	—	3.3.2.D
Home Occupation - Major	—	SE	SE	SE	C	P	P	—	—	—	—	
Live-Aboard Boat	C	C	C	C	C	C	C	C	C	C	C	3.3.2.D
Live/Work Unit	—	—	—	—	C	P	P	P	C	P	—	4.5.8
Manufactured Home	—	—	—	—	—	—	—	—	—	—	C	3.3.2.G
Group Living												
Group Dwelling (≤ 8 residents)	—	—	—	—	P	P	P	P	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	—	SE	SE	P	P	—	P	—	—
PUBLIC AND CIVIC												3.4
Civic / Government Facilities	C	—	SE	SE	P	P	P	P	P	P	—	3.4.2.A
Educational Facilities												
College/University/Trade/Vocational	—	—	—	—	C	P	P	P	C	P	—	3.4.2.B.1
School, Public or Private	—	C	C	C	P	P	P	P	—	P	—	3.4.2.B.2
Parks and Open Space												
Cemetery	C	E	E	E	E	E	E	C	E	E	E	3.4.2.C
Park/Open Space	P	P	P	P	P	P	P	P	P	P	P	7.4
INSTITUTIONAL												3.5
Community Service	—	SE	SE	SE	P	P	P	P	SE	P	—	—
Day Care Facility												
Family Day Care Home (≤ 6 clients)	see Home Occupation - Minor											

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
Group Day Care Home (7-12 clients) & Commercial Day Care Center (>12 clients)	—	—	SE	C	C	P	P	P	P	P	—	3.5.2.A
Treatment Facility	—	—	—	—	SE	SE	SE	P	—	SE	—	—
Health Care Facilities	—	—	—	—	—	—	P	P	—	P	—	—
Religious Institution	—	C	C	P	P	P	P	P	—	P	—	3.5.2.B
COMMERCIAL												3.6
Entertainment												
Indoor Entertainment	—	C	C	—	C	P	P	P	P	P	—	3.6.2.A
Outdoor Entertainment	—	—	—	—	C	P	P	P	—	P	—	3.6.2.A
Sexually-Oriented Business	—	—	—	—	—	—	—	—	C	—	—	13.2.1
Office	—	—	—	—	P	P	P	P	P	P	—	—
Overnight Guest Accommodation												
Bed and Breakfast	—	—	SE	SE	P	P	P	—	—	—	—	3.6.2.C.1
Short-Term Rental	—	C	C	C	C	C	C	—	—	C	—	3.6.2.C.2
Inn/Motel/Hotel	—	—	—	—	C	P	P	P	—	—	—	3.6.2.C.3
Recreational Vehicle Park	—	—	—	—	—	—	—	SE	—	—	—	—
Retail & Restaurants	—	—	—	—	C	C	C	P	—	C	—	3.6.2.D
VEHICLE- AND BOAT-RELATED USES												3.7
Vehicle and Boat Sales and Rental	—	—	—	—	A	—	C	P	—	—	—	3.7.2.A
Drive-Thru Facility	—	—	—	—	—	—	C	C	SE	—	—	3.7.2.B
Fuel Sales / Car Wash	—	—	—	—	—	—	C	C	P	—	—	3.7.2.C
Vehicle Service and Repair	—	—	—	—	C	—	C	C	P	—	—	3.7.2.D
Parking, Commercial, Surface	—	—	—	—	C	C	P	P	P	P	—	3.7.2.F
Parking, Structure	—	—	—	—	RF	P	P	P	P	P	—	—
Passenger Terminals	—	—	—	—	—	—	SE	P	P	—	—	3.7.2.G
Water/Marine-Oriented Facilities	P	—	—	—	P	P	P	—	—	P	—	—
INDUSTRIAL												3.8
Aviation Services	—	—	—	—	—	—	—	—	P	—	—	—
Light Industrial Services	—	—	—	—	A	—	C	C	P	—	—	3.8.2.A
Manufacturing and Production Services	—	—	—	—	A	—	—	C	P	—	—	3.8.2.B
Truck Terminal	—	—	—	—	—	—	—	—	P	—	—	—
COMMUNICATION & INFRASTRUCTURE USES												3.9
Major Infrastructure/Utilities	—	—	—	—	A	—	—	SE	P	—	—	3.9.2.A
Minor Infrastructure/Utilities	E	C	C	C	C	C	C	C	P	C	—	3.9.2.B
Waste Related Services	—	—	—	—	—	—	—	—	SE	—	—	3.9.2.C
Wireless Communications Facility	—	—	—	—	—	—	—	C	C	—	—	3.9.2.D
FORESTRY, AGRICULTURE, HORTICULTURE												3.10
	C	C	C	C	C	C	C	C	C	C	—	

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use



Metropolitan Planning Commission Meeting Staff Report

From the Department of Community Development
May 16, 2022

1 SUMMARY OF REQUEST

The City of Beaufort is requesting a recommendation from the Metropolitan Planning Commission to the City Council regarding an annexation to the property located at 20 Old Jericho Road as identified by parcel number R100 029 000 0057 0000.

Background: This is a 75% petition to incorporate the property within the City of Beaufort.

When proposing annexations, the City of Beaufort utilizes the Municipal Association of South Carolina (MASC) Annexation Handbook.

“Annexation of any area or property which is contiguous to a municipality may be initiated by filing with the municipal governing body a petition signed by 75 percent or more of the freeholders owning at least 75 percent of the assessed value of property in the area to be annexed. Upon agreement to accept the petition and annex the area, compliance with required procedures, and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete. Section 5-3-150(3). No member of the governing body who owns property or stock in a corporation owning property in the area proposed to be annexed is eligible to vote on the ordinance. The 75 percent method is subject to specified procedures. Section 5-3-150(1)”

2 FACTS

Property Address:	20 Old Jericho Road
Parcel ID:	R100 029 000 0057 0000
Case Number:	MPC 22-01
Applicant:	City of Beaufort
Type of Request:	Annexation
Current County Zoning:	C5RCMU
Proposed Zoning:	T5-UC

Additionally, when proposing annexations, Section 2.2.2.F of the Beaufort Code states the following:

Where City limit boundaries change by virtue of annexation or some other means, the following provisions shall apply:

- 1. Areas to be annexed into the incorporated limits of Beaufort shall be assigned zoning classifications by the City Council.*
- 2. In all cases where additions to the City's total area require adjustments in the zoning district boundaries, the adjustment shall be made to the Zoning Map.*
- 3. When reductions are made in the City's total incorporated area the provisions of this Code shall no longer apply to that area.*

Per the above referenced section of the Beaufort Code, when annexing a parcel within the city it must be assigned a zoning classification. When proposing a zoning classification for the subject parcel, staff analyzed current County zoning, adjacent zoning districts, potential uses, and the Land Use Plan of the City. A copy of the permitted use table for the current zone (Beaufort County) is attached, titled “Exhibit A.” For the proposed zone, a copy of the relevant permitted use table from the Beaufort Code shows the potential uses for the proposed zone, titled “Exhibit B.” Below is a table showing the existing zoning of adjacent parcels:

Existing Zoning and Land Uses of Adjacent Parcels:

Direction	Zoning	Land Use
North	C5RCMU (County)	Vacant
East	C5RCMU (County)	Residential
South	C5RCMU (County)	Vacant
West	C5RCMU (County)	Vacant

Per Section 9.16.3.B.1, Amendments and Rezoning of the Beaufort Code, “*The Administrator shall prepare a staff report that reviews the proposed amendment in light of the Comprehensive Plan and the general requirements of this Code.*” The Land Use Plan in the 2022 Comprehensive Plan shows adjacent properties to the subject property as Urban Center.

According to Section 9.16.3.C.2, when making recommendations to the City Council, “*The MPC shall study the proposed amendment, taking into account all factors that it may deem relevant, including, but not limited to,*

- a. consistency (or lack thereof) with the Comprehensive Plan and Civic Master Plan;*
- b. compatibility with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood;*
- c. suitability of the property that would be affected by the amendment;*
- d. compatibility with the natural features of — and any archaeological or cultural resources on — the property;*
- e. marketability of the property that would be affected by the amendment; and*
- f. availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property.”*

3 POTENTIAL MOTIONS

Approval:

I move to recommend approval application MPC 22-01, to the City Council, as submitted.

Denial:

I move to recommend denial of application MPC 22-01, to the City Council, due to the application nonconformance with Section 9.16.3.C.2 of the Beaufort Code.

EXHIBIT A

3.3.50 - Regional Center Mixed Use (C5) Zone Standards

A. Purpose

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.

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F. C5 Allowed Uses

Land Use Type ¹	Specific Use Regulations	C5
Agriculture		
Agricultural Support Services		P
Forestry		P
Residential		
Dwelling: Single-Family Detached Unit	2.3	TCP
Dwelling: Single-Family Attached Unit	2.3	TCP
Dwelling: Two Family Unit (Duplex)	2.3	TCP
Dwelling: Multi-Family Unit		P
Dwelling: Accessory Unit	2.3	TCP
Dwelling: Family Compound	2.7.40	C
Dwelling: Group Home	2.3	TCP

Land Use Type ¹	Specific Use Regulations	C5
Community Residence (dorms, convents, assisted living, temporary shelters)	2.3	TCP
Affordable Housing	4.1.350	C
Home Office	4.2.90	C
Home Business	2.3	TCP
Live/Work		P
Retail & Restaurants		
General Retail		P
General Retail with Drive-Through Facilities	4.1.120 4.1.70	C
Bar, Tavern, Nightclub		P
Gas Station/Fuel Sales	4.1.100	
Open Air Retail		P
Restaurant, Café, Coffee Shop		P
Restaurant, Café, Coffee Shop with Drive-Through Facilities	4.1.70	
Vehicle Sales & Rental: Light	4.1.260	C
Offices & Services		
General Offices & Services		P
General Offices & Services with Drive-Through Facilities	4.1.110 4.1.70	C
Animal Services: Clinic/Hospital		P
Animal Services: Kennel	4.1.40	C
Day Care: Family Home (up to 8 clients)	2.3	TCP
Day Care: Commercial Center (9 or more clients)	4.1.60	C
Lodging: Short-Term Housing Rental (STHR)	4.1.360	P

Land Use Type ¹	Specific Use Regulations	C5
Lodging: Inn (up to 24 rooms)		P
Lodging: Hotel		P
Medical Services: Clinics/Offices		P
Residential Storage Facility	4.1.220	C
Vehicle Services: Minor Maintenance and Repair	4.1.270	C
Vehicle Services: Major Maintenance and Repair	4.1.270	C
Recreation, Education, Safety, Public Assembly		
Community Oriented Cultural Facility (Less than 15,000 SF)		P
Community Oriented Cultural Facility (15,000 SF or greater)		P
Community Public Safety Facility		P
Institutional Care Facility		P
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Park, Playground, Outdoor Recreation Areas		P
Recreation Facility: Commercial Indoor		P
Recreation Facility: Commercial Outdoor	4.1.200	C
Recreation Facility: Developed Campground	4.1.190	P
Recreation Facility: Community-Based		P
School: Specialized Training/Studio		P
School: College or University	7.2.130	S
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Parking Facility, Public or Commercial		P

Land Use Type ¹	Specific Use Regulations	C5
Transportation Terminal		P
Waste Management: Community Waste Collection & Recycling	4.1.290	C
Waste Management: Regional Waste Transfer & Recycling	4.1.300	C
>Wireless Communications Facility	4.1.320	S
Industrial		
Manufacturing, Processing, and Packaging - Light (Less than 15,000 SF)	4.1.140	C
Manufacturing, Processing, and Packaging - Light (15,000 SF or greater)	4.1.140	C
Outdoor Maintenance/Storage Yard	4.1.180	C
Warehousing	4.1.280	C
Wholesaling and Distribution	4.1.280	C
Key		
P Permitted Use		
C Conditional Use		
S Special Use Permit Required		
TCP Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3		
— Use Not Allowed		
End Notes		
¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.		

EXHIBIT B

T5—URBAN CORRIDOR DISTRICT (T5-UC) The T5-Urban Corridor 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.

3.2 TABLE OF PERMITTED USES

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
RESIDENTIAL												3.3
Household Living												
Single-Family Dwelling	—	P	P	P	P	E	E	E	E	E	—	—
2- or 3-Unit Dwelling	—	—	C	P	P	P	P	—	—	P	—	4.5.5
Rowhome	—	—	—	—	C	P	P	P	—	P	—	4.5.6
Apartment House (a.k.a. Multifamily Dwelling - 4+ units)	—	—	—	—	C	P	P	P	—	P	—	4.5.7
Home Occupation - Minor	—	C	C	C	C	P	P	P	—	—	—	3.3.2.D
Home Occupation - Major	—	SE	SE	SE	C	P	P	—	—	—	—	
Live-Aboard Boat	C	C	C	C	C	C	C	C	C	C	C	3.3.2.D
Live/Work Unit	—	—	—	—	C	P	P	P	C	P	—	4.5.8
Manufactured Home	—	—	—	—	—	—	—	—	—	—	C	3.3.2.G
Group Living												
Group Dwelling (≤ 8 residents)	—	—	—	—	P	P	P	P	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	—	SE	SE	P	P	—	P	—	—
PUBLIC AND CIVIC												3.4
Civic / Government Facilities	C	—	SE	SE	P	P	P	P	P	P	—	3.4.2.A
Educational Facilities												
College/University/Trade/Vocational	—	—	—	—	C	P	P	P	C	P	—	3.4.2.B.1
School, Public or Private	—	C	C	C	P	P	P	P	—	P	—	3.4.2.B.2
Parks and Open Space												
Cemetery	C	E	E	E	E	E	E	C	E	E	E	3.4.2.C
Park/Open Space	P	P	P	P	P	P	P	P	P	P	P	7.4
INSTITUTIONAL												3.5
Community Service	—	SE	SE	SE	P	P	P	P	SE	P	—	—
Day Care Facility												
Family Day Care Home (≤ 6 clients)	see Home Occupation - Minor											

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
Group Day Care Home (7-12 clients) & Commercial Day Care Center (>12 clients)	—	—	SE	C	C	P	P	P	P	P	—	3.5.2.A
Treatment Facility	—	—	—	—	SE	SE	SE	P	—	SE	—	—
Health Care Facilities	—	—	—	—	—	—	P	P	—	P	—	—
Religious Institution	—	C	C	P	P	P	P	P	—	P	—	3.5.2.B
COMMERCIAL								3.6				
Entertainment												
Indoor Entertainment	—	C	C	—	C	P	P	P	P	P	—	3.6.2.A
Outdoor Entertainment	—	—	—	—	C	P	P	P	—	P	—	3.6.2.A
Sexually-Oriented Business	—	—	—	—	—	—	—	—	C	—	—	13.2.1
Office	—	—	—	—	P	P	P	P	P	P	—	—
Overnight Guest Accommodation												
Bed and Breakfast	—	—	SE	SE	P	P	P	—	—	—	—	3.6.2.C.1
Short-Term Rental	—	C	C	C	C	C	C	—	—	C	—	3.6.2.C.2
Inn/Motel/Hotel	—	—	—	—	C	P	P	P	—	—	—	3.6.2.C.3
Recreational Vehicle Park	—	—	—	—	—	—	—	SE	—	—	—	—
Retail & Restaurants					C	C	C	P	—	C	—	3.6.2.D
VEHICLE- AND BOAT-RELATED USES								3.7				
Vehicle and Boat Sales and Rental	—	—	—	—	A	—	C	P	—	—	—	3.7.2.A
Drive-Thru Facility	—	—	—	—	—	—	C	C	SE	—	—	3.7.2.B
Fuel Sales / Car Wash	—	—	—	—	—	—	C	C	P	—	—	3.7.2.C
Vehicle Service and Repair	—	—	—	—	C	—	C	C	P	—	—	3.7.2.D
Parking, Commercial, Surface	—	—	—	—	C	C	P	P	P	P	—	3.7.2.F
Parking, Structure	—	—	—	—	RF	P	P	P	P	P	—	—
Passenger Terminals	—	—	—	—	—	—	SE	P	P	—	—	3.7.2.G
Water/Marine-Oriented Facilities	P	—	—	—	P	P	P	—	—	P	—	—
INDUSTRIAL								3.8				
Aviation Services	—	—	—	—	—	—	—	—	P	—	—	—
Light Industrial Services	—	—	—	—	A	—	C	C	P	—	—	3.8.2.A
Manufacturing and Production Services	—	—	—	—	A	—	—	C	P	—	—	3.8.2.B
Truck Terminal	—	—	—	—	—	—	—	—	P	—	—	—
COMMUNICATION & INFRASTRUCTURE USES								3.9				
Major Infrastructure/Utilities	—	—	—	—	A	—	—	SE	P	—	—	3.9.2.A
Minor Infrastructure/Utilities	E	C	C	C	C	C	C	C	P	C	—	3.9.2.B
Waste Related Services	—	—	—	—	—	—	—	—	SE	—	—	3.9.2.C
Wireless Communications Facility	—	—	—	—	—	—	—	C	C	—	—	3.9.2.D
FORESTRY, AGRICULTURE, HORTICULTURE								3.10				
	C	C	C	C	C	C	C	C	C	C	—	

P=Permitted Use C=Conditional Use SE=Special Exception E=In Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use



Metropolitan Planning Commission Meeting Staff Report

From the Department of Community Development
May 16, 2022

1 SUMMARY OF REQUEST

The City of Beaufort is requesting a recommendation from the Metropolitan Planning Commission to the City Council regarding an annexation to the property located at 24 Old Jericho Road, as identified by parcel number R100 029 000 0058A 0000.

Background: This is a 75% petition to incorporate the property within the City of Beaufort.

When proposing annexations, the City of Beaufort utilizes the Municipal Association of South Carolina (MASC) Annexation Handbook.

“Annexation of any area or property which is contiguous to a municipality may be initiated by filing with the municipal governing body a petition signed by 75 percent or more of the freeholders owning at least 75 percent of the assessed value of property in the area to be annexed. Upon agreement to accept the petition and annex the area, compliance with required procedures, and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete. Section 5-3-150(3). No member of the governing body who owns property or stock in a corporation owning property in the area proposed to be annexed is eligible to vote on the ordinance. The 75 percent method is subject to specified procedures. Section 5-3-150(1).”

2 FACTS

Property Address:	24 Old Jericho Road
Parcel ID:	R100 029 000 058A 0000
Case Number:	MPC 22-01
Applicant:	City of Beaufort
Type of Request:	Annexation
Current County Zoning:	C5RCMU
Proposed Zoning:	T5-UC

Additionally, when proposing annexations, Section 2.2.2.F of the Beaufort Code states the following:

Where City limit boundaries change by virtue of annexation or some other means, the following provisions shall apply:

- 1. Areas to be annexed into the incorporated limits of Beaufort shall be assigned zoning classifications by the City Council.*
- 2. In all cases where additions to the City's total area require adjustments in the zoning district boundaries, the adjustment shall be made to the Zoning Map.*
- 3. When reductions are made in the City's total incorporated area the provisions of this Code shall no longer apply to that area.*

Per the above referenced section of the Beaufort Code, when annexing a parcel within the city it must be assigned a zoning classification. When proposing a zoning classification for the subject parcel, staff analyzed current County zoning, adjacent zoning districts, potential uses, and the Land Use Plan of the City. A copy of the permitted use table for the current zone (Beaufort County) is attached, titled “Exhibit A.” For the proposed zone, a copy of the relevant permitted use table from the Beaufort Code shows the potential uses for the proposed zone, titled “Exhibit B.” Below is a table showing the existing zoning of adjacent parcels:

Existing Zoning and Land Uses of Adjacent Parcels:

Direction	Zoning	Land Use
North	C5RCMU (County)	Vacant
East	C5RCMU (County)	Residential (Single Family)
South	C5RCMU (County)	Commercial (Office)
West	C5RCMU (County)	Vacant

Per Section 9.16.3.B.1, Amendments and Rezoning of the Beaufort Code, “The Administrator shall prepare a staff report that reviews the proposed amendment in light of the Comprehensive Plan and the general requirements of this Code.” The Land Use Plan in the 2022 Comprehensive Plan shows adjacent properties to the subject property as Urban Center.

According to Section 9.16.3.C.2, when making recommendations to the City Council, “The MPC shall study the proposed amendment, taking into account all factors that it may deem relevant, including, but not limited to,

- a. consistency (or lack thereof) with the Comprehensive Plan and Civic Master Plan;
- b. compatibility with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood;
- c. suitability of the property that would be affected by the amendment;
- d. compatibility with the natural features of — and any archaeological or cultural resources on — the property;
- e. marketability of the property that would be affected by the amendment; and
- f. availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property.”

3 POTENTIAL MOTIONS

Approval:

I move to recommend approval application MPC 22-01, to the City Council, as submitted.

Denial:

I move to recommend denial of application MPC 22-01, to the City Council, due to the application nonconformance with Section 9.16.3.C.2 of the Beaufort Code.

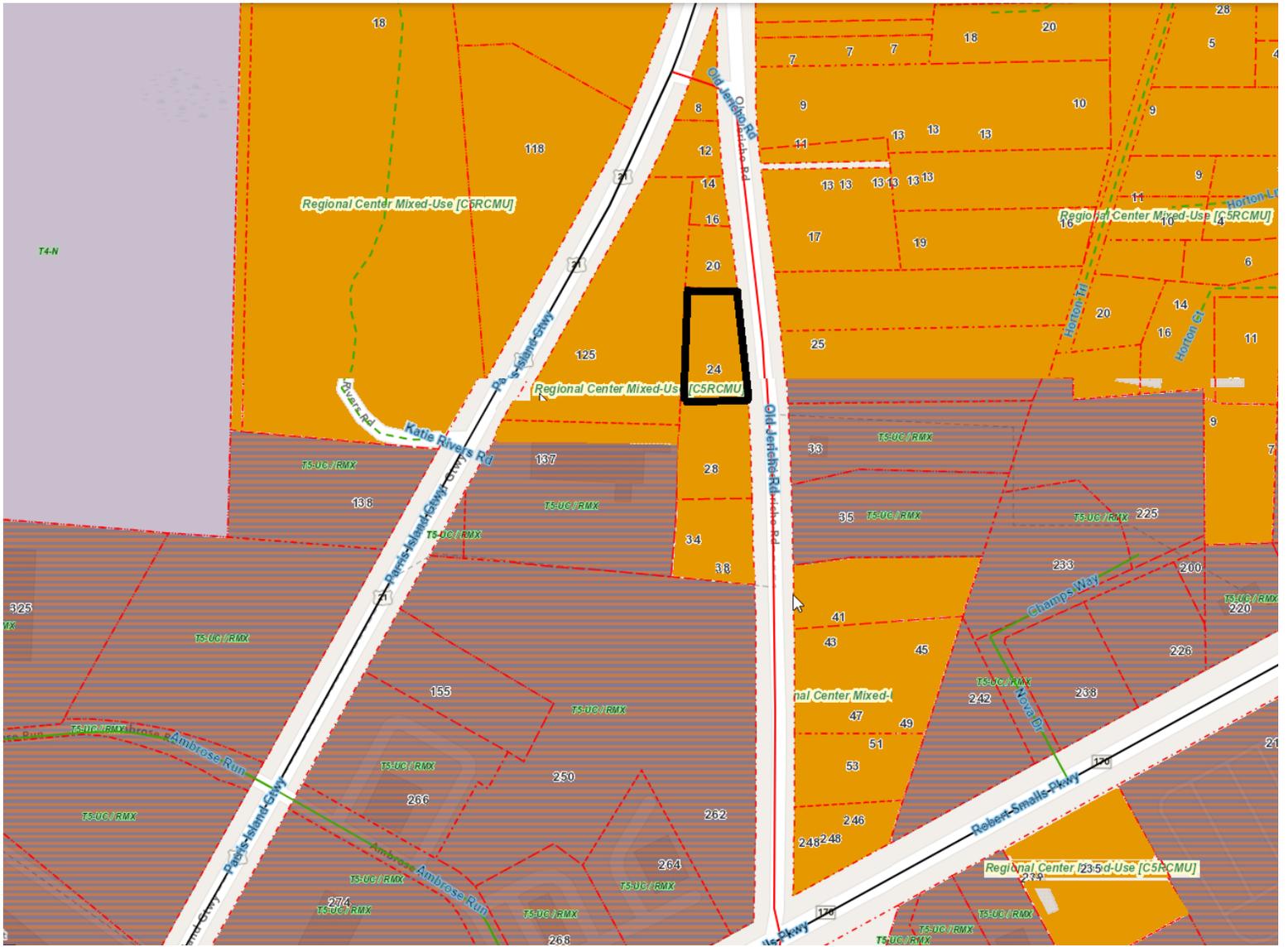


EXHIBIT A

3.3.50 - Regional Center Mixed Use (C5) Zone Standards

A. Purpose

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.

F. C5 Allowed Uses

Land Use Type ¹	Specific Use Regulations	C5
Agriculture		
Agricultural Support Services		P
Forestry		P
Residential		
Dwelling: Single-Family Detached Unit	2.3	TCP
Dwelling: Single-Family Attached Unit	2.3	TCP
Dwelling: Two Family Unit (Duplex)	2.3	TCP
Dwelling: Multi-Family Unit		P
Dwelling: Accessory Unit	2.3	TCP
Dwelling: Family Compound	2.7.40	C
Dwelling: Group Home	2.3	TCP

Land Use Type ¹	Specific Use Regulations	C5
Community Residence (dorms, convents, assisted living, temporary shelters)	2.3	TCP
Affordable Housing	4.1.350	C
Home Office	4.2.90	C
Home Business	2.3	TCP
Live/Work		P
Retail & Restaurants		
General Retail		P
General Retail with Drive-Through Facilities	4.1.120 4.1.70	C
Bar, Tavern, Nightclub		P
Gas Station/Fuel Sales	4.1.100	
Open Air Retail		P
Restaurant, Café, Coffee Shop		P
Restaurant, Café, Coffee Shop with Drive-Through Facilities	4.1.70	
Vehicle Sales & Rental: Light	4.1.260	C
Offices & Services		
General Offices & Services		P
General Offices & Services with Drive-Through Facilities	4.1.110 4.1.70	C
Animal Services: Clinic/Hospital		P
Animal Services: Kennel	4.1.40	C
Day Care: Family Home (up to 8 clients)	2.3	TCP
Day Care: Commercial Center (9 or more clients)	4.1.60	C

Land Use Type ¹	Specific Use Regulations	C5
Lodging: Short-Term Housing Rental (STHR)	4.1.360	P
Lodging: Inn (up to 24 rooms)		P
Lodging: Hotel		P
Medical Services: Clinics/Offices		P
Residential Storage Facility	4.1.220	C
Vehicle Services: Minor Maintenance and Repair	4.1.270	C
Vehicle Services: Major Maintenance and Repair	4.1.270	C
Recreation, Education, Safety, Public Assembly		
Community Oriented Cultural Facility (Less than 15,000 SF)		P
Community Oriented Cultural Facility (15,000 SF or greater)		P
Community Public Safety Facility		P
Institutional Care Facility		P
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Park, Playground, Outdoor Recreation Areas		P
Recreation Facility: Commercial Indoor		P
Recreation Facility: Commercial Outdoor	4.1.200	C
Recreation Facility: Developed Campground	4.1.190	P
Recreation Facility: Community-Based		P
School: Specialized Training/Studio		P
School: College or University	7.2.130	S
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C

Land Use Type ¹	Specific Use Regulations	C5
Parking Facility, Public or Commercial		P
Transportation Terminal		P
Waste Management: Community Waste Collection & Recycling	4.1.290	C
Waste Management: Regional Waste Transfer & Recycling	4.1.300	C
>Wireless Communications Facility	4.1.320	S
Industrial		
Manufacturing, Processing, and Packaging - Light (Less than 15,000 SF)	4.1.140	C
Manufacturing, Processing, and Packaging - Light (15,000 SF or greater)	4.1.140	C
Outdoor Maintenance/Storage Yard	4.1.180	C
Warehousing	4.1.280	C
Wholesaling and Distribution	4.1.280	C
Key		
P Permitted Use		
C Conditional Use		
S Special Use Permit Required		
TCP Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3		
— Use Not Allowed		
End Notes		
¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.		

EXHIBIT B

T5-URBAN CORRIDOR DISTRICT (T5-UC) The T5-Urban Corridor 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.

3.2 TABLE OF PERMITTED USES

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
RESIDENTIAL												3.3
Household Living												
Single-Family Dwelling	—	P	P	P	P	E	E	E	E	E	—	—
2- or 3-Unit Dwelling	—	—	C	P	P	P	P	—	—	P	—	4.5.5
Rowhome	—	—	—	—	C	P	P	P	—	P	—	4.5.6
Apartment House (a.k.a. Multifamily Dwelling - 4+ units)	—	—	—	—	C	P	P	P	—	P	—	4.5.7
Home Occupation - Minor	—	C	C	C	C	P	P	P	—	—	—	3.3.2.D
Home Occupation - Major	—	SE	SE	SE	C	P	P	—	—	—	—	
Live-Aboard Boat	C	C	C	C	C	C	C	C	C	C	C	3.3.2.D
Live/Work Unit	—	—	—	—	C	P	P	P	C	P	—	4.5.8
Manufactured Home	—	—	—	—	—	—	—	—	—	—	C	3.3.2.G
Group Living												
Group Dwelling (≤ 8 residents)	—	—	—	—	P	P	P	P	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	—	SE	SE	P	P	—	P	—	—
PUBLIC AND CIVIC												3.4
Civic / Government Facilities	C	—	SE	SE	P	P	P	P	P	P	—	3.4.2.A
Educational Facilities												
College/University/Trade/Vocational	—	—	—	—	C	P	P	P	C	P	—	3.4.2.B.1
School, Public or Private	—	C	C	C	P	P	P	P	—	P	—	3.4.2.B.2
Parks and Open Space												
Cemetery	C	E	E	E	E	E	E	C	E	E	E	3.4.2.C
Park/Open Space	P	P	P	P	P	P	P	P	P	P	P	7.4
INSTITUTIONAL												3.5
Community Service	—	SE	SE	SE	P	P	P	P	SE	P	—	—
Day Care Facility												
Family Day Care Home (≤ 6 clients)	see Home Occupation - Minor											

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE	
Group Day Care Home (7-12 clients) & Commercial Day Care Center (>12 clients)	—	—	SE	C	C	P	P	P	P	P	—	3.5.2.A	
Treatment Facility	—	—	—	—	SE	SE	SE	P	—	SE	—	—	
Health Care Facilities	—	—	—	—	—	—	P	P	—	P	—	—	
Religious Institution	—	C	C	P	P	P	P	P	—	P	—	3.5.2.B	
COMMERCIAL													3.6
Entertainment													
Indoor Entertainment	—	C	C	—	C	P	P	P	P	P	—	3.6.2.A	
Outdoor Entertainment	—	—	—	—	C	P	P	P	—	P	—	3.6.2.A	
Sexually-Oriented Business	—	—	—	—	—	—	—	—	C	—	—	13.2.1	
Office	—	—	—	—	P	P	P	P	P	P	—	—	
Overnight Guest Accommodation													
Bed and Breakfast	—	—	SE	SE	P	P	P	—	—	—	—	3.6.2.C.1	
Short-Term Rental	—	C	C	C	C	C	C	—	—	C	—	3.6.2.C.2	
Inn/Motel/Hotel	—	—	—	—	C	P	P	P	—	—	—	3.6.2.C.3	
Recreational Vehicle Park	—	—	—	—	—	—	—	SE	—	—	—	—	
Retail & Restaurants					C	C	C	P	—	C	—	3.6.2.D	
VEHICLE- AND BOAT-RELATED USES													3.7
Vehicle and Boat Sales and Rental	—	—	—	—	A	—	C	P	—	—	—	3.7.2.A	
Drive-Thru Facility	—	—	—	—	—	—	C	C	SE	—	—	3.7.2.B	
Fuel Sales / Car Wash	—	—	—	—	—	—	C	C	P	—	—	3.7.2.C	
Vehicle Service and Repair	—	—	—	—	C	—	C	C	P	—	—	3.7.2.D	
Parking, Commercial, Surface	—	—	—	—	C	C	P	P	P	P	—	3.7.2.F	
Parking, Structure	—	—	—	—	RF	P	P	P	P	P	—	—	
Passenger Terminals	—	—	—	—	—	—	SE	P	P	—	—	3.7.2.G	
Water/Marine-Oriented Facilities	P	—	—	—	P	P	P	—	—	P	—	—	
INDUSTRIAL													3.8
Aviation Services	—	—	—	—	—	—	—	—	P	—	—	—	
Light Industrial Services	—	—	—	—	A	—	C	C	P	—	—	3.8.2.A	
Manufacturing and Production Services	—	—	—	—	A	—	—	C	P	—	—	3.8.2.B	
Truck Terminal	—	—	—	—	—	—	—	—	P	—	—	—	
COMMUNICATION & INFRASTRUCTURE USES													3.9
Major Infrastructure/Utilities	—	—	—	—	A	—	—	SE	P	—	—	3.9.2.A	
Minor Infrastructure/Utilities	E	C	C	C	C	C	C	C	P	C	—	3.9.2.B	
Waste Related Services	—	—	—	—	—	—	—	—	SE	—	—	3.9.2.C	
Wireless Communications Facility	—	—	—	—	—	—	—	C	C	—	—	3.9.2.D	
FORESTRY, AGRICULTURE, HORTICULTURE													3.10
	C	C	C	C	C	C	C	C	C	C	—		

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Franchise Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use



Metropolitan Planning Commission Meeting Staff Report

From the Department of Community Development
May 16, 2022

1 SUMMARY OF REQUEST

The City of Beaufort is requesting a recommendation from the Metropolitan Planning Commission to the City Council regarding an annexation to the property located at 1716 Greenlawn Drive, as identified by parcel number R100 001 000 005F 0000.

When proposing annexations, the City of Beaufort utilizes the Municipal Association of South Carolina (MASC) Annexation Handbook.

Background: This is a 75% petition to incorporate the property within the City of Beaufort.

“Annexation of any area or property which is contiguous to a municipality may be initiated by filing with the municipal governing body a petition signed by 75 percent or more of the freeholders owning at least 75 percent of the assessed value of property in the area to be annexed. Upon agreement to accept the petition and annex the area, compliance with required procedures, and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete. Section 5-3-150(3). No member of the governing body who owns property or stock in a corporation owning property in the area proposed to be annexed is eligible to vote on the ordinance. The 75 percent method is subject to specified procedures. Section 5-3-150(1)”

2 FACTS

Property Address: 1716 Greenlawn Drive
Parcel ID: R100 001 000 005F 0000
Case Number: MPC 22-01
Applicant: City of Beaufort
Type of Request: Annexation
Current County Zoning: C3NMU
Proposed Zoning: T5-UC

Additionally, when proposing annexations, Section 2.2.2.F of the Beaufort Code states the following:

Where City limit boundaries change by virtue of annexation or some other means, the following provisions shall apply:

- 1. Areas to be annexed into the incorporated limits of Beaufort shall be assigned zoning classifications by the City Council.*
- 2. In all cases where additions to the City’s total area require adjustments in the zoning district boundaries, the adjustment shall be made to the Zoning Map.*
- 3. When reductions are made in the City’s total incorporated area the provisions of this Code shall no longer apply to that area.*

Per the above referenced section of the Beaufort Code, when annexing a parcel within the city it must be assigned a zoning classification. When proposing a zoning classification for the subject parcel, staff analyzed current County zoning, adjacent zoning districts, potential uses, and the Land Use Plan of the City. A copy of the permitted use table for the current zone (Beaufort County) is attached, titled “Exhibit A.” For the proposed zone, a copy of the relevant permitted use table from the Beaufort Code shows the potential uses for the proposed zone, titled “Exhibit B.” Below is a table showing the existing zoning of adjacent parcels:

Existing Zoning and Land Uses of Adjacent Parcels:

Direction	Zoning	Land Use
North	T5-UC	Residential (Multi family)
East	C3NMU (County)	Residential (Single family)
South	T5-UC	Residential (Multi family)
West	T5-UC	Residential (Multi family)

Per Section 9.16.3.B.1, Amendments and Rezoning of the Beaufort Code, *“The Administrator shall prepare a staff report that reviews the proposed amendment in light of the Comprehensive Plan and the general requirements of this Code.”* The Land Use Plan in the 2022 Comprehensive Plan shows adjacent properties to the subject property as General Urban.

According to Section 9.16.3.C.2, when making recommendations to the City Council, *“The MPC shall study the proposed amendment, taking into account all factors that it may deem relevant, including, but not limited to,*

- a. consistency (or lack thereof) with the Comprehensive Plan and Civic Master Plan;*
- b. compatibility with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood;*
- c. suitability of the property that would be affected by the amendment;*
- d. compatibility with the natural features of — and any archaeological or cultural resources on — the property;*
- e. marketability of the property that would be affected by the amendment; and*
- f. availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property.”*

3 POTENTIAL MOTIONS

Approval:

I move to recommend approval application MPC 22-01, to the City Council, as submitted.

Denial:

I move to recommend denial of application MPC 22-01, to the City Council, due to the application nonconformance with Section 9.16.3.C.2 of the Beaufort Code.

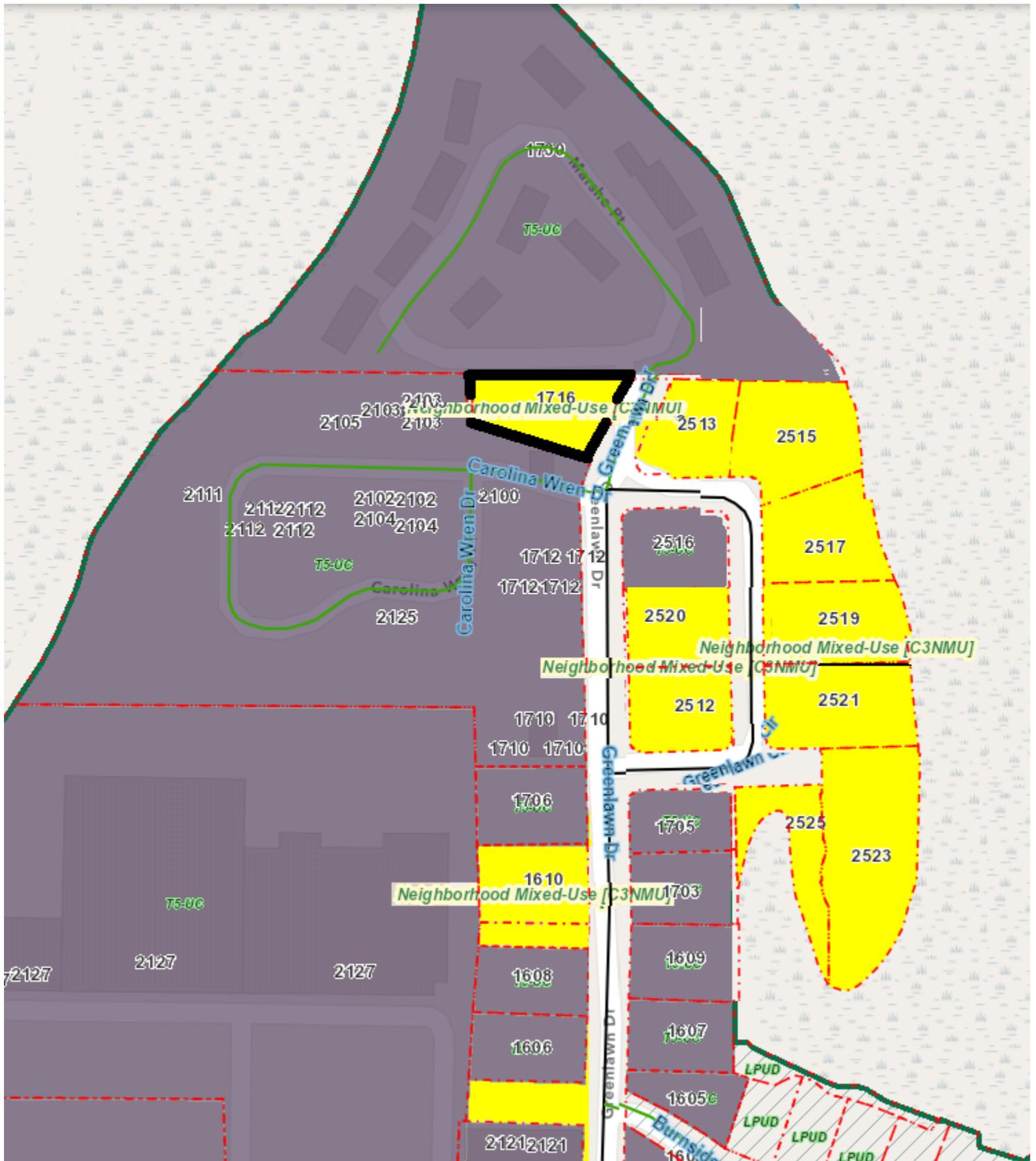


EXHIBIT A

3.3.30 - Neighborhood Mixed Use (C3) Zone Standards

A. Purpose

The Neighborhood Mixed Use (C3) Zone provides for high-quality, moderate-density (averaging under three dwelling units per acre) 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.

Open spaces shall be provided in sufficient quantity to ensure an open quality with a predominance of green space. Non-residential uses shall be limited to parcels having access to arterial or collector streets or within a Traditional Community Plan. This Zone provides for the lower densities of areas designated Neighborhood Mixed-Use in the Comprehensive Plan. It is intended to support the development of communities with a diverse range of housing types and uses.

G. C3 Allowed Uses

Land Use Type ¹	Specific Use Regulations	C3
Agricultural		
Agriculture & Crop Harvesting		P
Agricultural Support Services	2.3	TCP
Seasonal Farmworker Housing	4.1.90	C
Forestry		P
Commercial Stables	4.1.50	C
Residential		
Dwelling: Single-Family Detached Unit		P
Dwelling: Single-Family Attached Unit		P
Dwelling: Two-Family Unit (Duplex)		P
Dwelling: Multi-Family Unit	4.1.170	C
Dwelling: Group Home		P

Land Use Type ¹	Specific Use Regulations	C3
Dwelling: Family Compound	2.7.40	C
Community Residence (dorms, convents, assisted living, temporary shelters)	2.3	TCP
Home Office	4.2.90	C
Home Business	4.2.80	C
Live/Work	2.3	TCP
Manufactured Home Community	4.1.130	C
Retail & Restaurants		
General Retail 3,500 SF or less	2.3	TCP
Gas Station/Fuel Sales	4.1.100	C
Restaurant, Café, Coffee Shop	2.3	TCP
Offices & Services		
General Offices & Services 3,500 SF or less	4.1.110	C
Animal Services: Clinic/Hospital	2.3	TCP
Day Care: Family Home (up to 8 clients>		P
Day Care: Commercial Center (9 or more clients)	2.3	TCP
Lodging: Short-Term Housing Rental (STHR)	4.1.360	S
Lodging: Inn (up to 24 rooms)	2.3	TCP
Medical Service: Clinics/Offices	2.3	TCP
Recreation, Education, Safety, Public Assembly		
Community Oriented Cultural Facility (less than 15,000 SF)	2.3	TCP
Community Public Safety Facility		P
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C

Land Use Type ¹	Specific Use Regulations	C3
Park, Playground, Outdoor Recreation Areas		P
Recreation Facility: Golf Course		P
School: Public or Private		P
School: Specialized Training/Studio		P
School: College or University	7.2.130	S
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Wireless Communications Facility	4.1.320	S
Key		
P Permitted Use		
C Conditional Use		
S Special Use Permit Required		
TCP Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3		
— Use Not Allowed		
End Notes		
¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.		

EXHIBIT B

T5—URBAN CORRIDOR DISTRICT (T5-UC) The T5-Urban Corridor 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.

3.2 TABLE OF PERMITTED USES

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
RESIDENTIAL												3.3
Household Living												
Single-Family Dwelling	—	P	P	P	P	E	E	E	E	E	—	—
2- or 3-Unit Dwelling	—	—	C	P	P	P	P	—	—	P	—	4.5.5
Rowhome	—	—	—	—	C	P	P	P	—	P	—	4.5.6
Apartment House (a.k.a. Multifamily Dwelling - 4+ units)	—	—	—	—	C	P	P	P	—	P	—	4.5.7
Home Occupation - Minor	—	C	C	C	C	P	P	P	—	—	—	3.3.2.D
Home Occupation - Major	—	SE	SE	SE	C	P	P	—	—	—	—	
Live-Aboard Boat	C	C	C	C	C	C	C	C	C	C	C	3.3.2.D
Live/Work Unit	—	—	—	—	C	P	P	P	C	P	—	4.5.8
Manufactured Home	—	—	—	—	—	—	—	—	—	—	C	3.3.2.G
Group Living												
Group Dwelling (≤ 8 residents)	—	—	—	—	P	P	P	P	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	—	SE	SE	P	P	—	P	—	—
PUBLIC AND CIVIC												3.4
Civic / Government Facilities	C	—	SE	SE	P	P	P	P	P	P	—	3.4.2.A
Educational Facilities												
College/University/Trade/Vocational	—	—	—	—	C	P	P	P	C	P	—	3.4.2.B.1
School, Public or Private	—	C	C	C	P	P	P	P	—	P	—	3.4.2.B.2
Parks and Open Space												
Cemetery	C	E	E	E	E	E	E	C	E	E	E	3.4.2.C
Park/Open Space	P	P	P	P	P	P	P	P	P	P	P	7.4
INSTITUTIONAL												3.5
Community Service	—	SE	SE	SE	P	P	P	P	SE	P	—	—
Day Care Facility												
Family Day Care Home (≤ 6 clients)	see Home Occupation - Minor											

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
Group Day Care Home (7-12 clients) & Commercial Day Care Center (>12 clients)	—	—	SE	C	C	P	P	P	P	P	—	3.5.2.A
Treatment Facility	—	—	—	—	SE	SE	SE	P	—	SE	—	—
Health Care Facilities	—	—	—	—	—	—	P	P	—	P	—	—
Religious Institution	—	C	C	P	P	P	P	P	—	P	—	3.5.2.B
COMMERCIAL								3.6				
Entertainment												
Indoor Entertainment	—	C	C	—	C	P	P	P	P	P	—	3.6.2.A
Outdoor Entertainment	—	—	—	—	C	P	P	P	—	P	—	3.6.2.A
Sexually-Oriented Business	—	—	—	—	—	—	—	—	C	—	—	13.2.1
Office	—	—	—	—	P	P	P	P	P	P	—	—
Overnight Guest Accommodation												
Bed and Breakfast	—	—	SE	SE	P	P	P	—	—	—	—	3.6.2.C.1
Short-Term Rental	—	C	C	C	C	C	C	—	—	C	—	3.6.2.C.2
Inn/Motel/Hotel	—	—	—	—	C	P	P	P	—	—	—	3.6.2.C.3
Recreational Vehicle Park	—	—	—	—	—	—	—	SE	—	—	—	—
Retail & Restaurants					C	C	C	P	—	C	—	3.6.2.D
VEHICLE- AND BOAT-RELATED USES								3.7				
Vehicle and Boat Sales and Rental	—	—	—	—	A	—	C	P	—	—	—	3.7.2.A
Drive-Thru Facility	—	—	—	—	—	—	C	C	SE	—	—	3.7.2.B
Fuel Sales / Car Wash	—	—	—	—	—	—	C	C	P	—	—	3.7.2.C
Vehicle Service and Repair	—	—	—	—	C	—	C	C	P	—	—	3.7.2.D
Parking, Commercial, Surface	—	—	—	—	C	C	P	P	P	P	—	3.7.2.F
Parking, Structure	—	—	—	—	RF	P	P	P	P	P	—	—
Passenger Terminals	—	—	—	—	—	—	SE	P	P	—	—	3.7.2.G
Water/Marine-Oriented Facilities	P	—	—	—	P	P	P	—	—	P	—	—
INDUSTRIAL								3.8				
Aviation Services	—	—	—	—	—	—	—	—	P	—	—	—
Light Industrial Services	—	—	—	—	A	—	C	C	P	—	—	3.8.2.A
Manufacturing and Production Services	—	—	—	—	A	—	—	C	P	—	—	3.8.2.B
Truck Terminal	—	—	—	—	—	—	—	—	P	—	—	—
COMMUNICATION & INFRASTRUCTURE USES								3.9				
Major Infrastructure/Utilities	—	—	—	—	A	—	—	SE	P	—	—	3.9.2.A
Minor Infrastructure/Utilities	E	C	C	C	C	C	C	C	P	C	—	3.9.2.B
Waste Related Services	—	—	—	—	—	—	—	—	SE	—	—	3.9.2.C
Wireless Communications Facility	—	—	—	—	—	—	—	C	C	—	—	3.9.2.D
FORESTRY, AGRICULTURE, HORTICULTURE								3.10				
	C	C	C	C	C	C	C	C	C	C	—	

P=Permitted Use C=Conditional Use SE=Special Exception E=In Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use



Metropolitan Planning Commission Meeting Staff Report

From the Department of Community Development
May 16, 2022

1 SUMMARY OF REQUEST

The City of Beaufort is requesting a recommendation from the Metropolitan Planning Commission to the City Council regarding an annexation to the property located at 110 Old Jericho Road, as identified by parcel number R100 029 000 0504 0000.

Background: This is a 75% petition to incorporate the property within the City of Beaufort.

When proposing annexations, the City of Beaufort utilizes the Municipal Association of South Carolina (MASC) Annexation Handbook.

“Annexation of any area or property which is contiguous to a municipality may be initiated by filing with the municipal governing body a petition signed by 75 percent or more of the freeholders owning at least 75 percent of the assessed value of property in the area to be annexed. Upon agreement to accept the petition and annex the area, compliance with required procedures, and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete. Section 5-3-150(3). No member of the governing body who owns property or stock in a corporation owning property in the area proposed to be annexed is eligible to vote on the ordinance. The 75 percent method is subject to specified procedures. Section 5-3-150(1)”

2 FACTS

Property Address: 110 Old Jericho Road
Parcel ID: R100 029 000 0504 0000
Case Number: MPC 22-01
Applicant: City of Beaufort
Type of Request: Annexation
Current County Zoning: C5RCMU
Proposed Zoning: T5-UC

Additionally, when proposing annexations, Section 2.2.2.F of the Beaufort Code states the following:

Where City limit boundaries change by virtue of annexation or some other means, the following provisions shall apply:

- 1. Areas to be annexed into the incorporated limits of Beaufort shall be assigned zoning classifications by the City Council.*
- 2. In all cases where additions to the City’s total area require adjustments in the zoning district boundaries, the adjustment shall be made to the Zoning Map.*
- 3. When reductions are made in the City’s total incorporated area the provisions of this Code shall no longer apply to that area.*

Per the above referenced section of the Beaufort Code, when annexing a parcel within the city it must be assigned a zoning classification. When proposing a zoning classification for the subject parcel, staff analyzed current County zoning, adjacent zoning districts, potential uses, and the Land Use Plan of the City. A copy of the permitted use table for the current zone (Beaufort County) is attached, titled “Exhibit A.” For the proposed zone, a copy of the relevant permitted use table from the Beaufort Code shows the potential uses for the proposed zone, titled “Exhibit B.” Below is a table showing the existing zoning of adjacent parcels:

Existing Zoning and Land Uses of Adjacent Parcels:

Direction	Zoning	Land Use
North	C5RCMU (County)	Vacant
East	C3NMU (County)	Vacant
South	C5RCMU (County)	Vacant
West	C5RCMU (County)	Vacant

Per Section 9.16.3.B.1, Amendments and Rezoning of the Beaufort Code, *“The Administrator shall prepare a staff report that reviews the proposed amendment in light of the Comprehensive Plan and the general requirements of this Code.”* The Land Use Plan in the 2022 Comprehensive Plan shows adjacent properties to the subject property as General Urban.

According to Section 9.16.3.C.2, when making recommendations to the City Council, *“The MPC shall study the proposed amendment, taking into account all factors that it may deem relevant, including, but not limited to,*

- a. consistency (or lack thereof) with the Comprehensive Plan and Civic Master Plan;*
- b. compatibility with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood;*
- c. suitability of the property that would be affected by the amendment;*
- d. compatibility with the natural features of — and any archaeological or cultural resources on — the property;*
- e. marketability of the property that would be affected by the amendment; and*
- f. availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property.”*

3 POTENTIAL MOTIONS

Approval:

I move to recommend approval application MPC 22-01, to the City Council, as submitted.

Denial:

I move to recommend denial of application MPC 22-01, to the City Council, due to the application nonconformance with Section 9.16.3.C.2 of the Beaufort Code.

EXHIBIT A

3.3.50 - Regional Center Mixed Use (C5) Zone Standards

A. Purpose

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.

F. C5 Allowed Uses

Land Use Type ¹	Specific Use Regulations	C5
Agriculture		
Agricultural Support Services		P
Forestry		P
Residential		
Dwelling: Single-Family Detached Unit	2.3	TCP
Dwelling: Single-Family Attached Unit	2.3	TCP
Dwelling: Two Family Unit (Duplex)	2.3	TCP
Dwelling: Multi-Family Unit		P
Dwelling: Accessory Unit	2.3	TCP
Dwelling: Family Compound	2.7.40	C
Dwelling: Group Home	2.3	TCP

Land Use Type ¹	Specific Use Regulations	C5
Community Residence (dorms, convents, assisted living, temporary shelters)	2.3	TCP
Affordable Housing	4.1.350	C
Home Office	4.2.90	C
Home Business	2.3	TCP
Live/Work		P
Retail & Restaurants		
General Retail		P
General Retail with Drive-Through Facilities	4.1.120 4.1.70	C
Bar, Tavern, Nightclub		P
Gas Station/Fuel Sales	4.1.100	
Open Air Retail		P
Restaurant, Café, Coffee Shop		P
Restaurant, Café, Coffee Shop with Drive-Through Facilities	4.1.70	
Vehicle Sales & Rental: Light	4.1.260	C
Offices & Services		
General Offices & Services		P
General Offices & Services with Drive-Through Facilities	4.1.110 4.1.70	C
Animal Services: Clinic/Hospital		P
Animal Services: Kennel	4.1.40	C
Day Care: Family Home (up to 8 clients)	2.3	TCP
Day Care: Commercial Center (9 or more clients)	4.1.60	C
Lodging: Short-Term Housing Rental (STHR)	4.1.360	P

Land Use Type ¹	Specific Use Regulations	C5
Lodging: Inn (up to 24 rooms)		P
Lodging: Hotel		P
Medical Services: Clinics/Offices		P
Residential Storage Facility	4.1.220	C
Vehicle Services: Minor Maintenance and Repair	4.1.270	C
Vehicle Services: Major Maintenance and Repair	4.1.270	C
Recreation, Education, Safety, Public Assembly		
Community Oriented Cultural Facility (Less than 15,000 SF)		P
Community Oriented Cultural Facility (15,000 SF or greater)		P
Community Public Safety Facility		P
Institutional Care Facility		P
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Park, Playground, Outdoor Recreation Areas		P
Recreation Facility: Commercial Indoor		P
Recreation Facility: Commercial Outdoor	4.1.200	C
Recreation Facility: Developed Campground	4.1.190	P
Recreation Facility: Community-Based		P
School: Specialized Training/Studio		P
School: College or University	7.2.130	S
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Parking Facility, Public or Commercial		P

Land Use Type ¹	Specific Use Regulations	C5
Transportation Terminal		P
Waste Management: Community Waste Collection & Recycling	4.1.290	C
Waste Management: Regional Waste Transfer & Recycling	4.1.300	C
>Wireless Communications Facility	4.1.320	S
Industrial		
Manufacturing, Processing, and Packaging - Light (Less than 15,000 SF)	4.1.140	C
Manufacturing, Processing, and Packaging - Light (15,000 SF or greater)	4.1.140	C
Outdoor Maintenance/Storage Yard	4.1.180	C
Warehousing	4.1.280	C
Wholesaling and Distribution	4.1.280	C
Key		
P Permitted Use		
C Conditional Use		
S Special Use Permit Required		
TCP Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3		
— Use Not Allowed		
End Notes		
¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.		

EXHIBIT B

T5—URBAN CORRIDOR DISTRICT (T5-UC) The T5-Urban Corridor 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.

3.2 TABLE OF PERMITTED USES

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
RESIDENTIAL												3.3
Household Living												
Single-Family Dwelling	—	P	P	P	P	E	E	E	E	E	—	—
2- or 3-Unit Dwelling	—	—	C	P	P	P	P	—	—	P	—	4.5.5
Rowhome	—	—	—	—	C	P	P	P	—	P	—	4.5.6
Apartment House (a.k.a. Multifamily Dwelling - 4+ units)	—	—	—	—	C	P	P	P	—	P	—	4.5.7
Home Occupation - Minor	—	C	C	C	C	P	P	P	—	—	—	3.3.2.D
Home Occupation - Major	—	SE	SE	SE	C	P	P	—	—	—	—	
Live-Aboard Boat	C	C	C	C	C	C	C	C	C	C	C	3.3.2.D
Live/Work Unit	—	—	—	—	C	P	P	P	C	P	—	4.5.8
Manufactured Home	—	—	—	—	—	—	—	—	—	—	C	3.3.2.G
Group Living												
Group Dwelling (≤ 8 residents)	—	—	—	—	P	P	P	P	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	—	SE	SE	P	P	—	P	—	—
PUBLIC AND CIVIC												3.4
Civic / Government Facilities	C	—	SE	SE	P	P	P	P	P	P	—	3.4.2.A
Educational Facilities												
College/University/Trade/Vocational	—	—	—	—	C	P	P	P	C	P	—	3.4.2.B.1
School, Public or Private	—	C	C	C	P	P	P	P	—	P	—	3.4.2.B.2
Parks and Open Space												
Cemetery	C	E	E	E	E	E	E	C	E	E	E	3.4.2.C
Park/Open Space	P	P	P	P	P	P	P	P	P	P	P	7.4
INSTITUTIONAL												3.5
Community Service	—	SE	SE	SE	P	P	P	P	SE	P	—	—
Day Care Facility												
Family Day Care Home (≤ 6 clients)	see Home Occupation - Minor											

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
Group Day Care Home (7-12 clients) & Commercial Day Care Center (>12 clients)	—	—	SE	C	C	P	P	P	P	P	—	3.5.2.A
Treatment Facility	—	—	—	—	SE	SE	SE	P	—	SE	—	—
Health Care Facilities	—	—	—	—	—	—	P	P	—	P	—	—
Religious Institution	—	C	C	P	P	P	P	P	—	P	—	3.5.2.B
COMMERCIAL												3.6
Entertainment												
Indoor Entertainment	—	C	C	—	C	P	P	P	P	P	—	3.6.2.A
Outdoor Entertainment	—	—	—	—	C	P	P	P	—	P	—	3.6.2.A
Sexually-Oriented Business	—	—	—	—	—	—	—	—	C	—	—	13.2.1
Office	—	—	—	—	P	P	P	P	P	P	—	—
Overnight Guest Accommodation												
Bed and Breakfast	—	—	SE	SE	P	P	P	—	—	—	—	3.6.2.C.1
Short-Term Rental	—	C	C	C	C	C	C	—	—	C	—	3.6.2.C.2
Inn/Motel/Hotel	—	—	—	—	C	P	P	P	—	—	—	3.6.2.C.3
Recreational Vehicle Park	—	—	—	—	—	—	—	SE	—	—	—	—
Retail & Restaurants					C	C	C	P	—	C	—	3.6.2.D
VEHICLE- AND BOAT-RELATED USES												3.7
Vehicle and Boat Sales and Rental	—	—	—	—	A	—	C	P	—	—	—	3.7.2.A
Drive-Thru Facility	—	—	—	—	—	—	C	C	SE	—	—	3.7.2.B
Fuel Sales / Car Wash	—	—	—	—	—	—	C	C	P	—	—	3.7.2.C
Vehicle Service and Repair	—	—	—	—	C	—	C	C	P	—	—	3.7.2.D
Parking, Commercial, Surface	—	—	—	—	C	C	P	P	P	P	—	3.7.2.F
Parking, Structure	—	—	—	—	RF	P	P	P	P	P	—	—
Passenger Terminals	—	—	—	—	—	—	SE	P	P	—	—	3.7.2.G
Water/Marine-Oriented Facilities	P	—	—	—	P	P	P	—	—	P	—	—
INDUSTRIAL												3.8
Aviation Services	—	—	—	—	—	—	—	—	P	—	—	—
Light Industrial Services	—	—	—	—	A	—	C	C	P	—	—	3.8.2.A
Manufacturing and Production Services	—	—	—	—	A	—	—	C	P	—	—	3.8.2.B
Truck Terminal	—	—	—	—	—	—	—	—	P	—	—	—
COMMUNICATION & INFRASTRUCTURE USES												3.9
Major Infrastructure/Utilities	—	—	—	—	A	—	—	SE	P	—	—	3.9.2.A
Minor Infrastructure/Utilities	E	C	C	C	C	C	C	C	P	C	—	3.9.2.B
Waste Related Services	—	—	—	—	—	—	—	—	SE	—	—	3.9.2.C
Wireless Communications Facility	—	—	—	—	—	—	—	C	C	—	—	3.9.2.D
FORESTRY, AGRICULTURE, HORTICULTURE												3.10

P=Permitted Use C=Conditional Use SE=Special Exception E=In Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use



Metropolitan Planning Commission Meeting Staff Report

From the Department of Community Development
May 16, 2022

1 SUMMARY OF REQUEST

The City of Beaufort is requesting a recommendation from the Metropolitan Planning Commission to the City Council regarding an annexation to the property located at 113 Old Jericho Road, as identified by parcel number R100 029 00B 0039 0000.

Background: This is a 75% petition to incorporate the property within the City of Beaufort.

When proposing annexations, the City of Beaufort utilizes the Municipal Association of South Carolina (MASC) Annexation Handbook.

“Annexation of any area or property which is contiguous to a municipality may be initiated by filing with the municipal governing body a petition signed by 75 percent or more of the freeholders owning at least 75 percent of the assessed value of property in the area to be annexed. Upon agreement to accept the petition and annex the area, compliance with required procedures, and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete. Section 5-3-150(3). No member of the governing body who owns property or stock in a corporation owning property in the area proposed to be annexed is eligible to vote on the ordinance. The 75 percent method is subject to specified procedures. Section 5-3-150(1)”

2 FACTS

Property Address:	113 Old Jericho Road
Parcel ID:	R100 029 00B 0039 0000
Case Number:	MPC 22-01
Applicant:	City of Beaufort
Type of Request:	Annexation
Current County Zoning:	C3NMU
Proposed Zoning:	T4-N

Additionally, when proposing annexations, Section 2.2.2.F of the Beaufort Code states the following:

Where City limit boundaries change by virtue of annexation or some other means, the following provisions shall apply:

- 1. Areas to be annexed into the incorporated limits of Beaufort shall be assigned zoning classifications by the City Council.*
- 2. In all cases where additions to the City’s total area require adjustments in the zoning district boundaries, the adjustment shall be made to the Zoning Map.*
- 3. When reductions are made in the City’s total incorporated area the provisions of this Code shall no longer apply to that area.*

Per the above referenced section of the Beaufort Code, when annexing a parcel within the city it must be assigned a zoning classification. When proposing a zoning classification for the subject parcel, staff analyzed current County zoning, adjacent zoning districts, potential uses, and the Land Use Plan of the City. A copy of the permitted use table for the current zone (Beaufort County) is attached, titled “Exhibit A.” For the proposed zone, a copy of the relevant permitted use table from the Beaufort Code shows the potential uses for the proposed zone, titled “Exhibit B.” Below is a table showing the existing zoning of adjacent parcels:

Existing Zoning and Land Uses of Adjacent Parcels:

Direction	Zoning	Land Use
North	C3NMU (County)	Vacant land
East	C3NMU (County)	Residential (Single Family)
South	C3NMU (County)	Residential (Multi family)
West	C5RCMU (County)	Residential (Single Family)

Per Section 9.16.3.B.1, Amendments and Rezoning of the Beaufort Code, “The Administrator shall prepare a staff report that reviews the proposed amendment in light of the Comprehensive Plan and the general requirements of this Code.” The Land Use Plan in the 2022 Comprehensive Plan shows adjacent properties to the subject property as General Urban.

According to Section 9.16.3.C.2, when making recommendations to the City Council, “The MPC shall study the proposed amendment, taking into account all factors that it may deem relevant, including, but not limited to,

- a. consistency (or lack thereof) with the Comprehensive Plan and Civic Master Plan;
- b. compatibility with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood;
- c. suitability of the property that would be affected by the amendment;
- d. compatibility with the natural features of — and any archaeological or cultural resources on — the property;
- e. marketability of the property that would be affected by the amendment; and
- f. availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property.”

3 POTENTIAL MOTIONS

Approval:

I move to recommend approval application MPC 22-01, to the City Council, as submitted.

Denial:

I move to recommend denial of application MPC 22-01, to the City Council, due to the application nonconformance with Section 9.16.3.C.2 of the Beaufort Code.

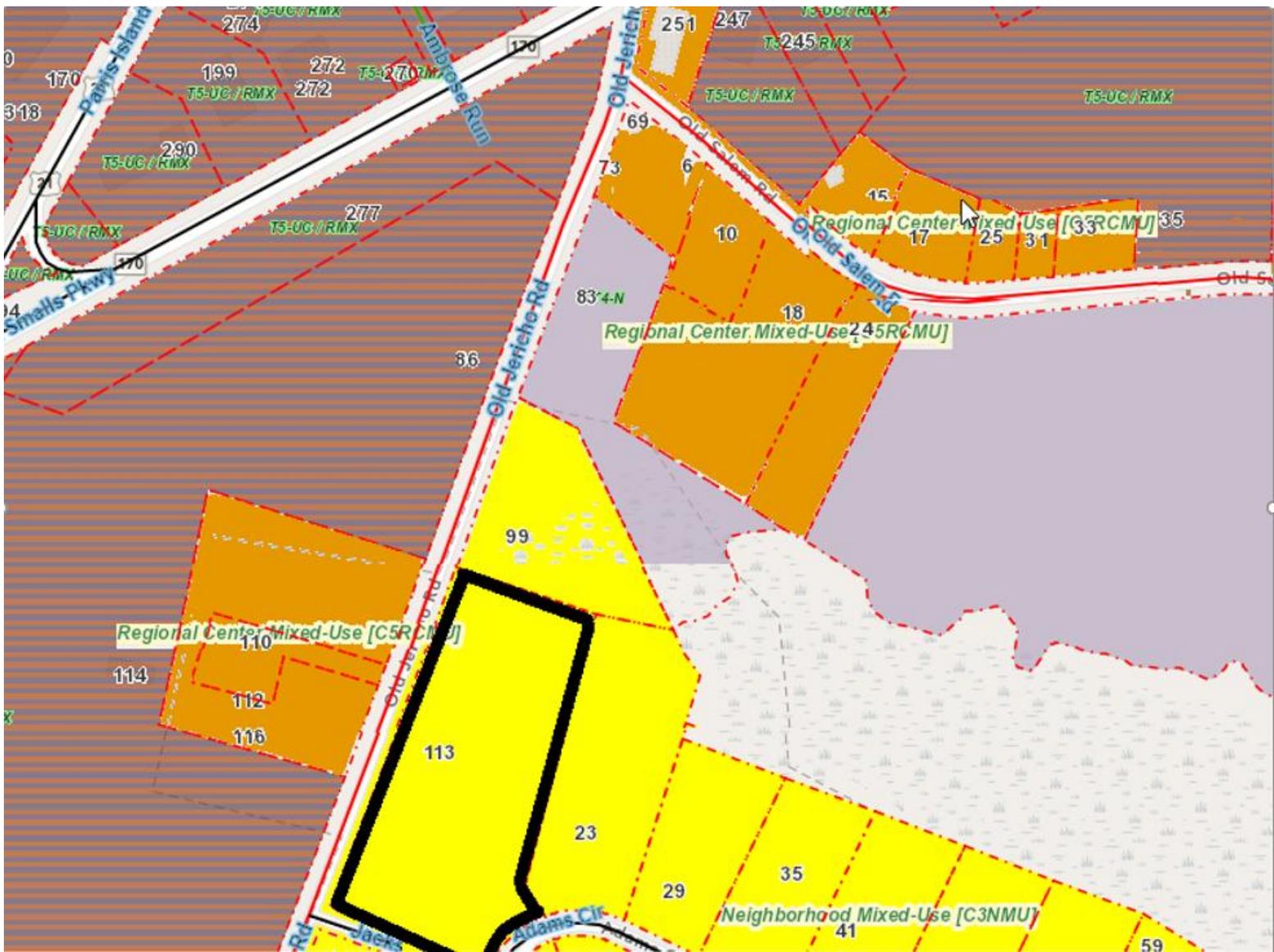


EXHIBIT A

3.3.30 - Neighborhood Mixed Use (C3) Zone Standards

A. Purpose

The Neighborhood Mixed Use (C3) Zone provides for high-quality, moderate-density (averaging under three dwelling units per acre) 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.

Open spaces shall be provided in sufficient quantity to ensure an open quality with a predominance of green space. Non-residential uses shall be limited to parcels having access to arterial or collector streets or within a Traditional Community Plan. This Zone provides for the lower densities of areas designated Neighborhood Mixed-Use in the Comprehensive Plan. It is intended to support the development of communities with a diverse range of housing types and uses.

G. C3 Allowed Uses

Land Use Type ¹	Specific Use Regulations	C3
Agricultural		
Agriculture & Crop Harvesting		P
Agricultural Support Services	2.3	TCP
Seasonal Farmworker Housing	4.1.90	C
Forestry		P
Commercial Stables	4.1.50	C
Residential		
Dwelling: Single-Family Detached Unit		P
Dwelling: Single-Family Attached Unit		P
Dwelling: Two-Family Unit (Duplex)		P
Dwelling: Multi-Family Unit	4.1.170	C
Dwelling: Group Home		P

Land Use Type ¹	Specific Use Regulations	C3
Dwelling: Family Compound	2.7.40	C
Community Residence (dorms, convents, assisted living, temporary shelters)	2.3	TCP
Home Office	4.2.90	C
Home Business	4.2.80	C
Live/Work	2.3	TCP
Manufactured Home Community	4.1.130	C
Retail & Restaurants		
General Retail 3,500 SF or less	2.3	TCP
Gas Station/Fuel Sales	4.1.100	C
Restaurant, Café, Coffee Shop	2.3	TCP
Offices & Services		
General Offices & Services 3,500 SF or less	4.1.110	C
Animal Services: Clinic/Hospital	2.3	TCP
Day Care: Family Home (up to 8 clients>		P
Day Care: Commercial Center (9 or more clients)	2.3	TCP
Lodging: Short-Term Housing Rental (STHR)	4.1.360	S
Lodging: Inn (up to 24 rooms)	2.3	TCP
Medical Service: Clinics/Offices	2.3	TCP
Recreation, Education, Safety, Public Assembly		
Community Oriented Cultural Facility (less than 15,000 SF)	2.3	TCP
Community Public Safety Facility		P
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C

Land Use Type ¹	Specific Use Regulations	C3
Park, Playground, Outdoor Recreation Areas		P
Recreation Facility: Golf Course		P
School: Public or Private		P
School: Specialized Training/Studio		P
School: College or University	7.2.130	S
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Wireless Communications Facility	4.1.320	S
Key		
P Permitted Use		
C Conditional Use		
S Special Use Permit Required		
TCP Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3		
— Use Not Allowed		
End Notes		
¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.		

EXHIBIT B

T4-NEIGHBORHOOD (T4-N) The T4-Neighborhood district is a mixed-use zone of urban residential units and limited commercial development. A wide range of building types exist in the T4-Neighborhood district, including, but not limited to, apartment buildings, mixed-use buildings, rowhomes, duplexes, corner stores, and both attached and detached single-family housing. A sub-district of this is the T4-Neighborhood Artisan (T4-NA) district. It incorporates more industrial uses, as well, and is applicable in the Depot Road area where industrial uses abut residential areas.

3.2 TABLE OF PERMITTED USES

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
RESIDENTIAL												3.3
Household Living												
Single-Family Dwelling	—	P	P	P	P	E	E	E	E	E	—	—
2- or 3-Unit Dwelling	—	—	C	P	P	P	P	—	—	P	—	4.5.5
Rowhome	—	—	—	—	C	P	P	P	—	P	—	4.5.6
Apartment House (a.k.a. Multifamily Dwelling - 4+ units)	—	—	—	—	C	P	P	P	—	P	—	4.5.7
Home Occupation - Minor	—	C	C	C	C	P	P	P	—	—	—	3.3.2.D
Home Occupation - Major	—	SE	SE	SE	C	P	P	—	—	—	—	
Live-Aboard Boat	C	C	C	C	C	C	C	C	C	C	C	3.3.2.D
Live/Work Unit	—	—	—	—	C	P	P	P	C	P	—	4.5.8
Manufactured Home	—	—	—	—	—	—	—	—	—	—	C	3.3.2.G
Group Living												
Group Dwelling (≤ 8 residents)	—	—	—	—	P	P	P	P	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	—	SE	SE	P	P	—	P	—	—
PUBLIC AND CIVIC												3.4
Civic/ Government Facilities	C	—	SE	SE	P	P	P	P	P	P	—	3.4.2.A
Educational Facilities												
College/University/Trade/Vocational	—	—	—	—	C	P	P	P	C	P	—	3.4.2.B.1
School, Public or Private	—	C	C	C	P	P	P	P	—	P	—	3.4.2.B.2
Parks and Open Space												
Cemetery	C	E	E	E	E	E	E	C	E	E	E	3.4.2.C
Park/Open Space	P	P	P	P	P	P	P	P	P	P	P	7.4
INSTITUTIONAL												3.5
Community Service	—	SE	SE	SE	P	P	P	P	SE	P	—	—
Day Care Facility												
Family Day Care Home (≤ 6 clients)												see Home Occupation — Minor

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
Group Day Care Home (7-12 clients) & Commercial Day Care Center (>12 clients)	—	—	SE	C	C	P	P	P	P	P	—	3.5.2.A
Treatment Facility	—	—	—	—	SE	SE	SE	P	—	SE	—	—
Health Care Facilities	—	—	—	—	—	—	P	P	—	P	—	—
Religious Institution	—	C	C	P	P	P	P	P	—	P	—	3.5.2.B
COMMERCIAL												3.6
Entertainment												
Indoor Entertainment	—	C	C	—	C	P	P	P	P	P	—	3.6.2.A
Outdoor Entertainment	—	—	—	—	C	P	P	P	—	P	—	3.6.2.A
Sexually-Oriented Business	—	—	—	—	—	—	—	—	C	—	—	13.2.1
Office	—	—	—	—	P	P	P	P	P	P	—	—
Overnight Guest Accommodation												
Bed and Breakfast	—	—	SE	SE	P	P	P	—	—	—	—	3.6.2.C.1
Short-Term Rental	—	C	C	C	C	C	C	—	—	C	—	3.6.2.C.2
Inn/Motel/Hotel	—	—	—	—	C	P	P	P	—	—	—	3.6.2.C.3
Recreational Vehicle Park	—	—	—	—	—	—	—	SE	—	—	—	—
Retail & Restaurants	—	—	—	—	C	C	C	P	—	C	—	3.6.2.D
VEHICLE- AND BOAT-RELATED USES												3.7
Vehicle and Boat Sales and Rental	—	—	—	—	A	—	C	P	—	—	—	3.7.2.A
Drive-Thru Facility	—	—	—	—	—	—	C	C	SE	—	—	3.7.2.B
Fuel Sales / Car Wash	—	—	—	—	—	—	C	C	P	—	—	3.7.2.C
Vehicle Service and Repair	—	—	—	—	C	—	C	C	P	—	—	3.7.2.D
Parking, Commercial, Surface	—	—	—	—	C	C	P	P	P	P	—	3.7.2.F
Parking, Structure	—	—	—	—	RF	P	P	P	P	P	—	—
Passenger Terminals	—	—	—	—	—	—	SE	P	P	—	—	3.7.2.G
Water/Marine-Oriented Facilities	P	—	—	—	P	P	P	—	—	P	—	—
INDUSTRIAL												3.8
Aviation Services	—	—	—	—	—	—	—	—	P	—	—	—
Light Industrial Services	—	—	—	—	A	—	C	C	P	—	—	3.8.2.A
Manufacturing and Production Services	—	—	—	—	A	—	—	C	P	—	—	3.8.2.B
Truck Terminal	—	—	—	—	—	—	—	—	P	—	—	—
COMMUNICATION & INFRASTRUCTURE USES												3.9
Major Infrastructure/Utilities	—	—	—	—	A	—	—	SE	P	—	—	3.9.2.A
Minor Infrastructure/Utilities	E	C	C	C	C	C	C	C	P	C	—	3.9.2.B
Waste Related Services	—	—	—	—	—	—	—	—	SE	—	—	3.9.2.C
Wireless Communications Facility	—	—	—	—	—	—	—	C	C	—	—	3.9.2.D
FORESTRY, AGRICULTURE, HORTICULTURE												3.10
	C	C	C	C	C	C	C	C	C	C	—	

P=Permitted Use C=Conditional Use SE=Special Exception E=In Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use



Metropolitan Planning Commission Meeting Staff Report

From the Department of Community Development
May 16, 2022

1 SUMMARY OF REQUEST

The City of Beaufort is requesting a recommendation from the Metropolitan Planning Commission to the City Council regarding an annexation to the property located at 116 Old Jericho Road, as identified by parcel number R100 029 000 0110 0000.

Background: This is a 75% petition to incorporate the property within the City of Beaufort.

When proposing annexations, the City of Beaufort utilizes the Municipal Association of South Carolina (MASC) Annexation Handbook.

“Annexation of any area or property which is contiguous to a municipality may be initiated by filing with the municipal governing body a petition signed by 75 percent or more of the freeholders owning at least 75 percent of the assessed value of property in the area to be annexed. Upon agreement to accept the petition and annex the area, compliance with required procedures, and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete. Section 5-3-150(3). No member of the governing body who owns property or stock in a corporation owning property in the area proposed to be annexed is eligible to vote on the ordinance. The 75 percent method is subject to specified procedures. Section 5-3-150(1)”

2 FACTS

Property Address: 116 Old Jericho Road
Parcel ID: R100 029 000 0110 0000
Case Number: MPC 22-01
Applicant: City of Beaufort
Type of Request: Annexation
Current County Zoning: C5RCMU
Proposed Zoning: T5-UC

Additionally, when proposing annexations, Section 2.2.2.F of the Beaufort Code states the following:

Where City limit boundaries change by virtue of annexation or some other means, the following provisions shall apply:

- 1. Areas to be annexed into the incorporated limits of Beaufort shall be assigned zoning classifications by the City Council.*
- 2. In all cases where additions to the City's total area require adjustments in the zoning district boundaries, the adjustment shall be made to the Zoning Map.*
- 3. When reductions are made in the City's total incorporated area the provisions of this Code shall no longer apply to that area.*

Per the above referenced section of the Beaufort Code, when annexing a parcel within the city it must be assigned a zoning classification. When proposing a zoning classification for the subject parcel, staff analyzed current County zoning, adjacent zoning districts, potential uses, and the Land Use Plan of the City. A copy of the permitted use table for the current zone (Beaufort County) is attached, titled “Exhibit A.” For the proposed zone, a copy of the relevant permitted use table from the Beaufort Code shows the potential uses for the proposed zone, titled “Exhibit B.” Below is a table showing the existing zoning of adjacent parcels:

Existing Zoning and Land Uses of Adjacent Parcels:

Direction	Zoning	Land Use
North	C5RCMU (County)	Vacant land
East	C3NMU (County)	Vacant land
South	C5RCMU (County)	Vacant land
West	C5RCMU (County)	Vacant land

Per Section 9.16.3.B.1, Amendments and Rezoning of the Beaufort Code, “The Administrator shall prepare a staff report that reviews the proposed amendment in light of the Comprehensive Plan and the general requirements of this Code.” The Land Use Plan in the 2022 Comprehensive Plan shows adjacent properties to the subject property as General Urban.

According to Section 9.16.3.C.2, when making recommendations to the City Council, “The MPC shall study the proposed amendment, taking into account all factors that it may deem relevant, including, but not limited to,

- a. consistency (or lack thereof) with the Comprehensive Plan and Civic Master Plan;
- b. compatibility with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood;
- c. suitability of the property that would be affected by the amendment;
- d. compatibility with the natural features of — and any archaeological or cultural resources on — the property;
- e. marketability of the property that would be affected by the amendment; and
- f. availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property.”

3 POTENTIAL MOTIONS

Approval:

I move to recommend approval application MPC 22-01, to the City Council, as submitted.

Denial:

I move to recommend denial of application MPC 22-01, to the City Council, due to the application nonconformance with Section 9.16.3.C.2 of the Beaufort Code.

EXHIBIT A

3.3.50 - Regional Center Mixed Use (C5) Zone Standards

A. Purpose

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.

F. C5 Allowed Uses

Land Use Type ¹	Specific Use Regulations	C5
Agriculture		
Agricultural Support Services		P
Forestry		P
Residential		
Dwelling: Single-Family Detached Unit	2.3	TCP
Dwelling: Single-Family Attached Unit	2.3	TCP
Dwelling: Two Family Unit (Duplex)	2.3	TCP
Dwelling: Multi-Family Unit		P
Dwelling: Accessory Unit	2.3	TCP
Dwelling: Family Compound	2.7.40	C

Land Use Type ¹	Specific Use Regulations	C5
Dwelling: Group Home	2.3	TCP
Community Residence (dorms, convents, assisted living, temporary shelters)	2.3	TCP
Affordable Housing	4.1.350	C
Home Office	4.2.90	C
Home Business	2.3	TCP
Live/Work		P
Retail & Restaurants		
General Retail		P
General Retail with Drive-Through Facilities	4.1.120 4.1.70	C
Bar, Tavern, Nightclub		P
Gas Station/Fuel Sales	4.1.100	
Open Air Retail		P
Restaurant, Café, Coffee Shop		P
Restaurant, Café, Coffee Shop with Drive-Through Facilities	4.1.70	
Vehicle Sales & Rental: Light	4.1.260	C
Offices & Services		
General Offices & Services		P
General Offices & Services with Drive-Through Facilities	4.1.110 4.1.70	C
Animal Services: Clinic/Hospital		P
Animal Services: Kennel	4.1.40	C
Day Care: Family Home (up to 8 clients)	2.3	TCP

Land Use Type ¹	Specific Use Regulations	C5
Day Care: Commercial Center (9 or more clients)	4.1.60	C
Lodging: Short-Term Housing Rental (STHR)	4.1.360	P
Lodging: Inn (up to 24 rooms)		P
Lodging: Hotel		P
Medical Services: Clinics/Offices		P
Residential Storage Facility	4.1.220	C
Vehicle Services: Minor Maintenance and Repair	4.1.270	C
Vehicle Services: Major Maintenance and Repair	4.1.270	C
Recreation, Education, Safety, Public Assembly		
Community Oriented Cultural Facility (Less than 15,000 SF)		P
Community Oriented Cultural Facility (15,000 SF or greater)		P
Community Public Safety Facility		P
Institutional Care Facility		P
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Park, Playground, Outdoor Recreation Areas		P
Recreation Facility: Commercial Indoor		P
Recreation Facility: Commercial Outdoor	4.1.200	C
Recreation Facility: Developed Campground	4.1.190	P
Recreation Facility: Community-Based		P
School: Specialized Training/Studio		P
School: College or University	7.2.130	S

Land Use Type ¹	Specific Use Regulations	C5
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Parking Facility, Public or Commercial		P
Transportation Terminal		P
Waste Management: Community Waste Collection & Recycling	4.1.290	C
Waste Management: Regional Waste Transfer & Recycling	4.1.300	C
>Wireless Communications Facility	4.1.320	S
Industrial		
Manufacturing, Processing, and Packaging - Light (Less than 15,000 SF)	4.1.140	C
Manufacturing, Processing, and Packaging - Light (15,000 SF or greater)	4.1.140	C
Outdoor Maintenance/Storage Yard	4.1.180	C
Warehousing	4.1.280	C
Wholesaling and Distribution	4.1.280	C
Key		
P Permitted Use		
C Conditional Use		
S Special Use Permit Required		
TCP Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3		
— Use Not Allowed		
End Notes		
¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.		

EXHIBIT B

T5—URBAN CORRIDOR DISTRICT (T5-UC) The T5-Urban Corridor 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.

3.2 TABLE OF PERMITTED USES

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
RESIDENTIAL												3.3
Household Living												
Single-Family Dwelling	—	P	P	P	P	E	E	E	E	E	—	—
2- or 3-Unit Dwelling	—	—	C	P	P	P	P	—	—	P	—	4.5.5
Rowhome	—	—	—	—	C	P	P	P	—	P	—	4.5.6
Apartment House (a.k.a. Multifamily Dwelling - 4+ units)	—	—	—	—	C	P	P	P	—	P	—	4.5.7
Home Occupation - Minor	—	C	C	C	C	P	P	P	—	—	—	3.3.2.D
Home Occupation - Major	—	SE	SE	SE	C	P	P	—	—	—	—	
Live-Aboard Boat	C	C	C	C	C	C	C	C	C	C	C	3.3.2.D
Live/Work Unit	—	—	—	—	C	P	P	P	C	P	—	4.5.8
Manufactured Home	—	—	—	—	—	—	—	—	—	—	C	3.3.2.G
Group Living												
Group Dwelling (≤ 8 residents)	—	—	—	—	P	P	P	P	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	—	SE	SE	P	P	—	P	—	—
PUBLIC AND CIVIC												3.4
Civic / Government Facilities	C	—	SE	SE	P	P	P	P	P	P	—	3.4.2.A
Educational Facilities												
College/University/Trade/Vocational	—	—	—	—	C	P	P	P	C	P	—	3.4.2.B.1
School, Public or Private	—	C	C	C	P	P	P	P	—	P	—	3.4.2.B.2
Parks and Open Space												
Cemetery	C	E	E	E	E	E	E	C	E	E	E	3.4.2.C
Park/Open Space	P	P	P	P	P	P	P	P	P	P	P	7.4
INSTITUTIONAL												3.5
Community Service	—	SE	SE	SE	P	P	P	P	SE	P	—	—
Day Care Facility												
Family Day Care Home (≤ 6 clients)	see Home Occupation - Minor											

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
Group Day Care Home (7-12 clients) & Commercial Day Care Center (>12 clients)	—	—	SE	C	C	P	P	P	P	P	—	3.5.2.A
Treatment Facility	—	—	—	—	SE	SE	SE	P	—	SE	—	—
Health Care Facilities	—	—	—	—	—	—	P	P	—	P	—	—
Religious Institution	—	C	C	P	P	P	P	P	—	P	—	3.5.2.B
COMMERCIAL												3.6
Entertainment												
Indoor Entertainment	—	C	C	—	C	P	P	P	P	P	—	3.6.2.A
Outdoor Entertainment	—	—	—	—	C	P	P	P	—	P	—	3.6.2.A
Sexually-Oriented Business	—	—	—	—	—	—	—	—	C	—	—	13.2.1
Office	—	—	—	—	P	P	P	P	P	P	—	—
Overnight Guest Accommodation												
Bed and Breakfast	—	—	SE	SE	P	P	P	—	—	—	—	3.6.2.C.1
Short-Term Rental	—	C	C	C	C	C	C	—	—	C	—	3.6.2.C.2
Inn/Motel/Hotel	—	—	—	—	C	P	P	P	—	—	—	3.6.2.C.3
Recreational Vehicle Park	—	—	—	—	—	—	—	SE	—	—	—	—
Retail & Restaurants					C	C	C	P	—	C	—	3.6.2.D
VEHICLE- AND BOAT-RELATED USES												3.7
Vehicle and Boat Sales and Rental	—	—	—	—	A	—	C	P	—	—	—	3.7.2.A
Drive-Thru Facility	—	—	—	—	—	—	C	C	SE	—	—	3.7.2.B
Fuel Sales / Car Wash	—	—	—	—	—	—	C	C	P	—	—	3.7.2.C
Vehicle Service and Repair	—	—	—	—	C	—	C	C	P	—	—	3.7.2.D
Parking, Commercial, Surface	—	—	—	—	C	C	P	P	P	P	—	3.7.2.F
Parking, Structure	—	—	—	—	RF	P	P	P	P	P	—	—
Passenger Terminals	—	—	—	—	—	—	SE	P	P	—	—	3.7.2.G
Water/Marine-Oriented Facilities	P	—	—	—	P	P	P	—	—	P	—	—
INDUSTRIAL												3.8
Aviation Services	—	—	—	—	—	—	—	—	P	—	—	—
Light Industrial Services	—	—	—	—	A	—	C	C	P	—	—	3.8.2.A
Manufacturing and Production Services	—	—	—	—	A	—	—	C	P	—	—	3.8.2.B
Truck Terminal	—	—	—	—	—	—	—	—	P	—	—	—
COMMUNICATION & INFRASTRUCTURE USES												3.9
Major Infrastructure/Utilities	—	—	—	—	A	—	—	SE	P	—	—	3.9.2.A
Minor Infrastructure/Utilities	E	C	C	C	C	C	C	C	P	C	—	3.9.2.B
Waste Related Services	—	—	—	—	—	—	—	—	SE	—	—	3.9.2.C
Wireless Communications Facility	—	—	—	—	—	—	—	C	C	—	—	3.9.2.D
FORESTRY, AGRICULTURE, HORTICULTURE	C	C	C	C	C	C	C	C	C	C	—	3.10

P=Permitted Use C=Conditional Use SE=Special Exception E=In Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use



Metropolitan Planning Commission Meeting Staff Report

From the Department of Community Development
May 16, 2022

1 SUMMARY OF REQUEST

The City of Beaufort is requesting a recommendation from the Metropolitan Planning Commission to the City Council regarding an annexation to the property located at 1 Parris Island Gateway, as identified by parcel number R100 026 000 162A 0000.

Background: This is a 75% petition to incorporate the property within the City of Beaufort.

When proposing annexations, the City of Beaufort utilizes the Municipal Association of South Carolina (MASC) Annexation Handbook.

“Annexation of any area or property which is contiguous to a municipality may be initiated by filing with the municipal governing body a petition signed by 75 percent or more of the freeholders owning at least 75 percent of the assessed value of property in the area to be annexed. Upon agreement to accept the petition and annex the area, compliance with required procedures, and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete. Section 5-3-150(3). No member of the governing body who owns property or stock in a corporation owning property in the area proposed to be annexed is eligible to vote on the ordinance. The 75 percent method is subject to specified procedures. Section 5-3-150(1)”

2 FACTS

Property Address: 1 Parris Island Gateway
Parcel ID: R100 026 000 162A 0000
Case Number: MPC 22-01
Applicant: City of Beaufort
Type of Request: Annexation
Current County Zoning: C5RCMU
Proposed Zoning: T5-UC/RMX

Additionally, when proposing annexations, Section 2.2.2.F of the Beaufort Code states the following:

Where City limit boundaries change by virtue of annexation or some other means, the following provisions shall apply:

- 1. Areas to be annexed into the incorporated limits of Beaufort shall be assigned zoning classifications by the City Council.*
- 2. In all cases where additions to the City’s total area require adjustments in the zoning district boundaries, the adjustment shall be made to the Zoning Map.*
- 3. When reductions are made in the City’s total incorporated area the provisions of this Code shall no longer apply to that area.*

Per the above referenced section of the Beaufort Code, when annexing a parcel within the city it must be assigned a zoning classification. When proposing a zoning classification for the subject parcel, staff analyzed current County zoning, adjacent zoning districts, potential uses, and the Land Use Plan of the City. A copy of the permitted use table for the current zone (Beaufort County) is attached, titled “Exhibit A.” For the proposed zone, a copy of the relevant permitted use table from the Beaufort Code shows the potential uses for the proposed zone, titled “Exhibit B.” Below is a table showing the existing zoning of adjacent parcels:

Existing Zoning and Land Uses of Adjacent Parcels:

Direction	Zoning	Land Use
North	T5-UC/RMX, T5-UC	Commercial (Vehicle related)
East	C5RCMU (County)	Residential (Single family)
South	C5RCMU (County)	Commercial (Vehicle related)
West	T5-UC/RMX	Commercial (Retail)

Per Section 9.16.3.B.1, Amendments and Rezoning of the Beaufort Code, *“The Administrator shall prepare a staff report that reviews the proposed amendment in light of the Comprehensive Plan and the general requirements of this Code.”* The Land Use Plan in the 2022 Comprehensive Plan shows adjacent properties to the subject property as Urban Center.

According to Section 9.16.3.C.2, when making recommendations to the City Council, *“The MPC shall study the proposed amendment, taking into account all factors that it may deem relevant, including, but not limited to,*

- a. consistency (or lack thereof) with the Comprehensive Plan and Civic Master Plan;*
- b. compatibility with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood;*
- c. suitability of the property that would be affected by the amendment;*
- d. compatibility with the natural features of — and any archaeological or cultural resources on — the property;*
- e. marketability of the property that would be affected by the amendment; and*
- f. availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property.”*

3 POTENTIAL MOTIONS

Approval:

I move to recommend approval application MPC 22-01, to the City Council, as submitted.

Denial:

I move to recommend denial of application MPC 22-01, to the City Council, due to the application nonconformance with Section 9.16.3.C.2 of the Beaufort Code.

EXHIBIT A

3.3.50 - Regional Center Mixed Use (C5) Zone Standards

A. Purpose

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.

F. C5 Allowed Uses

Land Use Type ¹	Specific Use Regulations	C5
Agriculture		
Agricultural Support Services		P
Forestry		P
Residential		
Dwelling: Single-Family Detached Unit	2.3	TCP
Dwelling: Single-Family Attached Unit	2.3	TCP
Dwelling: Two Family Unit (Duplex)	2.3	TCP
Dwelling: Multi-Family Unit		P
Dwelling: Accessory Unit	2.3	TCP
Dwelling: Family Compound	2.7.40	C
Dwelling: Group Home	2.3	TCP

Land Use Type ¹	Specific Use Regulations	C5
Community Residence (dorms, convents, assisted living, temporary shelters)	2.3	TCP
Affordable Housing	4.1.350	C
Home Office	4.2.90	C
Home Business	2.3	TCP
Live/Work		P
Retail & Restaurants		
General Retail		P
General Retail with Drive-Through Facilities	4.1.120 4.1.70	C
Bar, Tavern, Nightclub		P
Gas Station/Fuel Sales	4.1.100	
Open Air Retail		P
Restaurant, Café, Coffee Shop		P
Restaurant, Café, Coffee Shop with Drive-Through Facilities	4.1.70	
Vehicle Sales & Rental: Light	4.1.260	C
Offices & Services		
General Offices & Services		P
General Offices & Services with Drive-Through Facilities	4.1.110 4.1.70	C
Animal Services: Clinic/Hospital		P
Animal Services: Kennel	4.1.40	C
Day Care: Family Home (up to 8 clients)	2.3	TCP
Day Care: Commercial Center (9 or more clients)	4.1.60	C
Lodging: Short-Term Housing Rental (STHR)	4.1.360	P

Land Use Type ¹	Specific Use Regulations	C5
Lodging: Inn (up to 24 rooms)		P
Lodging: Hotel		P
Medical Services: Clinics/Offices		P
Residential Storage Facility	4.1.220	C
Vehicle Services: Minor Maintenance and Repair	4.1.270	C
Vehicle Services: Major Maintenance and Repair	4.1.270	C
Recreation, Education, Safety, Public Assembly		
Community Oriented Cultural Facility (Less than 15,000 SF)		P
Community Oriented Cultural Facility (15,000 SF or greater)		P
Community Public Safety Facility		P
Institutional Care Facility		P
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Park, Playground, Outdoor Recreation Areas		P
Recreation Facility: Commercial Indoor		P
Recreation Facility: Commercial Outdoor	4.1.200	C
Recreation Facility: Developed Campground	4.1.190	P
Recreation Facility: Community-Based		P
School: Specialized Training/Studio		P
School: College or University	7.2.130	S
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Parking Facility, Public or Commercial		P

Land Use Type ¹	Specific Use Regulations	C5
Transportation Terminal		P
Waste Management: Community Waste Collection & Recycling	4.1.290	C
Waste Management: Regional Waste Transfer & Recycling	4.1.300	C
>Wireless Communications Facility	4.1.320	S
Industrial		
Manufacturing, Processing, and Packaging - Light (Less than 15,000 SF)	4.1.140	C
Manufacturing, Processing, and Packaging - Light (15,000 SF or greater)	4.1.140	C
Outdoor Maintenance/Storage Yard	4.1.180	C
Warehousing	4.1.280	C
Wholesaling and Distribution	4.1.280	C
Key		
P Permitted Use		
C Conditional Use		
S Special Use Permit Required		
TCP Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3		
— Use Not Allowed		
End Notes		
¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.		

EXHIBIT B

T5—URBAN CORRIDOR DISTRICT (T5-UC) The T5-Urban Corridor 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 to define the public realm and allow for visible activity along the streetscape.

REGIONAL MIXED-USE (RMX) The 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.

3.2 TABLE OF PERMITTED USES

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
RESIDENTIAL												3.3
Household Living												
Single-Family Dwelling	—	P	P	P	P	E	E	E	E	E	—	—
2- or 3-Unit Dwelling	—	—	C	P	P	P	P	—	—	P	—	4.5.5
Rowhome	—	—	—	—	C	P	P	P	—	P	—	4.5.6
Apartment House (a.k.a. Multifamily Dwelling - 4+ units)	—	—	—	—	C	P	P	P	—	P	—	4.5.7
Home Occupation - Minor	—	C	C	C	C	P	P	P	—	—	—	3.3.2.D
Home Occupation - Major	—	SE	SE	SE	C	P	P	—	—	—	—	
Live-Aboard Boat	C	C	C	C	C	C	C	C	C	C	C	3.3.2.D
Live/Work Unit	—	—	—	—	C	P	P	P	C	P	—	4.5.8
Manufactured Home	—	—	—	—	—	—	—	—	—	—	C	3.3.2.G
Group Living												
Group Dwelling (≤ 8 residents)	—	—	—	—	P	P	P	P	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	—	SE	SE	P	P	—	P	—	—
PUBLIC AND CIVIC												3.4
Civic / Government Facilities	C	—	SE	SE	P	P	P	P	P	P	—	3.4.2.A
Educational Facilities												
College/University/Trade/Vocational	—	—	—	—	C	P	P	P	C	P	—	3.4.2.B.1
School, Public or Private	—	C	C	C	P	P	P	P	—	P	—	3.4.2.B.2
Parks and Open Space												
Cemetery	C	E	E	E	E	E	E	C	E	E	E	3.4.2.C
Park/Open Space	P	P	P	P	P	P	P	P	P	P	P	7.4
INSTITUTIONAL												3.5
Community Service	—	SE	SE	SE	P	P	P	P	SE	P	—	—
Day Care Facility												
Family Day Care Home (≤ 6 clients)	see Home Occupation — Minor											

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
Group Day Care Home (7-12 clients) & Commercial Day Care Center (>12 clients)	—	—	SE	C	C	P	P	P	P	P	—	3.5.2.A
Treatment Facility	—	—	—	—	SE	SE	SE	P	—	SE	—	—
Health Care Facilities	—	—	—	—	—	—	P	P	—	P	—	—
Religious Institution	—	C	C	P	P	P	P	P	—	P	—	3.5.2.B
COMMERCIAL												3.6
Entertainment												
Indoor Entertainment	—	C	C	—	C	P	P	P	P	P	—	3.6.2.A
Outdoor Entertainment	—	—	—	—	C	P	P	P	—	P	—	3.6.2.A
Sexually-Oriented Business	—	—	—	—	—	—	—	—	C	—	—	13.2.1
Office	—	—	—	—	P	P	P	P	P	P	—	—
Overnight Guest Accommodation												
Bed and Breakfast	—	—	SE	SE	P	P	P	—	—	—	—	3.6.2.C.1
Short-Term Rental	—	C	C	C	C	C	C	—	—	C	—	3.6.2.C.2
Inn/Motel/Hotel	—	—	—	—	C	P	P	P	—	—	—	3.6.2.C.3
Recreational Vehicle Park	—	—	—	—	—	—	—	SE	—	—	—	—
Retail & Restaurants	—	—	—	—	C	C	C	P	—	C	—	3.6.2.D
VEHICLE- AND BOAT-RELATED USES												3.7
Vehicle and Boat Sales and Rental	—	—	—	—	A	—	C	P	—	—	—	3.7.2.A
Drive-Thru Facility	—	—	—	—	—	—	C	C	SE	—	—	3.7.2.B
Fuel Sales / Car Wash	—	—	—	—	—	—	C	C	P	—	—	3.7.2.C
Vehicle Service and Repair	—	—	—	—	C	—	C	C	P	—	—	3.7.2.D
Parking, Commercial, Surface	—	—	—	—	C	C	P	P	P	P	—	3.7.2.F
Parking, Structure	—	—	—	—	RF	P	P	P	P	P	—	—
Passenger Terminals	—	—	—	—	—	—	SE	P	P	—	—	3.7.2.G
Water/Marine-Oriented Facilities	P	—	—	—	P	P	P	—	—	P	—	—
INDUSTRIAL												3.8
Aviation Services	—	—	—	—	—	—	—	—	P	—	—	—
Light Industrial Services	—	—	—	—	A	—	C	C	P	—	—	3.8.2.A
Manufacturing and Production Services	—	—	—	—	A	—	—	C	P	—	—	3.8.2.B
Truck Terminal	—	—	—	—	—	—	—	—	P	—	—	—
COMMUNICATION & INFRASTRUCTURE USES												3.9
Major Infrastructure/Utilities	—	—	—	—	A	—	—	SE	P	—	—	3.9.2.A
Minor Infrastructure/Utilities	E	C	C	C	C	C	C	C	P	C	—	3.9.2.B
Waste Related Services	—	—	—	—	—	—	—	—	SE	—	—	3.9.2.C
Wireless Communications Facility	—	—	—	—	—	—	—	C	C	—	—	3.9.2.D
FORESTRY, AGRICULTURE, HORTICULTURE												3.10
	C	C	C	C	C	C	C	C	C	C	—	

P=Permitted Use C=Conditional Use SE=Special Exception E=In Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use



Metropolitan Planning Commission Meeting Staff Report

From the Department of Community Development
May 16, 2022

1 SUMMARY OF REQUEST

The City of Beaufort is requesting a recommendation from the Metropolitan Planning Commission to the City Council regarding an annexation to the property located at Ice House Road [Not addressed], as identified by parcel number R100 029 000 010B 0000.

Background: This is a 75% petition to incorporate the property within the City of Beaufort.

When proposing annexations, the City of Beaufort utilizes the Municipal Association of South Carolina (MASC) Annexation Handbook.

“Annexation of any area or property which is contiguous to a municipality may be initiated by filing with the municipal governing body a petition signed by 75 percent or more of the freeholders owning at least 75 percent of the assessed value of property in the area to be annexed. Upon agreement to accept the petition and annex the area, compliance with required procedures, and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete. Section 5-3-150(3). No member of the governing body who owns property or stock in a corporation owning property in the area proposed to be annexed is eligible to vote on the ordinance. The 75 percent method is subject to specified procedures. Section 5-3-150(1)”

2 FACTS

Property Address:	Ice House Road [Not Addressed]
Parcel ID:	R100 029 000 010B 0000
Case Number:	MPC 22-01
Applicant:	City of Beaufort
Type of Request:	Annexation
Current County Zoning:	C5RCMU
Proposed Zoning:	T5-UC/RMX

Additionally, when proposing annexations, Section 2.2.2.F of the Beaufort Code states the following:

Where City limit boundaries change by virtue of annexation or some other means, the following provisions shall apply:

- 1. Areas to be annexed into the incorporated limits of Beaufort shall be assigned zoning classifications by the City Council.*
- 2. In all cases where additions to the City’s total area require adjustments in the zoning district boundaries, the adjustment shall be made to the Zoning Map.*
- 3. When reductions are made in the City’s total incorporated area the provisions of this Code shall no longer apply to that area.*

Per the above referenced section of the Beaufort Code, when annexing a parcel within the city it must be assigned a zoning classification. When proposing a zoning classification for the subject parcel, staff analyzed current County zoning, adjacent zoning districts, potential uses, and the Land Use Plan of the City. A copy of the permitted use table for the current zone (Beaufort County) is attached, titled “Exhibit A.” For the proposed zone, a copy of the relevant permitted use table from the Beaufort Code shows the potential uses for the proposed zone, titled “Exhibit B.” Below is a table showing the existing zoning of adjacent parcels:

Existing Zoning and Land Uses of Adjacent Parcels:

Direction	Zoning	Land Use
North	C5RCMU (County)	Commercial (Currently vacant)
East	C5RCMU (County)	Commercial (Retail)
South	C5RCMU (County)	Vacant land
West	C5RCMU (County)	Residential (Single Family)

Per Section 9.16.3.B.1, Amendments and Rezoning of the Beaufort Code, *“The Administrator shall prepare a staff report that reviews the proposed amendment in light of the Comprehensive Plan and the general requirements of this Code.”* The Land Use Plan in the recently adopted 2021 Comprehensive Plan shows this property as Urban Center.

According to Section 9.16.3.C.2, when making recommendations to the City Council, *“The MPC shall study the proposed amendment, taking into account all factors that it may deem relevant, including, but not limited to,*

- a. consistency (or lack thereof) with the Comprehensive Plan and Civic Master Plan;*
- b. compatibility with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood;*
- c. suitability of the property that would be affected by the amendment;*
- d. compatibility with the natural features of — and any archaeological or cultural resources on — the property;*
- e. marketability of the property that would be affected by the amendment; and*
- f. availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property.”*

3 POTENTIAL MOTIONS

Approval:

I move to recommend approval application MPC 22-01, to the City Council, as submitted.

Denial:

I move to recommend denial of application MPC 22-01, to the City Council, due to the application nonconformance with Section 9.16.3.C.2 of the Beaufort Code.

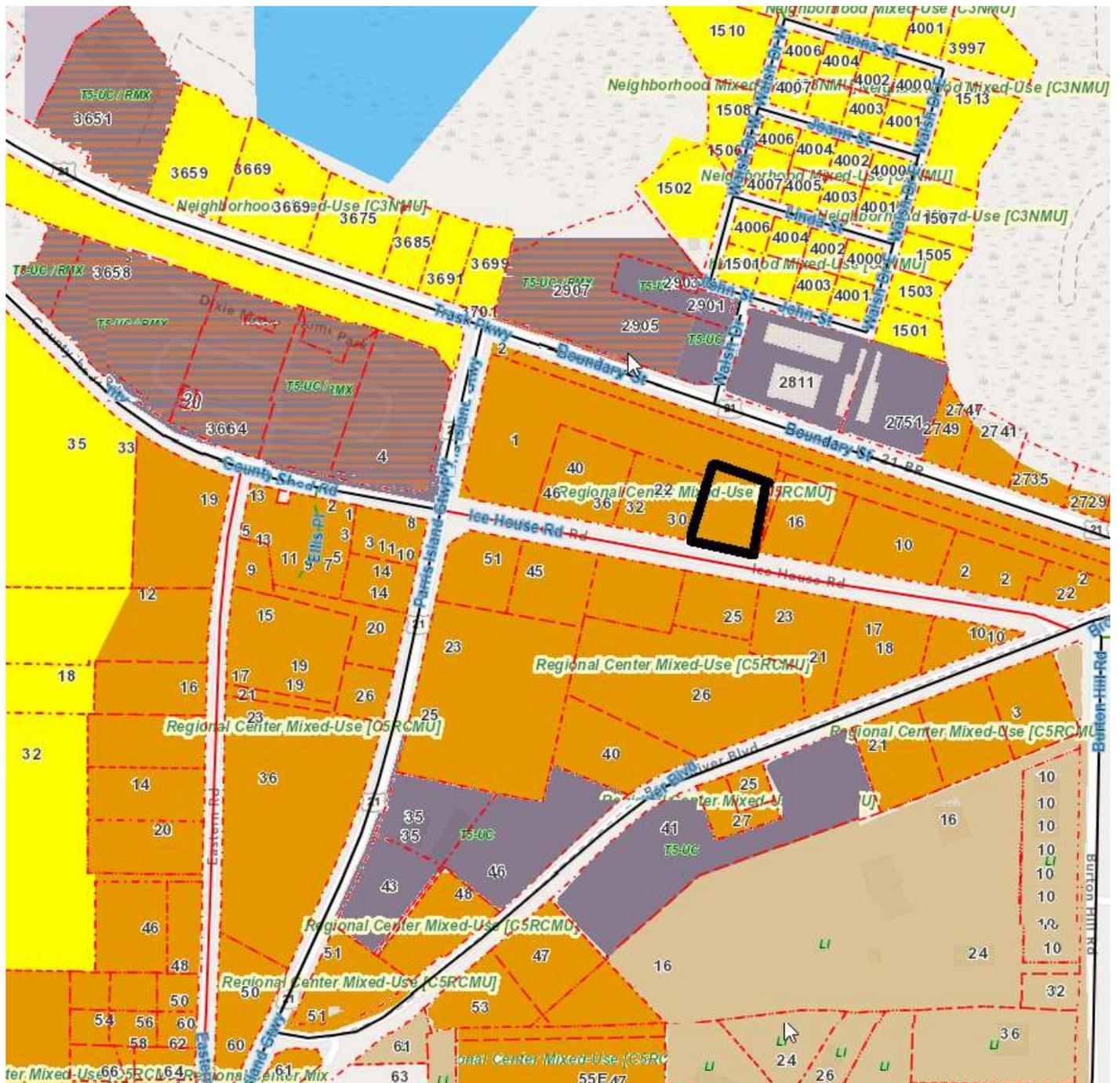


EXHIBIT A

3.3.50 - Regional Center Mixed Use (C5) Zone Standards

A. Purpose

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.

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F. C5 Allowed Uses

Land Use Type ¹	Specific Use Regulations	C5
Agriculture		
Agricultural Support Services		P
Forestry		P
Residential		
Dwelling: Single-Family Detached Unit	2.3	TCP
Dwelling: Single-Family Attached Unit	2.3	TCP
Dwelling: Two Family Unit (Duplex)	2.3	TCP
Dwelling: Multi-Family Unit		P
Dwelling: Accessory Unit	2.3	TCP
Dwelling: Family Compound	2.7.40	C
Dwelling: Group Home	2.3	TCP

Land Use Type ¹	Specific Use Regulations	C5
Community Residence (dorms, convents, assisted living, temporary shelters)	2.3	TCP
Affordable Housing	4.1.350	C
Home Office	4.2.90	C
Home Business	2.3	TCP
Live/Work		P
Retail & Restaurants		
General Retail		P
General Retail with Drive-Through Facilities	4.1.120 4.1.70	C
Bar, Tavern, Nightclub		P
Gas Station/Fuel Sales	4.1.100	
Open Air Retail		P
Restaurant, Café, Coffee Shop		P
Restaurant, Café, Coffee Shop with Drive-Through Facilities	4.1.70	
Vehicle Sales & Rental: Light	4.1.260	C
Offices & Services		
General Offices & Services		P
General Offices & Services with Drive-Through Facilities	4.1.110 4.1.70	C
Animal Services: Clinic/Hospital		P
Animal Services: Kennel	4.1.40	C
Day Care: Family Home (up to 8 clients)	2.3	TCP
Day Care: Commercial Center (9 or more clients)	4.1.60	C
Lodging: Short-Term Housing Rental (STHR)	4.1.360	P

Land Use Type ¹	Specific Use Regulations	C5
Lodging: Inn (up to 24 rooms)		P
Lodging: Hotel		P
Medical Services: Clinics/Offices		P
Residential Storage Facility	4.1.220	C
Vehicle Services: Minor Maintenance and Repair	4.1.270	C
Vehicle Services: Major Maintenance and Repair	4.1.270	C
Recreation, Education, Safety, Public Assembly		
Community Oriented Cultural Facility (Less than 15,000 SF)		P
Community Oriented Cultural Facility (15,000 SF or greater)		P
Community Public Safety Facility		P
Institutional Care Facility		P
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Park, Playground, Outdoor Recreation Areas		P
Recreation Facility: Commercial Indoor		P
Recreation Facility: Commercial Outdoor	4.1.200	C
Recreation Facility: Developed Campground	4.1.190	P
Recreation Facility: Community-Based		P
School: Specialized Training/Studio		P
School: College or University	7.2.130	S
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Parking Facility, Public or Commercial		P

Land Use Type ¹	Specific Use Regulations	C5
Transportation Terminal		P
Waste Management: Community Waste Collection & Recycling	4.1.290	C
Waste Management: Regional Waste Transfer & Recycling	4.1.300	C
>Wireless Communications Facility	4.1.320	S
Industrial		
Manufacturing, Processing, and Packaging - Light (Less than 15,000 SF)	4.1.140	C
Manufacturing, Processing, and Packaging - Light (15,000 SF or greater)	4.1.140	C
Outdoor Maintenance/Storage Yard	4.1.180	C
Warehousing	4.1.280	C
Wholesaling and Distribution	4.1.280	C
Key		
P Permitted Use		
C Conditional Use		
S Special Use Permit Required		
TCP Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3		
— Use Not Allowed		
End Notes		
¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.		

EXHIBIT B

T5–URBAN CORRIDOR DISTRICT (T5-UC) The T5-Urban Corridor 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 to define the public realm and allow for visible activity along the streetscape.

REGIONAL MIXED-USE (RMX) The 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.

3.2 TABLE OF PERMITTED USES

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
RESIDENTIAL												3.3
Household Living												
Single-Family Dwelling	—	P	P	P	P	E	E	E	E	E	—	—
2- or 3-Unit Dwelling	—	—	C	P	P	P	P	—	—	P	—	4.5.5
Rowhome	—	—	—	—	C	P	P	P	—	P	—	4.5.6
Apartment House (a.k.a. Multifamily Dwelling - 4+ units)	—	—	—	—	C	P	P	P	—	P	—	4.5.7
Home Occupation - Minor	—	C	C	C	C	P	P	P	—	—	—	3.3.2.D
Home Occupation - Major	—	SE	SE	SE	C	P	P	—	—	—	—	
Live-Aboard Boat	C	C	C	C	C	C	C	C	C	C	C	3.3.2.D
Live/Work Unit	—	—	—	—	C	P	P	P	C	P	—	4.5.8
Manufactured Home	—	—	—	—	—	—	—	—	—	—	C	3.3.2.G
Group Living												
Group Dwelling (≤ 8 residents)	—	—	—	—	P	P	P	P	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	—	SE	SE	P	P	—	P	—	—
PUBLIC AND CIVIC												3.4
Civic / Government Facilities	C	—	SE	SE	P	P	P	P	P	P	—	3.4.2.A
Educational Facilities												
College/University/Trade/Vocational	—	—	—	—	C	P	P	P	C	P	—	3.4.2.B.1
School, Public or Private	—	C	C	C	P	P	P	P	—	P	—	3.4.2.B.2
Parks and Open Space												
Cemetery	C	E	E	E	E	E	E	C	E	E	E	3.4.2.C
Park/Open Space	P	P	P	P	P	P	P	P	P	P	P	7.4
INSTITUTIONAL												3.5
Community Service	—	SE	SE	SE	P	P	P	P	SE	P	—	—
Day Care Facility												
Family Day Care Home (≤ 6 clients)	see Home Occupation — Minor											

P=Permitted Use, C=Conditional Use, SE=Special Exception, E=In Existing Building/Facility Only, RF= Retail Frontage Only, A=T4-Neighborhood Artisan subdistrict Only, — = Prohibited use

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
Group Day Care Home (7-12 clients) & Commercial Day Care Center (>12 clients)	—	—	SE	C	C	P	P	P	P	P	—	3.5.2A
Treatment Facility	—	—	—	—	SE	SE	SE	P	—	SE	—	—
Health Care Facilities	—	—	—	—	—	—	P	P	—	P	—	—
Religious Institution	—	C	C	P	P	P	P	P	—	P	—	3.5.2B
COMMERCIAL												3.6
Entertainment												
Indoor Entertainment	—	C	C	—	C	P	P	P	P	P	—	3.6.2A
Outdoor Entertainment	—	—	—	—	C	P	P	P	—	P	—	3.6.2A
Sexually-Oriented Business	—	—	—	—	—	—	—	—	C	—	—	13.2.1
Office	—	—	—	—	P	P	P	P	P	P	—	—
Overnight Guest Accommodation												
Bed and Breakfast	—	—	SE	SE	P	P	P	—	—	—	—	3.6.2.C.1
Short-Term Rental	—	C	C	C	C	C	C	—	—	C	—	3.6.2.C.2
Inn/Motel/Hotel	—	—	—	—	C	P	P	P	—	—	—	3.6.2.C.3
Recreational Vehicle Park	—	—	—	—	—	—	—	SE	—	—	—	—
Retail & Restaurants					C	C	C	P	—	C	—	3.6.2.D
VEHICLE- AND BOAT-RELATED USES												3.7
Vehicle and Boat Sales and Rental	—	—	—	—	A	—	C	P	—	—	—	3.7.2A
Drive-Thru Facility	—	—	—	—	—	—	C	C	SE	—	—	3.7.2B
Fuel Sales / Car Wash	—	—	—	—	—	—	C	C	P	—	—	3.7.2C
Vehicle Service and Repair	—	—	—	—	C	—	C	C	P	—	—	3.7.2D
Parking, Commercial, Surface	—	—	—	—	C	C	P	P	P	P	—	3.7.2F
Parking, Structure	—	—	—	—	RF	P	P	P	P	P	—	—
Passenger Terminals	—	—	—	—	—	—	SE	P	P	—	—	3.7.2G
Water/Marine-Oriented Facilities	P	—	—	—	P	P	P	—	—	P	—	—
INDUSTRIAL												3.8
Aviation Services	—	—	—	—	—	—	—	—	P	—	—	—
Light Industrial Services	—	—	—	—	A	—	C	C	P	—	—	3.8.2A
Manufacturing and Production Services	—	—	—	—	A	—	—	C	P	—	—	3.8.2B
Truck Terminal	—	—	—	—	—	—	—	—	P	—	—	—
COMMUNICATION & INFRASTRUCTURE USES												3.9
Major Infrastructure/Utilities	—	—	—	—	A	—	—	SE	P	—	—	3.9.2A
Minor Infrastructure/Utilities	E	C	C	C	C	C	C	C	P	C	—	3.9.2B
Waste Related Services	—	—	—	—	—	—	—	—	SE	—	—	3.9.2C
Wireless Communications Facility	—	—	—	—	—	—	—	C	C	—	—	3.9.2D
FORESTRY, AGRICULTURE, HORTICULTURE	C	C	C	C	C	C	C	C	C	C	—	3.10

P=Permitted Use C=Conditional Use SE=Special Exception E=In Existing Building/Facility Only RF=Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only —=Prohibited use



Metropolitan Planning Commission Meeting Staff Report

From the Department of Community Development
May 16, 2022

1 SUMMARY OF REQUEST

The City of Beaufort is requesting a recommendation from the Metropolitan Planning Commission to the City Council regarding an annexation to the property located at 1502 Palmetto Drive, as identified by parcel number R100 026 00A 0203 0000.

Background: This is a 75% petition to incorporate the property within the City of Beaufort.

When proposing annexations, the City of Beaufort utilizes the Municipal Association of South Carolina (MASC) Annexation Handbook.

“Annexation of any area or property which is contiguous to a municipality may be initiated by filing with the municipal governing body a petition signed by 75 percent or more of the freeholders owning at least 75 percent of the assessed value of property in the area to be annexed. Upon agreement to accept the petition and annex the area, compliance with required procedures, and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete. Section 5-3-150(3). No member of the governing body who owns property or stock in a corporation owning property in the area proposed to be annexed is eligible to vote on the ordinance. The 75 percent method is subject to specified procedures. Section 5-3-150(1)”

2 FACTS

Property Address:	1502 Palmetto Drive
Parcel ID:	R100 026 00A 0203 0000
Case Number:	MPC 22-01
Applicant:	City of Beaufort
Type of Request:	Annexation
Current County Zoning:	C3NMU
Proposed Zoning:	T4-N

Additionally, when proposing annexations, Section 2.2.2.F of the Beaufort Code states the following:

Where City limit boundaries change by virtue of annexation or some other means, the following provisions shall apply:

- 1. Areas to be annexed into the incorporated limits of Beaufort shall be assigned zoning classifications by the City Council.*
- 2. In all cases where additions to the City’s total area require adjustments in the zoning district boundaries, the adjustment shall be made to the Zoning Map.*
- 3. When reductions are made in the City’s total incorporated area the provisions of this Code shall no longer apply to that area.*

Per the above referenced section of the Beaufort Code, when annexing a parcel within the city it must be assigned a zoning classification. When proposing a zoning classification for the subject parcel, staff analyzed current County zoning, adjacent zoning districts, potential uses, and the Land Use Plan of the City. A copy of the permitted use table for the current zone (Beaufort County) is attached, titled “Exhibit A.” For the proposed zone, a copy of the relevant permitted use table from the Beaufort Code shows the potential uses for the proposed zone, titled “Exhibit B.” Below is a table showing the existing zoning of adjacent parcels:

Existing Zoning and Land Uses of Adjacent Parcels:

Direction	Zoning	Land Use
North	C3NMU (County)	Residential (Single family)
East	C3NMU (County)	Residential (Single family)
South	C3NMU (County)	Residential (Single family)
West	T5-UC	Open space (Park)

Per Section 9.16.3.B.1, Amendments and Rezoning of the Beaufort Code, *“The Administrator shall prepare a staff report that reviews the proposed amendment in light of the Comprehensive Plan and the general requirements of this Code.”* The Land Use Plan in the 2022 Comprehensive Plan shows adjacent properties to the subject property as General Urban.

According to Section 9.16.3.C.2, when making recommendations to the City Council, *“The MPC shall study the proposed amendment, taking into account all factors that it may deem relevant, including, but not limited to,*

- a. consistency (or lack thereof) with the Comprehensive Plan and Civic Master Plan;*
- b. compatibility with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood;*
- c. suitability of the property that would be affected by the amendment;*
- d. compatibility with the natural features of — and any archaeological or cultural resources on — the property;*
- e. marketability of the property that would be affected by the amendment; and*
- f. availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property.”*

3 POTENTIAL MOTIONS

Approval:

I move to recommend approval application MPC 22-01, to the City Council, as submitted.

Denial:

I move to recommend denial of application MPC 22-01, to the City Council, due to the application nonconformance with Section 9.16.3.C.2 of the Beaufort Code.

EXHIBIT A

3.3.30 - Neighborhood Mixed Use (C3) Zone Standards

A. Purpose

The Neighborhood Mixed Use (C3) Zone provides for high-quality, moderate-density (averaging under three dwelling units per acre) 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.

Open spaces shall be provided in sufficient quantity to ensure an open quality with a predominance of green space. Non-residential uses shall be limited to parcels having access to arterial or collector streets or within a Traditional Community Plan. This Zone provides for the lower densities of areas designated Neighborhood Mixed-Use in the Comprehensive Plan. It is intended to support the development of communities with a diverse range of housing types and uses.

G. C3 Allowed Uses

Land Use Type ¹	Specific Use Regulations	C3
Agricultural		
Agriculture & Crop Harvesting		P
Agricultural Support Services	2.3	TCP
Seasonal Farmworker Housing	4.1.90	C
Forestry		P
Commercial Stables	4.1.50	C
Residential		
Dwelling: Single-Family Detached Unit		P
Dwelling: Single-Family Attached Unit		P
Dwelling: Two-Family Unit (Duplex)		P
Dwelling: Multi-Family Unit	4.1.170	C

Land Use Type ¹	Specific Use Regulations	C3
Dwelling: Group Home		P
Dwelling: Family Compound	2.7.40	C
Community Residence (dorms, convents, assisted living, temporary shelters)	2.3	TCP
Home Office	4.2.90	C
Home Business	4.2.80	C
Live/Work	2.3	TCP
Manufactured Home Community	4.1.130	C
Retail & Restaurants		
General Retail 3,500 SF or less	2.3	TCP
Gas Station/Fuel Sales	4.1.100	C
Restaurant, Café, Coffee Shop	2.3	TCP
Offices & Services		
General Offices & Services 3,500 SF or less	4.1.110	C
Animal Services: Clinic/Hospital	2.3	TCP
Day Care: Family Home (up to 8 clients>		P
Day Care: Commercial Center (9 or more clients)	2.3	TCP
Lodging: Short-Term Housing Rental (STHR)	4.1.360	S
Lodging: Inn (up to 24 rooms)	2.3	TCP
Medical Service: Clinics/Offices	2.3	TCP
Recreation, Education, Safety, Public Assembly		
Community Oriented Cultural Facility (less than 15,000 SF)	2.3	TCP
Community Public Safety Facility		P

Land Use Type ¹	Specific Use Regulations	C3
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Park, Playground, Outdoor Recreation Areas		P
Recreation Facility: Golf Course		P
School: Public or Private		P
School: Specialized Training/Studio		P
School: College or University	7.2.130	S
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Wireless Communications Facility	4.1.320	S
Key		
P Permitted Use		
C Conditional Use		
S Special Use Permit Required		
TCP Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3		
— Use Not Allowed		
End Notes		
¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.		

EXHIBIT B

T4-NEIGHBORHOOD (T4-N) The T4-Neighborhood district is a mixed-use zone of urban residential units and limited commercial development. A wide range of building types exist in the T4-Neighborhood district, including, but not limited to, apartment buildings, mixed-use buildings, rowhomes, duplexes, corner stores, and both attached and detached single-family housing. A sub-district of this is the T4-Neighborhood Artisan (T4-NA) district. It incorporates more industrial uses, as well, and is applicable in the Depot Road area where industrial uses abut residential areas.

3.2 TABLE OF PERMITTED USES

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
RESIDENTIAL												3.3
Household Living												
Single-Family Dwelling	—	P	P	P	P	E	E	E	E	E	—	—
2- or 3-Unit Dwelling	—	—	C	P	P	P	P	—	—	P	—	4.5.5
Rowhome	—	—	—	—	C	P	P	P	—	P	—	4.5.6
Apartment House (a.k.a. Multifamily Dwelling - 4+ units)	—	—	—	—	C	P	P	P	—	P	—	4.5.7
Home Occupation - Minor	—	C	C	C	C	P	P	P	—	—	—	3.3.2.D
Home Occupation - Major	—	SE	SE	SE	C	P	P	—	—	—	—	
Live-Aboard Boat	C	C	C	C	C	C	C	C	C	C	C	3.3.2.D
Live/Work Unit	—	—	—	—	C	P	P	P	C	P	—	4.5.8
Manufactured Home	—	—	—	—	—	—	—	—	—	—	C	3.3.2.G
Group Living												
Group Dwelling (≤ 8 residents)	—	—	—	—	P	P	P	P	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	—	SE	SE	P	P	—	P	—	—
PUBLIC AND CIVIC												3.4
Civic / Government Facilities	C	—	SE	SE	P	P	P	P	P	P	—	3.4.2.A
Educational Facilities												
College/University/Trade/Vocational	—	—	—	—	C	P	P	P	C	P	—	3.4.2.B.1
School, Public or Private	—	C	C	C	P	P	P	P	—	P	—	3.4.2.B.2
Parks and Open Space												
Cemetery	C	E	E	E	E	E	E	C	E	E	E	3.4.2.C
Park/Open Space	P	P	P	P	P	P	P	P	P	P	P	7.4
INSTITUTIONAL												3.5
Community Service	—	SE	SE	SE	P	P	P	P	SE	P	—	—
Day Care Facility												
Family Day Care Home (≤ 6 clients)	s Home Occupation — Minor											

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
Group Day Care Home (7-12 clients) & Commercial Day Care Center (>12 clients)	—	—	SE	C	C	P	P	P	P	P	—	3.5.2A
Treatment Facility	—	—	—	—	SE	SE	SE	P	—	SE	—	—
Health Care Facilities	—	—	—	—	—	—	P	P	—	P	—	—
Religious Institution	—	C	C	P	P	P	P	P	—	P	—	3.5.2.B
COMMERCIAL												3.6
Entertainment												
Indoor Entertainment	—	C	C	—	C	P	P	P	P	P	—	3.6.2A
Outdoor Entertainment	—	—	—	—	C	P	P	P	—	P	—	3.6.2A
Sexually-Oriented Business	—	—	—	—	—	—	—	—	C	—	—	13.2.1
Office	—	—	—	—	P	P	P	P	P	P	—	—
Overnight Guest Accommodation												
Bed and Breakfast	—	—	SE	SE	P	P	P	—	—	—	—	3.6.2.C.1
Short-Term Rental	—	C	C	C	C	C	C	—	—	C	—	3.6.2.C.2
Inn/Motel/Hotel	—	—	—	—	C	P	P	P	—	—	—	3.6.2.C.3
Recreational Vehicle Park	—	—	—	—	—	—	—	SE	—	—	—	—
Retail & Restaurants					C	C	C	P	—	C	—	3.6.2.D
VEHICLE- AND BOAT-RELATED USES												3.7
Vehicle and Boat Sales and Rental	—	—	—	—	A	—	C	P	—	—	—	3.7.2A
Drive-Thru Facility	—	—	—	—	—	—	C	C	SE	—	—	3.7.2.B
Fuel Sales / Car Wash	—	—	—	—	—	—	C	C	P	—	—	3.7.2.C
Vehicle Service and Repair	—	—	—	—	C	—	C	C	P	—	—	3.7.2.D
Parking, Commercial, Surface	—	—	—	—	C	C	P	P	P	P	—	3.7.2.F
Parking, Structure	—	—	—	—	RF	P	P	P	P	P	—	—
Passenger Terminals	—	—	—	—	—	—	SE	P	P	—	—	3.7.2.G
Water/Marine-Oriented Facilities	P	—	—	—	P	P	P	—	—	P	—	—
INDUSTRIAL												3.8
Aviation Services	—	—	—	—	—	—	—	—	P	—	—	—
Light Industrial Services	—	—	—	—	A	—	C	C	P	—	—	3.8.2A
Manufacturing and Production Services	—	—	—	—	A	—	—	C	P	—	—	3.8.2B
Truck Terminal	—	—	—	—	—	—	—	—	P	—	—	—
COMMUNICATION & INFRASTRUCTURE USES												3.9
Major Infrastructure/Utilities	—	—	—	—	A	—	—	SE	P	—	—	3.9.2A
Minor Infrastructure/Utilities	E	C	C	C	C	C	C	C	P	C	—	3.9.2B
Waste Related Services	—	—	—	—	—	—	—	—	SE	—	—	3.9.2.C
Wireless Communications Facility	—	—	—	—	—	—	—	C	C	—	—	3.9.2.D
FORESTRY, AGRICULTURE, HORTICULTURE												3.10
	C	C	C	C	C	C	C	C	C	C	—	

P=Permitted Use C=Conditional Use SE=Special Exception E=In Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use



Metropolitan Planning Commission Meeting Staff Report

From the Department of Community Development
May 16, 2022

1 SUMMARY OF REQUEST

The City of Beaufort is requesting a recommendation from the Metropolitan Planning Commission to the City Council regarding an annexation to the property located at 5 Estelle Road (a portion of), as identified by parcel number R100 028 000 0122 0000.

Background: This is a 75% petition to incorporate the property within the City of Beaufort.

When proposing annexations, the City of Beaufort utilizes the Municipal Association of South Carolina (MASC) Annexation Handbook.

“Annexation of any area or property which is contiguous to a municipality may be initiated by filing with the municipal governing body a petition signed by 75 percent or more of the freeholders owning at least 75 percent of the assessed value of property in the area to be annexed. Upon agreement to accept the petition and annex the area, compliance with required procedures, and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete. Section 5-3-150(3). No member of the governing body who owns property or stock in a corporation owning property in the area proposed to be annexed is eligible to vote on the ordinance. The 75 percent method is subject to specified procedures. Section 5-3-150(1)”

2 FACTS

Property Address:	5 Estelle Road (A portion of)
Parcel ID:	R100 028 000 0122 0000
Case Number:	MPC 22-01
Applicant:	City of Beaufort
Type of Request:	Annexation
Current County Zoning:	C3NMU
Proposed Zoning:	IC

Additionally, when proposing annexations, Section 2.2.2.F of the Beaufort Code states the following:

Where City limit boundaries change by virtue of annexation or some other means, the following provisions shall apply:

- 1. Areas to be annexed into the incorporated limits of Beaufort shall be assigned zoning classifications by the City Council.*
- 2. In all cases where additions to the City's total area require adjustments in the zoning district boundaries, the adjustment shall be made to the Zoning Map.*
- 3. When reductions are made in the City's total incorporated area the provisions of this Code shall no longer apply to that area.*

Per the above referenced section of the Beaufort Code, when annexing a parcel within the city it must be assigned a zoning classification. When proposing a zoning classification for the subject parcel, staff analyzed current County zoning, adjacent zoning districts, potential uses, and the Land Use Plan of the City. A copy of the permitted use table for the current zone (Beaufort County) is attached, titled “Exhibit A.” For the proposed zone, a copy of the relevant permitted use table from the Beaufort Code shows the potential uses for the proposed zone, titled “Exhibit B.” Below is a table showing the existing zoning of adjacent parcels:

Existing Zoning and Land Uses of Adjacent Parcels:

Direction	Zoning	Land Use
North	IC	Vacant
East	C3NMU (County)	Residential (Single family)
South	C3NMU (County)	Campus (School)
West	C3NMU (County)	Residential (Single family)

Per Section 9.16.3.B.1, Amendments and Rezonings of the Beaufort Code, “The Administrator shall prepare a staff report that reviews the proposed amendment in light of the Comprehensive Plan and the general requirements of this Code.” The Land Use Plan in the 2022 Comprehensive Plan shows adjacent properties to the subject property as Institutional and Urban Center.

According to Section 9.16.3.C.2, when making recommendations to the City Council, “The MPC shall study the proposed amendment, taking into account all factors that it may deem relevant, including, but not limited to,

- a. consistency (or lack thereof) with the Comprehensive Plan and Civic Master Plan;
- b. compatibility with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood;
- c. suitability of the property that would be affected by the amendment;
- d. compatibility with the natural features of — and any archaeological or cultural resources on — the property;
- e. marketability of the property that would be affected by the amendment; and
- f. availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property.”

3 POTENTIAL MOTIONS

Approval:

I move to recommend approval application MPC 22-01, to the City Council, as submitted.

Denial:

I move to recommend denial of application MPC 22-01, to the City Council, due to the application nonconformance with Section 9.16.3.C.2 of the Beaufort Code.

EXHIBIT A

3.3.30 - Neighborhood Mixed Use (C3) Zone Standards

A. Purpose

The Neighborhood Mixed Use (C3) Zone provides for high-quality, moderate-density (averaging under three dwelling units per acre) 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.

Open spaces shall be provided in sufficient quantity to ensure an open quality with a predominance of green space. Non-residential uses shall be limited to parcels having access to arterial or collector streets or within a Traditional Community Plan. This Zone provides for the lower densities of areas designated Neighborhood Mixed-Use in the Comprehensive Plan. It is intended to support the development of communities with a diverse range of housing types and uses.

G. C3 Allowed Uses

Land Use Type ¹	Specific Use Regulations	C3
Agricultural		
Agriculture & Crop Harvesting		P
Agricultural Support Services	2.3	TCP
Seasonal Farmworker Housing	4.1.90	C
Forestry		P
Commercial Stables	4.1.50	C
Residential		
Dwelling: Single-Family Detached Unit		P
Dwelling: Single-Family Attached Unit		P
Dwelling: Two-Family Unit (Duplex)		P
Dwelling: Multi-Family Unit	4.1.170	C

Land Use Type ¹	Specific Use Regulations	C3
Dwelling: Group Home		P
Dwelling: Family Compound	2.7.40	C
Community Residence (dorms, convents, assisted living, temporary shelters)	2.3	TCP
Home Office	4.2.90	C
Home Business	4.2.80	C
Live/Work	2.3	TCP
Manufactured Home Community	4.1.130	C
Retail & Restaurants		
General Retail 3,500 SF or less	2.3	TCP
Gas Station/Fuel Sales	4.1.100	C
Restaurant, Café, Coffee Shop	2.3	TCP
Offices & Services		
General Offices & Services 3,500 SF or less	4.1.110	C
Animal Services: Clinic/Hospital	2.3	TCP
Day Care: Family Home (up to 8 clients)		P
Day Care: Commercial Center (9 or more clients)	2.3	TCP
Lodging: Short-Term Housing Rental (STHR)	4.1.360	S
Lodging: Inn (up to 24 rooms)	2.3	TCP
Medical Service: Clinics/Offices	2.3	TCP
Recreation, Education, Safety, Public Assembly		
Community Oriented Cultural Facility (less than 15,000 SF)	2.3	TCP
Community Public Safety Facility		P

Land Use Type ¹	Specific Use Regulations	C3
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Park, Playground, Outdoor Recreation Areas		P
Recreation Facility: Golf Course		P
School: Public or Private		P
School: Specialized Training/Studio		P
School: College or University	7.2.130	S
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Wireless Communications Facility	4.1.320	S
Key		
P Permitted Use		
C Conditional Use		
S Special Use Permit Required		
TCP Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3		
— Use Not Allowed		
End Notes		
¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.		

EXHIBIT B

INSTITUTIONAL & CAMPUS DISTRICT (IC) The IC district supports generally non-residential institutions and employment areas that are designed in a campus-like setting, such as hospitals, universities, research facilities, and offices. It is intended to ensure that these unique institutions are designed to be compatible with their surroundings and the rest of the city

3.2 TABLE OF PERMITTED USES

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
RESIDENTIAL												3.3
Household Living												
Single-Family Dwelling	—	P	P	P	P	E	E	E	E	E	—	—
2- or 3-Unit Dwelling	—	—	C	P	P	P	P	—	—	P	—	4.5.5
Rowhome	—	—	—	—	C	P	P	P	—	P	—	4.5.6
Apartment House (a.k.a. Multifamily Dwelling - 4+ units)	—	—	—	—	C	P	P	P	—	P	—	4.5.7
Home Occupation - Minor	—	C	C	C	C	P	P	P	—	—	—	3.3.2.D
Home Occupation - Major	—	SE	SE	SE	C	P	P	—	—	—	—	
Live-Aboard Boat	C	C	C	C	C	C	C	C	C	C	C	3.3.2.D
Live/Work Unit	—	—	—	—	C	P	P	P	C	P	—	4.5.8
Manufactured Home	—	—	—	—	—	—	—	—	—	—	C	3.3.2.G
Group Living												
Group Dwelling (≤ 8 residents)	—	—	—	—	P	P	P	P	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	—	SE	SE	P	P	—	P	—	—
PUBLIC AND CIVIC												3.4
Civic / Government Facilities	C	—	SE	SE	P	P	P	P	P	P	—	3.4.2.A
Educational Facilities												
College/University/Trade/Vocational	—	—	—	—	C	P	P	P	C	P	—	3.4.2.B.1
School, Public or Private	—	C	C	C	P	P	P	P	—	P	—	3.4.2.B.2
Parks and Open Space												
Cemetery	C	E	E	E	E	E	E	C	E	E	E	3.4.2.C
Park/Open Space	P	P	P	P	P	P	P	P	P	P	P	7.4
INSTITUTIONAL												3.5
Community Service	—	SE	SE	SE	P	P	P	P	SE	P	—	—
Day Care Facility												
Family Day Care Home (≤ 6 clients)	see Home Occupation — Minor											

P=Permitted Use C=Conditional Use SE=Special Exception E=In Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Area Subdistrict Only — = Prohibited use

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
Group Day Care Home (7-12 clients) & Commercial Day Care Center (>12 clients)	—	—	SE	C	C	P	P	P	P	P	—	3.5.2.A
Treatment Facility	—	—	—	—	SE	SE	SE	P	—	SE	—	—
Health Care Facilities	—	—	—	—	—	—	P	P	—	P	—	—
Religious Institution	—	C	C	P	P	P	P	P	—	P	—	3.5.2.B
COMMERCIAL												3.6
Entertainment												
Indoor Entertainment	—	C	C	—	C	P	P	P	P	P	—	3.6.2.A
Outdoor Entertainment	—	—	—	—	C	P	P	P	—	P	—	3.6.2.A
Sexually-Oriented Business	—	—	—	—	—	—	—	—	C	—	—	13.2.1
Office	—	—	—	—	P	P	P	P	P	P	—	—
Overnight Guest Accommodation												
Bed and Breakfast	—	—	SE	SE	P	P	P	—	—	—	—	3.6.2.C.1
Short-Term Rental	—	C	C	C	C	C	C	—	—	C	—	3.6.2.C.2
Inn/Motel/Hotel	—	—	—	—	C	P	P	P	—	—	—	3.6.2.C.3
Recreational Vehicle Park	—	—	—	—	—	—	—	SE	—	—	—	—
Retail & Restaurants					C	C	C	P	—	C	—	3.6.2.D
VEHICLE- AND BOAT-RELATED USES												3.7
Vehicle and Boat Sales and Rental	—	—	—	—	A	—	C	P	—	—	—	3.7.2.A
Drive-Thru Facility	—	—	—	—	—	—	C	C	SE	—	—	3.7.2.B
Fuel Sales / Car Wash	—	—	—	—	—	—	C	C	P	—	—	3.7.2.C
Vehicle Service and Repair	—	—	—	—	C	—	C	C	P	—	—	3.7.2.D
Parking, Commercial, Surface	—	—	—	—	C	C	P	P	P	P	—	3.7.2.F
Parking, Structure	—	—	—	—	RF	P	P	P	P	P	—	—
Passenger Terminals	—	—	—	—	—	—	SE	P	P	—	—	3.7.2.G
Water/Marine-Oriented Facilities	P	—	—	—	P	P	P	—	—	P	—	—
INDUSTRIAL												3.8
Aviation Services	—	—	—	—	—	—	—	—	P	—	—	—
Light Industrial Services	—	—	—	—	A	—	C	C	P	—	—	3.8.2.A
Manufacturing and Production Services	—	—	—	—	A	—	—	C	P	—	—	3.8.2.B
Truck Terminal	—	—	—	—	—	—	—	—	P	—	—	—
COMMUNICATION & INFRASTRUCTURE USES												3.9
Major Infrastructure/Utilities	—	—	—	—	A	—	—	SE	P	—	—	3.9.2.A
Minor Infrastructure/Utilities	E	C	C	C	C	C	C	C	P	C	—	3.9.2.B
Waste Related Services	—	—	—	—	—	—	—	—	SE	—	—	3.9.2.C
Wireless Communications Facility	—	—	—	—	—	—	—	C	C	—	—	3.9.2.D
FORESTRY, AGRICULTURE, HORTICULTURE	C	C	C	C	C	C	C	C	C	C	—	3.10

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use



Metropolitan Planning Commission Meeting Staff Report

From the Department of Community Development
May 16, 2022

1 SUMMARY OF REQUEST

The City of Beaufort is requesting a recommendation from the Metropolitan Planning Commission to the City Council regarding an annexation to the property located at 1610 Greenlawn Drive, as identified by parcel number R100 001 000 0005 0000.

When proposing annexations, the City of Beaufort utilizes the Municipal Association of South Carolina (MASC) Annexation Handbook.

Background: This is a 75% petition to incorporate the property within the City of Beaufort.

“Annexation of any area or property which is contiguous to a municipality may be initiated by filing with the municipal governing body a petition signed by 75 percent or more of the freeholders owning at least 75 percent of the assessed value of property in the area to be annexed. Upon agreement to accept the petition and annex the area, compliance with required procedures, and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete. Section 5-3-150(3). No member of the governing body who owns property or stock in a corporation owning property in the area proposed to be annexed is eligible to vote on the ordinance. The 75 percent method is subject to specified procedures. Section 5-3-150(1)”

2 FACTS

Property Address: 1610 Greenlawn Drive
Parcel ID: R100 001 000 0005 0000
Case Number: MPC 22-01
Applicant: City of Beaufort
Type of Request: Annexation
Current County Zoning: C3NMU
Proposed Zoning: T5-UC

Additionally, when proposing annexations, Section 2.2.2.F of the Beaufort Code states the following:

Where City limit boundaries change by virtue of annexation or some other means, the following provisions shall apply:

- 1. Areas to be annexed into the incorporated limits of Beaufort shall be assigned zoning classifications by the City Council.*
- 2. In all cases where additions to the City’s total area require adjustments in the zoning district boundaries, the adjustment shall be made to the Zoning Map.*
- 3. When reductions are made in the City’s total incorporated area the provisions of this Code shall no longer apply to that area.*

Per the above referenced section of the Beaufort Code, when annexing a parcel within the city it must be assigned a zoning classification. When proposing a zoning classification for the subject parcel, staff analyzed current County zoning, adjacent zoning districts, potential uses, and the Land Use Plan of the City. A copy of the permitted use table for the current zone (Beaufort County) is attached, titled “Exhibit A.” For the proposed zone, a copy of the relevant permitted use table from the Beaufort Code shows the potential uses for the proposed zone, titled “Exhibit B.” Below is a table showing the existing zoning of adjacent parcels:

Existing Zoning and Land Uses of Adjacent Parcels:

Direction	Zoning	Land Use
North	T5-UC	Vacant land
East	T5-UC	Vacant land
South	T5-UC	Vacant land
West	T5-UC	Commercial (Retail)

Per Section 9.16.3.B.1, Amendments and Rezoning of the Beaufort Code, *“The Administrator shall prepare a staff report that reviews the proposed amendment in light of the Comprehensive Plan and the general requirements of this Code.”* The Land Use Plan in the 2022 Comprehensive Plan shows adjacent properties to the subject property as General Urban.

According to Section 9.16.3.C.2, when making recommendations to the City Council, *“The MPC shall study the proposed amendment, taking into account all factors that it may deem relevant, including, but not limited to,*

- a. consistency (or lack thereof) with the Comprehensive Plan and Civic Master Plan;*
- b. compatibility with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood;*
- c. suitability of the property that would be affected by the amendment;*
- d. compatibility with the natural features of — and any archaeological or cultural resources on — the property;*
- e. marketability of the property that would be affected by the amendment; and*
- f. availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property.”*

3 POTENTIAL MOTIONS

Approval:

I move to recommend approval application MPC 22-01, to the City Council, as submitted.

Denial:

I move to recommend denial of application MPC 22-01, to the City Council, due to the application nonconformance with Section 9.16.3.C.2 of the Beaufort Code.

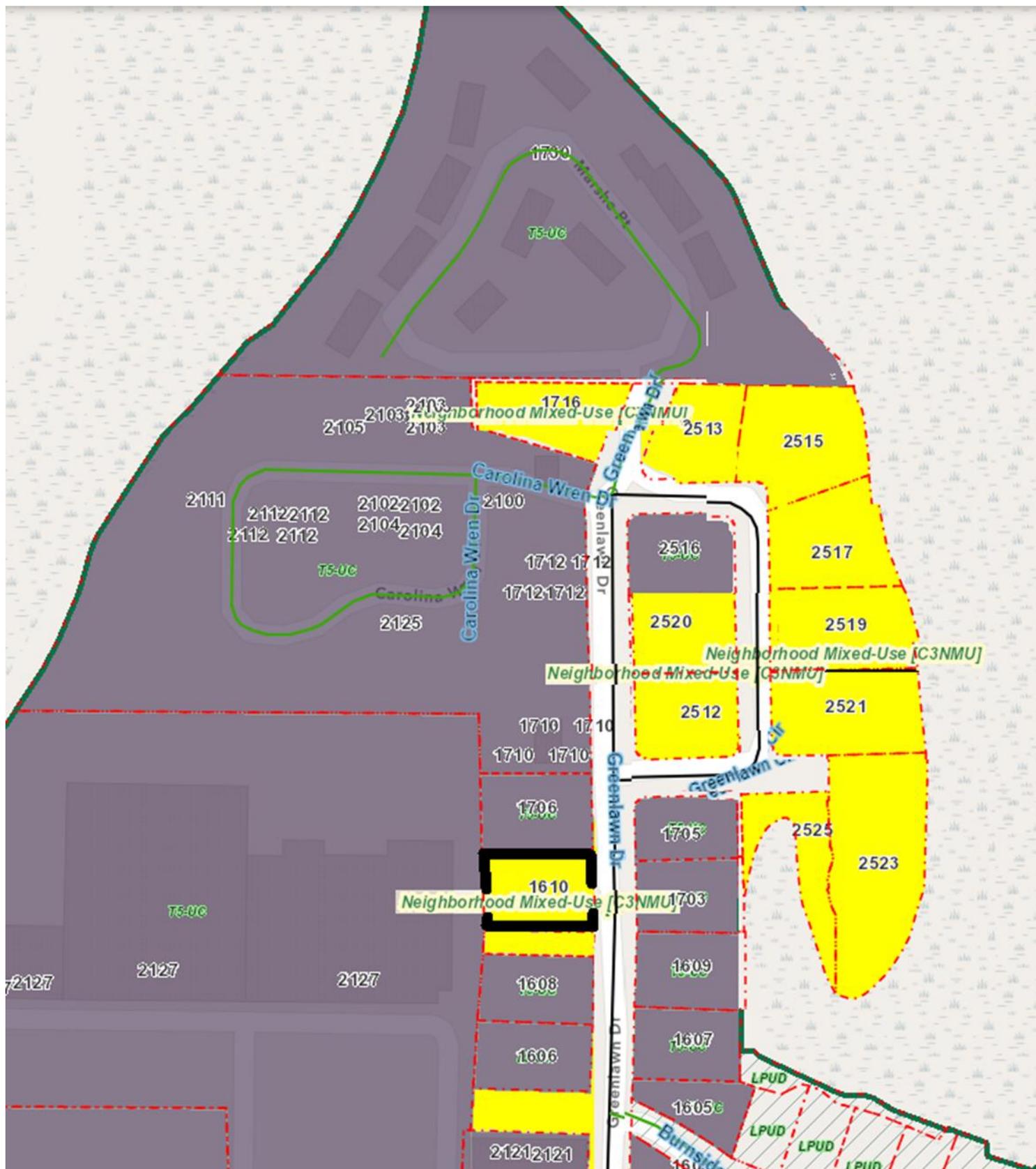


EXHIBIT A

3.3.30 - Neighborhood Mixed Use (C3) Zone Standards

A. Purpose

The Neighborhood Mixed Use (C3) Zone provides for high-quality, moderate-density (averaging under three dwelling units per acre) 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.

Open spaces shall be provided in sufficient quantity to ensure an open quality with a predominance of green space. Non-residential uses shall be limited to parcels having access to arterial or collector streets or within a Traditional Community Plan. This Zone provides for the lower densities of areas designated Neighborhood Mixed-Use in the Comprehensive Plan. It is intended to support the development of communities with a diverse range of housing types and uses.

G. C3 Allowed Uses

Land Use Type ¹	Specific Use Regulations	C3
Agricultural		
Agriculture & Crop Harvesting		P
Agricultural Support Services	2.3	TCP
Seasonal Farmworker Housing	4.1.90	C
Forestry		P
Commercial Stables	4.1.50	C
Residential		
Dwelling: Single-Family Detached Unit		P
Dwelling: Single-Family Attached Unit		P
Dwelling: Two-Family Unit (Duplex)		P
Dwelling: Multi-Family Unit	4.1.170	C

Land Use Type ¹	Specific Use Regulations	C3
Dwelling: Group Home		P
Dwelling: Family Compound	2.7.40	C
Community Residence (dorms, convents, assisted living, temporary shelters)	2.3	TCP
Home Office	4.2.90	C
Home Business	4.2.80	C
Live/Work	2.3	TCP
Manufactured Home Community	4.1.130	C
Retail & Restaurants		
General Retail 3,500 SF or less	2.3	TCP
Gas Station/Fuel Sales	4.1.100	C
Restaurant, Café, Coffee Shop	2.3	TCP
Offices & Services		
General Offices & Services 3,500 SF or less	4.1.110	C
Animal Services: Clinic/Hospital	2.3	TCP
Day Care: Family Home (up to 8 clients>		P
Day Care: Commercial Center (9 or more clients)	2.3	TCP
Lodging: Short-Term Housing Rental (STHR)	4.1.360	S
Lodging: Inn (up to 24 rooms)	2.3	TCP
Medical Service: Clinics/Offices	2.3	TCP
Recreation, Education, Safety, Public Assembly		
Community Oriented Cultural Facility (less than 15,000 SF)	2.3	TCP
Community Public Safety Facility		P

Land Use Type ¹	Specific Use Regulations	C3
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Park, Playground, Outdoor Recreation Areas		P
Recreation Facility: Golf Course		P
School: Public or Private		P
School: Specialized Training/Studio		P
School: College or University	7.2.130	S
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Wireless Communications Facility	4.1.320	S
Key		
P Permitted Use		
C Conditional Use		
S Special Use Permit Required		
TCP Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3		
— Use Not Allowed		
End Notes		
¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.		

EXHIBIT B

T5–URBAN CORRIDOR DISTRICT (T5-UC) The T5-Urban Corridor 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 to define the public realm and allow for visible activity along the streetscape.

3.2 TABLE OF PERMITTED USES

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
RESIDENTIAL												3.3
Household Living												
Single-Family Dwelling	—	P	P	P	P	E	E	E	E	E	—	—
2- or 3-Unit Dwelling	—	—	C	P	P	P	P	—	—	P	—	4.5.5
Rowhome	—	—	—	—	C	P	P	P	—	P	—	4.5.6
Apartment House (a.k.a. Multifamily Dwelling - 4+ units)	—	—	—	—	C	P	P	P	—	P	—	4.5.7
Home Occupation - Minor	—	C	C	C	C	P	P	P	—	—	—	3.3.2.D
Home Occupation - Major	—	SE	SE	SE	C	P	P	—	—	—	—	
Live-Aboard Boat	C	C	C	C	C	C	C	C	C	C	C	3.3.2.D
Live/Work Unit	—	—	—	—	C	P	P	P	C	P	—	4.5.8
Manufactured Home	—	—	—	—	—	—	—	—	—	—	C	3.3.2.G
Group Living												
Group Dwelling (≤ 8 residents)	—	—	—	—	P	P	P	P	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	—	SE	SE	P	P	—	P	—	—
PUBLIC AND CIVIC												3.4
Civic / Government Facilities	C	—	SE	SE	P	P	P	P	P	P	—	3.4.2.A
Educational Facilities												
College/University/Trade/Vocational	—	—	—	—	C	P	P	P	C	P	—	3.4.2.B.1
School, Public or Private	—	C	C	C	P	P	P	P	—	P	—	3.4.2.B.2
Parks and Open Space												
Cemetery	C	E	E	E	E	E	E	C	E	E	E	3.4.2.C
Park/Open Space	P	P	P	P	P	P	P	P	P	P	P	7.4
INSTITUTIONAL												3.5
Community Service	—	SE	SE	SE	P	P	P	P	SE	P	—	—
Day Care Facility												
Family Day Care Home (≤ 6 clients)	see Home Occupation - Minor											

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
Group Day Care Home (7-12 clients) & Commercial Day Care Center (>12 clients)	—	—	SE	C	C	P	P	P	P	P	—	3.5.2.A
Treatment Facility	—	—	—	—	SE	SE	SE	P	—	SE	—	—
Health Care Facilities	—	—	—	—	—	—	P	P	—	P	—	—
Religious Institution	—	C	C	P	P	P	P	P	—	P	—	3.5.2.B
COMMERCIAL												3.6
Entertainment												
Indoor Entertainment	—	C	C	—	C	P	P	P	P	P	—	3.6.2.A
Outdoor Entertainment	—	—	—	—	C	P	P	P	—	P	—	3.6.2.A
Sexually-Oriented Business	—	—	—	—	—	—	—	—	C	—	—	13.2.1
Office	—	—	—	—	P	P	P	P	P	P	—	—
Overnight Guest Accommodation												
Bed and Breakfast	—	—	SE	SE	P	P	P	—	—	—	—	3.6.2.C.1
Short-Term Rental	—	C	C	C	C	C	C	—	—	C	—	3.6.2.C.2
Inn/Motel/Hotel	—	—	—	—	C	P	P	P	—	—	—	3.6.2.C.3
Recreational Vehicle Park	—	—	—	—	—	—	—	SE	—	—	—	—
Retail & Restaurants					C	C	C	P	—	C	—	3.6.2.D
VEHICLE- AND BOAT-RELATED USES												3.7
Vehicle and Boat Sales and Rental	—	—	—	—	A	—	C	P	—	—	—	3.7.2.A
Drive-Thru Facility	—	—	—	—	—	—	C	C	SE	—	—	3.7.2.B
Fuel Sales / Car Wash	—	—	—	—	—	—	C	C	P	—	—	3.7.2.C
Vehicle Service and Repair	—	—	—	—	C	—	C	C	P	—	—	3.7.2.D
Parking, Commercial, Surface	—	—	—	—	C	C	P	P	P	P	—	3.7.2.F
Parking, Structure	—	—	—	—	RF	P	P	P	P	P	—	—
Passenger Terminals	—	—	—	—	—	—	SE	P	P	—	—	3.7.2.G
Water/Marine-Oriented Facilities	P	—	—	—	P	P	P	—	—	P	—	—
INDUSTRIAL												3.8
Aviation Services	—	—	—	—	—	—	—	—	P	—	—	—
Light Industrial Services	—	—	—	—	A	—	C	C	P	—	—	3.8.2.A
Manufacturing and Production Services	—	—	—	—	A	—	—	C	P	—	—	3.8.2.B
Truck Terminal	—	—	—	—	—	—	—	—	P	—	—	—
COMMUNICATION & INFRASTRUCTURE USES												3.9
Major Infrastructure/Utilities	—	—	—	—	A	—	—	SE	P	—	—	3.9.2.A
Minor Infrastructure/Utilities	E	C	C	C	C	C	C	C	P	C	—	3.9.2.B
Waste Related Services	—	—	—	—	—	—	—	—	SE	—	—	3.9.2.C
Wireless Communications Facility	—	—	—	—	—	—	—	C	C	—	—	3.9.2.D
FORESTRY, AGRICULTURE, HORTICULTURE												3.10
	C	C	C	C	C	C	C	C	C	C	—	

P=Permitted Use C=Conditional Use SE=Special Exception E=In Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use



Metropolitan Planning Commission Meeting Staff Report

From the Department of Community Development
May 16, 2022

1 SUMMARY OF REQUEST

The City of Beaufort is requesting a recommendation from the Metropolitan Planning Commission to the City Council regarding an annexation to the property located at 2513 Greenlawn Circle, as identified by parcel number R100 001 000 005G 0000.

When proposing annexations, the City of Beaufort utilizes the Municipal Association of South Carolina (MASC) Annexation Handbook.

Background: This is a 75% petition to incorporate the property within the City of Beaufort.

"Annexation of any area or property which is contiguous to a municipality may be initiated by filing with the municipal governing body a petition signed by 75 percent or more of the freeholders owning at least 75 percent of the assessed value of property in the area to be annexed. Upon agreement to accept the petition and annex the area, compliance with required procedures, and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete. Section 5-3-150(3). No member of the governing body who owns property or stock in a corporation owning property in the area proposed to be annexed is eligible to vote on the ordinance. The 75 percent method is subject to specified procedures. Section 5-3-150(1)"

2 FACTS

Property Address: 2513 Greenlawn Circle
Parcel ID: R100 001 000 005G 0000
Case Number: MPC 22-01
Applicant: City of Beaufort
Type of Request: Annexation
Current County Zoning: C3NMU
Proposed Zoning: T5-UC

Additionally, when proposing annexations, Section 2.2.2.F of the Beaufort Code states the following:

Where City limit boundaries change by virtue of annexation or some other means, the following provisions shall apply:

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Per the above referenced section of the Beaufort Code, when annexing a parcel within the city it must be assigned a zoning classification. When proposing a zoning classification for the subject parcel, staff analyzed current County zoning, adjacent zoning districts, potential uses, and the Land Use Plan of the City. A copy of the permitted use table for the current zone (Beaufort County) is attached, titled “Exhibit A.” For the proposed zone, a copy of the relevant permitted use table from the Beaufort Code shows the potential uses for the proposed zone, titled “Exhibit B.” Below is a table showing the existing zoning of adjacent parcels:

Existing Zoning and Land Uses of Adjacent Parcels:

Direction	Zoning	Land Use
North	T5-UC	Residential (Multi family)
East	C3NMU (County)	Residential (Single family)
South	T5-UC	Vacant land
West	C3NMU (County)/T5-UC (City)	Residential (Single family)

Per Section 9.16.3.B.1, Amendments and Rezoning of the Beaufort Code, *“The Administrator shall prepare a staff report that reviews the proposed amendment in light of the Comprehensive Plan and the general requirements of this Code.”* The Land Use Plan in the 2022 Comprehensive Plan shows adjacent properties to the subject property as General Urban.

According to Section 9.16.3.C.2, when making recommendations to the City Council, *“The MPC shall study the proposed amendment, taking into account all factors that it may deem relevant, including, but not limited to,*

- a. consistency (or lack thereof) with the Comprehensive Plan and Civic Master Plan;*
- b. compatibility with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood;*
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- d. compatibility with the natural features of — and any archaeological or cultural resources on — the property;*
- e. marketability of the property that would be affected by the amendment; and*
- f. availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property.”*

3 POTENTIAL MOTIONS

Approval:

I move to recommend approval application MPC 22-01, to the City Council, as submitted.

Denial:

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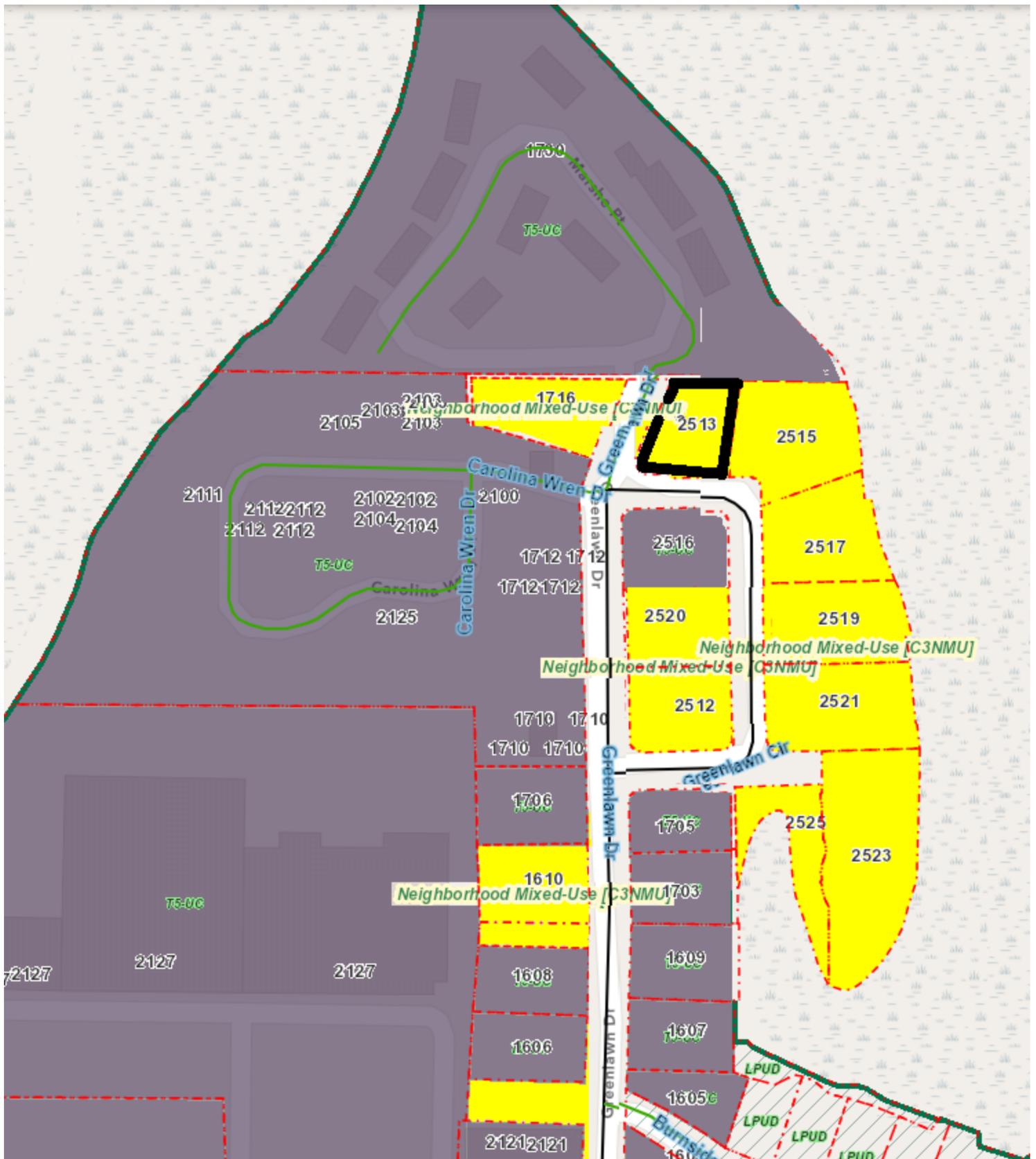


EXHIBIT A

3.3.30 - Neighborhood Mixed Use (C3) Zone Standards

A. Purpose

The Neighborhood Mixed Use (C3) Zone provides for high-quality, moderate-density (averaging under three dwelling units per acre) 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.

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G. C3 Allowed Uses

Land Use Type ¹	Specific Use Regulations	C3
Agricultural		
Agriculture & Crop Harvesting		P
Agricultural Support Services	2.3	TCP
Seasonal Farmworker Housing	4.1.90	C
Forestry		P
Commercial Stables	4.1.50	C
Residential		
Dwelling: Single-Family Detached Unit		P
Dwelling: Single-Family Attached Unit		P
Dwelling: Two-Family Unit (Duplex)		P
Dwelling: Multi-Family Unit	4.1.170	C
Dwelling: Group Home		P

Land Use Type ¹	Specific Use Regulations	C3
Dwelling: Family Compound	2.7.40	C
Community Residence (dorms, convents, assisted living, temporary shelters)	2.3	TCP
Home Office	4.2.90	C
Home Business	4.2.80	C
Live/Work	2.3	TCP
Manufactured Home Community	4.1.130	C
Retail & Restaurants		
General Retail 3,500 SF or less	2.3	TCP
Gas Station/Fuel Sales	4.1.100	C
Restaurant, Café, Coffee Shop	2.3	TCP
Offices & Services		
General Offices & Services 3,500 SF or less	4.1.110	C
Animal Services: Clinic/Hospital	2.3	TCP
Day Care: Family Home (up to 8 clients>		P
Day Care: Commercial Center (9 or more clients)	2.3	TCP
Lodging: Short-Term Housing Rental (STHR)	4.1.360	S
Lodging: Inn (up to 24 rooms)	2.3	TCP
Medical Service: Clinics/Offices	2.3	TCP
Recreation, Education, Safety, Public Assembly		
Community Oriented Cultural Facility (less than 15,000 SF)	2.3	TCP
Community Public Safety Facility		P
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C

Land Use Type ¹	Specific Use Regulations	C3
Park, Playground, Outdoor Recreation Areas		P
Recreation Facility: Golf Course		P
School: Public or Private		P
School: Specialized Training/Studio		P
School: College or University	7.2.130	S
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Wireless Communications Facility	4.1.320	S
Key		
P Permitted Use		
C Conditional Use		
S Special Use Permit Required		
TCP Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3		
— Use Not Allowed		
End Notes		
¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.		

EXHIBIT B

T5–URBAN CORRIDOR DISTRICT (T5-UC) The T5-Urban Corridor 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.

3.2 TABLE OF PERMITTED USES

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
RESIDENTIAL												3.3
Household Living												
Single-Family Dwelling	—	P	P	P	P	E	E	E	E	E	—	—
2- or 3-Unit Dwelling	—	—	C	P	P	P	P	—	—	P	—	4.5.5
Rowhome	—	—	—	—	C	P	P	P	—	P	—	4.5.6
Apartment House (a.k.a. Multifamily Dwelling - 4+ units)	—	—	—	—	C	P	P	P	—	P	—	4.5.7
Home Occupation - Minor	—	C	C	C	C	P	P	P	—	—	—	3.3.2.D
Home Occupation - Major	—	SE	SE	SE	C	P	P	—	—	—	—	
Live-Aboard Boat	C	C	C	C	C	C	C	C	C	C	C	3.3.2.D
Live/Work Unit	—	—	—	—	C	P	P	P	C	P	—	4.5.8
Manufactured Home	—	—	—	—	—	—	—	—	—	—	C	3.3.2.G
Group Living												
Group Dwelling (≤ 8 residents)	—	—	—	—	P	P	P	P	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	—	SE	SE	P	P	—	P	—	—
PUBLIC AND CIVIC												3.4
Civic / Government Facilities	C	—	SE	SE	P	P	P	P	P	P	—	3.4.2.A
Educational Facilities												
College/University/Trade/Vocational	—	—	—	—	C	P	P	P	C	P	—	3.4.2.B.1
School, Public or Private	—	C	C	C	P	P	P	P	—	P	—	3.4.2.B.2
Parks and Open Space												
Cemetery	C	E	E	E	E	E	E	C	E	E	E	3.4.2.C
Park/Open Space	P	P	P	P	P	P	P	P	P	P	P	7.4
INSTITUTIONAL												3.5
Community Service	—	SE	SE	SE	P	P	P	P	SE	P	—	—
Day Care Facility												
Family Day Care Home (≤ 6 clients)	see Home Occupation - Minor											

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
Group Day Care Home (7-12 clients) & Commercial Day Care Center (>12 clients)	—	—	SE	C	C	P	P	P	P	P	—	3.5.2.A
Treatment Facility	—	—	—	—	SE	SE	SE	P	—	SE	—	—
Health Care Facilities	—	—	—	—	—	—	P	P	—	P	—	—
Religious Institution	—	C	C	P	P	P	P	P	—	P	—	3.5.2.B
COMMERCIAL												3.6
Entertainment												
Indoor Entertainment	—	C	C	—	C	P	P	P	P	P	—	3.6.2.A
Outdoor Entertainment	—	—	—	—	C	P	P	P	—	P	—	3.6.2.A
Sexually-Oriented Business	—	—	—	—	—	—	—	—	C	—	—	13.2.1
Office	—	—	—	—	P	P	P	P	P	P	—	—
Overnight Guest Accommodation												
Bed and Breakfast	—	—	SE	SE	P	P	P	—	—	—	—	3.6.2.C.1
Short-Term Rental	—	C	C	C	C	C	C	—	—	C	—	3.6.2.C.2
Inn/Motel/Hotel	—	—	—	—	C	P	P	P	—	—	—	3.6.2.C.3
Recreational Vehicle Park	—	—	—	—	—	—	—	SE	—	—	—	—
Retail & Restaurants					C	C	C	P	—	C	—	3.6.2.D
VEHICLE- AND BOAT-RELATED USES												3.7
Vehicle and Boat Sales and Rental	—	—	—	—	A	—	C	P	—	—	—	3.7.2.A
Drive-Thru Facility	—	—	—	—	—	—	C	C	SE	—	—	3.7.2.B
Fuel Sales / Car Wash	—	—	—	—	—	—	C	C	P	—	—	3.7.2.C
Vehicle Service and Repair	—	—	—	—	C	—	C	C	P	—	—	3.7.2.D
Parking, Commercial, Surface	—	—	—	—	C	C	P	P	P	P	—	3.7.2.F
Parking, Structure	—	—	—	—	RF	P	P	P	P	P	—	—
Passenger Terminals	—	—	—	—	—	—	SE	P	P	—	—	3.7.2.G
Water/Marine-Oriented Facilities	P	—	—	—	P	P	P	—	—	P	—	—
INDUSTRIAL												3.8
Aviation Services	—	—	—	—	—	—	—	—	P	—	—	—
Light Industrial Services	—	—	—	—	A	—	C	C	P	—	—	3.8.2.A
Manufacturing and Production Services	—	—	—	—	A	—	—	C	P	—	—	3.8.2.B
Truck Terminal	—	—	—	—	—	—	—	—	P	—	—	—
COMMUNICATION & INFRASTRUCTURE USES												3.9
Major Infrastructure/Utilities	—	—	—	—	A	—	—	SE	P	—	—	3.9.2.A
Minor Infrastructure/Utilities	E	C	C	C	C	C	C	C	P	C	—	3.9.2.B
Waste Related Services	—	—	—	—	—	—	—	—	SE	—	—	3.9.2.C
Wireless Communications Facility	—	—	—	—	—	—	—	C	C	—	—	3.9.2.D
FORESTRY, AGRICULTURE, HORTICULTURE												3.10
	C	C	C	C	C	C	C	C	C	C	—	

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use



Metropolitan Planning Commission Meeting Staff Report

From the Department of Community Development
May 16, 2022

1 SUMMARY OF REQUEST

The City of Beaufort is requesting a recommendation from the Metropolitan Planning Commission to the City Council regarding an annexation to the property located at 2515 Greenlawn Circle, as identified by parcel number R100 001 000 005H 0000.

When proposing annexations, the City of Beaufort utilizes the Municipal Association of South Carolina (MASC) Annexation Handbook.

Background: This is a 75% petition to incorporate the property within the City of Beaufort.

“Annexation of any area or property which is contiguous to a municipality may be initiated by filing with the municipal governing body a petition signed by 75 percent or more of the freeholders owning at least 75 percent of the assessed value of property in the area to be annexed. Upon agreement to accept the petition and annex the area, compliance with required procedures, and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete. Section 5-3-150(3). No member of the governing body who owns property or stock in a corporation owning property in the area proposed to be annexed is eligible to vote on the ordinance. The 75 percent method is subject to specified procedures. Section 5-3-150(1)”

2 FACTS

Property Address: 2515 Greenlawn Circle
Parcel ID: R100 001 000 005H 0000
Case Number: MPC 22-01
Applicant: City of Beaufort
Type of Request: Annexation
Current County Zoning: C3NMU
Proposed Zoning: T5-UC

Additionally, when proposing annexations, Section 2.2.2.F of the Beaufort Code states the following:

Where City limit boundaries change by virtue of annexation or some other means, the following provisions shall apply:

- 1. Areas to be annexed into the incorporated limits of Beaufort shall be assigned zoning classifications by the City Council.*
- 2. In all cases where additions to the City’s total area require adjustments in the zoning district boundaries, the adjustment shall be made to the Zoning Map.*
- 3. When reductions are made in the City’s total incorporated area the provisions of this Code shall no longer apply to that area.*

Per the above referenced section of the Beaufort Code, when annexing a parcel within the city it must be assigned a zoning classification. When proposing a zoning classification for the subject parcel, staff analyzed current County zoning, adjacent zoning districts, potential uses, and the Land Use Plan of the City. A copy of the permitted use table for the current zone (Beaufort County) is attached, titled “Exhibit A.” For the proposed zone, a copy of the relevant permitted use table from the Beaufort Code shows the potential uses for the proposed zone, titled “Exhibit B.” Below is a table showing the existing zoning of adjacent parcels:

Existing Zoning and Land Uses of Adjacent Parcels:

Direction	Zoning	Land Use
North	T5-UC	Residential (Multi family)
East	N/A	Marsh
South	C3NMU (County)	Vacant land
West	C3NMU (County)	Residential (Single family)

Per Section 9.16.3.B.1, Amendments and Rezoning of the Beaufort Code, “The Administrator shall prepare a staff report that reviews the proposed amendment in light of the Comprehensive Plan and the general requirements of this Code.” The Land Use Plan in the 2022 Comprehensive Plan shows adjacent properties to the subject property as General Urban.

According to Section 9.16.3.C.2, when making recommendations to the City Council, “The MPC shall study the proposed amendment, taking into account all factors that it may deem relevant, including, but not limited to,

- a. consistency (or lack thereof) with the Comprehensive Plan and Civic Master Plan;
- b. compatibility with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood;
- c. suitability of the property that would be affected by the amendment;
- d. compatibility with the natural features of — and any archaeological or cultural resources on — the property;
- e. marketability of the property that would be affected by the amendment; and
- f. availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property.”

3 POTENTIAL MOTIONS

Approval:

I move to recommend approval application MPC 22-01, to the City Council, as submitted.

Denial:

I move to recommend denial of application MPC 22-01, to the City Council, due to the application nonconformance with Section 9.16.3.C.2 of the Beaufort Code.

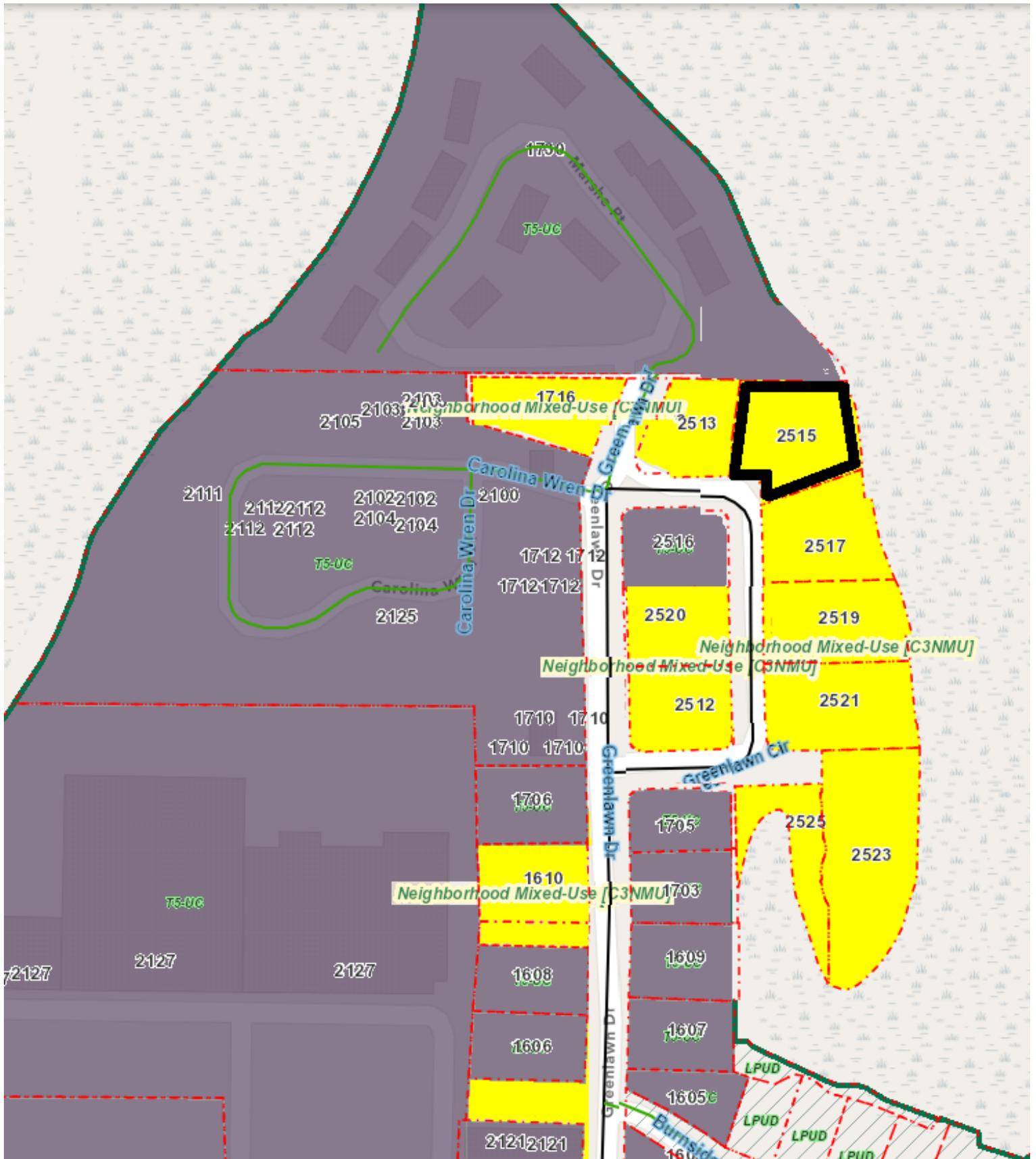


EXHIBIT A

3.3.30 - Neighborhood Mixed Use (C3) Zone Standards

A. Purpose

The Neighborhood Mixed Use (C3) Zone provides for high-quality, moderate-density (averaging under three dwelling units per acre) 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.

Open spaces shall be provided in sufficient quantity to ensure an open quality with a predominance of green space. Non-residential uses shall be limited to parcels having access to arterial or collector streets or within a Traditional Community Plan. This Zone provides for the lower densities of areas designated Neighborhood Mixed-Use in the Comprehensive Plan. It is intended to support the development of communities with a diverse range of housing types and uses.

G. C3 Allowed Uses

Land Use Type ¹	Specific Use Regulations	C3
Agricultural		
Agriculture & Crop Harvesting		P
Agricultural Support Services	2.3	TCP
Seasonal Farmworker Housing	4.1.90	C
Forestry		P
Commercial Stables	4.1.50	C
Residential		
Dwelling: Single-Family Detached Unit		P
Dwelling: Single-Family Attached Unit		P
Dwelling: Two-Family Unit (Duplex)		P
Dwelling: Multi-Family Unit	4.1.170	C

Land Use Type ¹	Specific Use Regulations	C3
Dwelling: Group Home		P
Dwelling: Family Compound	2.7.40	C
Community Residence (dorms, convents, assisted living, temporary shelters)	2.3	TCP
Home Office	4.2.90	C
Home Business	4.2.80	C
Live/Work	2.3	TCP
Manufactured Home Community	4.1.130	C
Retail & Restaurants		
General Retail 3,500 SF or less	2.3	TCP
Gas Station/Fuel Sales	4.1.100	C
Restaurant, Café, Coffee Shop	2.3	TCP
Offices & Services		
General Offices & Services 3,500 SF or less	4.1.110	C
Animal Services: Clinic/Hospital	2.3	TCP
Day Care: Family Home (up to 8 clients>		P
Day Care: Commercial Center (9 or more clients)	2.3	TCP
Lodging: Short-Term Housing Rental (STHR)	4.1.360	S
Lodging: Inn (up to 24 rooms)	2.3	TCP
Medical Service: Clinics/Offices	2.3	TCP
Recreation, Education, Safety, Public Assembly		
Community Oriented Cultural Facility (less than 15,000 SF)	2.3	TCP
Community Public Safety Facility		P

Land Use Type ¹	Specific Use Regulations	C3
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Park, Playground, Outdoor Recreation Areas		P
Recreation Facility: Golf Course		P
School: Public or Private		P
School: Specialized Training/Studio		P
School: College or University	7.2.130	S
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Wireless Communications Facility	4.1.320	S
Key		
P Permitted Use		
C Conditional Use		
S Special Use Permit Required		
TCP Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3		
— Use Not Allowed		
End Notes		
¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.		

EXHIBIT B

T5—URBAN CORRIDOR DISTRICT (T5-UC) The T5-Urban Corridor 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 to define the public realm and allow for visible activity along the streetscape.

3.2 TABLE OF PERMITTED USES

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
RESIDENTIAL												3.3
Household Living												
Single-Family Dwelling	—	P	P	P	P	E	E	E	E	E	—	—
2- or 3-Unit Dwelling	—	—	C	P	P	P	P	—	—	P	—	4.5.5
Rowhome	—	—	—	—	C	P	P	P	—	P	—	4.5.6
Apartment House (a.k.a. Multifamily Dwelling - 4+ units)	—	—	—	—	C	P	P	P	—	P	—	4.5.7
Home Occupation - Minor	—	C	C	C	C	P	P	P	—	—	—	3.3.2.D
Home Occupation - Major	—	SE	SE	SE	C	P	P	—	—	—	—	
Live-Aboard Boat	C	C	C	C	C	C	C	C	C	C	C	3.3.2.D
Live/Work Unit	—	—	—	—	C	P	P	P	C	P	—	4.5.8
Manufactured Home	—	—	—	—	—	—	—	—	—	—	C	3.3.2.G
Group Living												
Group Dwelling (≤ 8 residents)	—	—	—	—	P	P	P	P	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	—	SE	SE	P	P	—	P	—	—
PUBLIC AND CIVIC												3.4
Civic / Government Facilities	C	—	SE	SE	P	P	P	P	P	P	—	3.4.2.A
Educational Facilities												
College/University/Trade/Vocational	—	—	—	—	C	P	P	P	C	P	—	3.4.2.B.1
School, Public or Private	—	C	C	C	P	P	P	P	—	P	—	3.4.2.B.2
Parks and Open Space												
Cemetery	C	E	E	E	E	E	E	C	E	E	E	3.4.2.C
Park/Open Space	P	P	P	P	P	P	P	P	P	P	P	7.4
INSTITUTIONAL												3.5
Community Service	—	SE	SE	SE	P	P	P	P	SE	P	—	—
Day Care Facility												
Family Day Care Home (≤ 6 clients)	see Home Occupation - Minor											

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
Group Day Care Home (7-12 clients) & Commercial Day Care Center (>12 clients)	—	—	SE	C	C	P	P	P	P	P	—	3.5.2.A
Treatment Facility	—	—	—	—	SE	SE	SE	P	—	SE	—	—
Health Care Facilities	—	—	—	—	—	—	P	P	—	P	—	—
Religious Institution	—	C	C	P	P	P	P	P	—	P	—	3.5.2.B
COMMERCIAL								3.6				
Entertainment												
Indoor Entertainment	—	C	C	—	C	P	P	P	P	P	—	3.6.2.A
Outdoor Entertainment	—	—	—	—	C	P	P	P	—	P	—	3.6.2.A
Sexually-Oriented Business	—	—	—	—	—	—	—	—	C	—	—	13.2.1
Office	—	—	—	—	P	P	P	P	P	P	—	—
Overnight Guest Accommodation												
Bed and Breakfast	—	—	SE	SE	P	P	P	—	—	—	—	3.6.2.C.1
Short-Term Rental	—	C	C	C	C	C	C	—	—	C	—	3.6.2.C.2
Inn/Motel/Hotel	—	—	—	—	C	P	P	P	—	—	—	3.6.2.C.3
Recreational Vehicle Park	—	—	—	—	—	—	—	SE	—	—	—	—
Retail & Restaurants					C	C	C	P	—	C	—	3.6.2.D
VEHICLE- AND BOAT-RELATED USES								3.7				
Vehicle and Boat Sales and Rental	—	—	—	—	A	—	C	P	—	—	—	3.7.2.A
Drive-Thru Facility	—	—	—	—	—	—	C	C	SE	—	—	3.7.2.B
Fuel Sales / Car Wash	—	—	—	—	—	—	C	C	P	—	—	3.7.2.C
Vehicle Service and Repair	—	—	—	—	C	—	C	C	P	—	—	3.7.2.D
Parking, Commercial, Surface	—	—	—	—	C	C	P	P	P	P	—	3.7.2.F
Parking, Structure	—	—	—	—	RF	P	P	P	P	P	—	—
Passenger Terminals	—	—	—	—	—	—	SE	P	P	—	—	3.7.2.G
Water/Marine-Oriented Facilities	P	—	—	—	P	P	P	—	—	P	—	—
INDUSTRIAL								3.8				
Aviation Services	—	—	—	—	—	—	—	—	P	—	—	—
Light Industrial Services	—	—	—	—	A	—	C	C	P	—	—	3.8.2.A
Manufacturing and Production Services	—	—	—	—	A	—	—	C	P	—	—	3.8.2.B
Truck Terminal	—	—	—	—	—	—	—	—	P	—	—	—
COMMUNICATION & INFRASTRUCTURE USES								3.9				
Major Infrastructure/Utilities	—	—	—	—	A	—	—	SE	P	—	—	3.9.2.A
Minor Infrastructure/Utilities	E	C	C	C	C	C	C	C	P	C	—	3.9.2.B
Waste Related Services	—	—	—	—	—	—	—	—	SE	—	—	3.9.2.C
Wireless Communications Facility	—	—	—	—	—	—	—	C	C	—	—	3.9.2.D
FORESTRY, AGRICULTURE, HORTICULTURE								3.10				
	C	C	C	C	C	C	C	C	C	C	—	—

P=Permitted Use C=Conditional Use SE=Special Exception E=In Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use



Metropolitan Planning Commission Meeting Staff Report

From the Department of Community Development
May 16, 2022

1 SUMMARY OF REQUEST

The City of Beaufort is requesting a recommendation from the Metropolitan Planning Commission to the City Council regarding an annexation to the property located at 2517 Greenlawn Circle, as identified by parcel number R100 001 000 0051 0000.

When proposing annexations, the City of Beaufort utilizes the Municipal Association of South Carolina (MASC) Annexation Handbook.

Background: This is a 75% petition to incorporate the property within the City of Beaufort.

"Annexation of any area or property which is contiguous to a municipality may be initiated by filing with the municipal governing body a petition signed by 75 percent or more of the freeholders owning at least 75 percent of the assessed value of property in the area to be annexed. Upon agreement to accept the petition and annex the area, compliance with required procedures, and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete. Section 5-3-150(3). No member of the governing body who owns property or stock in a corporation owning property in the area proposed to be annexed is eligible to vote on the ordinance. The 75 percent method is subject to specified procedures. Section 5-3-150(1)"

2 FACTS

Property Address:	2517 Greenlawn Circle
Parcel ID:	R100 001 000 0051 0000
Case Number:	MPC 22-01
Applicant:	City of Beaufort
Type of Request:	Annexation
Current County Zoning:	C3NMU
Proposed Zoning:	T5-UC

Additionally, when proposing annexations, Section 2.2.2.F of the Beaufort Code states the following:

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- 1. Areas to be annexed into the incorporated limits of Beaufort shall be assigned zoning classifications by the City Council.*
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Existing Zoning and Land Uses of Adjacent Parcels:

Direction	Zoning	Land Use
North	T5-UC	Residential (single family)
East	N/A	Marsh
South	C3NMU (County)	Vacant land
West	T5-UC	Vacant Land

Per Section 9.16.3.B.1, Amendments and Rezoning of the Beaufort Code, “The Administrator shall prepare a staff report that reviews the proposed amendment in light of the Comprehensive Plan and the general requirements of this Code.” The Land Use Plan in the 2022 Comprehensive Plan shows adjacent properties to the subject property as General Urban.

According to Section 9.16.3.C.2, when making recommendations to the City Council, “The MPC shall study the proposed amendment, taking into account all factors that it may deem relevant, including, but not limited to,

- a. consistency (or lack thereof) with the Comprehensive Plan and Civic Master Plan;
- b. compatibility with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood;
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- e. marketability of the property that would be affected by the amendment; and
- f. availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property.”

3 POTENTIAL MOTIONS

Approval:

I move to recommend approval application MPC 22-01, to the City Council, as submitted.

Denial:

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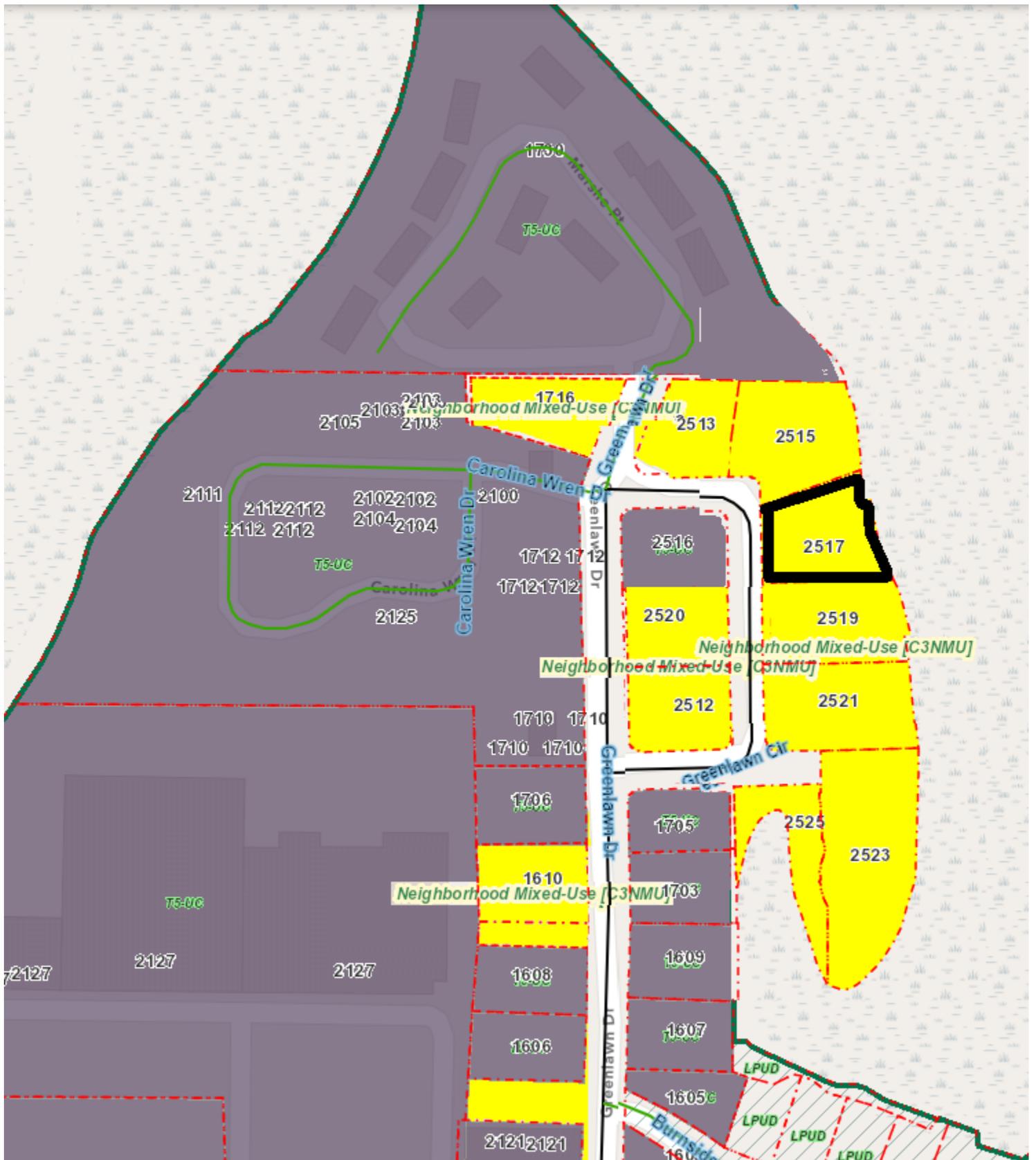


EXHIBIT A

3.3.30 - Neighborhood Mixed Use (C3) Zone Standards

A. Purpose

The Neighborhood Mixed Use (C3) Zone provides for high-quality, moderate-density (averaging under three dwelling units per acre) 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.

Open spaces shall be provided in sufficient quantity to ensure an open quality with a predominance of green space. Non-residential uses shall be limited to parcels having access to arterial or collector streets or within a Traditional Community Plan. This Zone provides for the lower densities of areas designated Neighborhood Mixed-Use in the Comprehensive Plan. It is intended to support the development of communities with a diverse range of housing types and uses.

G. C3 Allowed Uses

Land Use Type ¹	Specific Use Regulations	C3
Agricultural		
Agriculture & Crop Harvesting		P
Agricultural Support Services	2.3	TCP
Seasonal Farmworker Housing	4.1.90	C
Forestry		P
Commercial Stables	4.1.50	C
Residential		
Dwelling: Single-Family Detached Unit		P
Dwelling: Single-Family Attached Unit		P
Dwelling: Two-Family Unit (Duplex)		P
Dwelling: Multi-Family Unit	4.1.170	C
Dwelling: Group Home		P

Land Use Type ¹	Specific Use Regulations	C3
Dwelling: Family Compound	2.7.40	C
Community Residence (dorms, convents, assisted living, temporary shelters)	2.3	TCP
Home Office	4.2.90	C
Home Business	4.2.80	C
Live/Work	2.3	TCP
Manufactured Home Community	4.1.130	C
Retail & Restaurants		
General Retail 3,500 SF or less	2.3	TCP
Gas Station/Fuel Sales	4.1.100	C
Restaurant, Café, Coffee Shop	2.3	TCP
Offices & Services		
General Offices & Services 3,500 SF or less	4.1.110	C
Animal Services: Clinic/Hospital	2.3	TCP
Day Care: Family Home (up to 8 clients>		P
Day Care: Commercial Center (9 or more clients)	2.3	TCP
Lodging: Short-Term Housing Rental (STHR)	4.1.360	S
Lodging: Inn (up to 24 rooms)	2.3	TCP
Medical Service: Clinics/Offices	2.3	TCP
Recreation, Education, Safety, Public Assembly		
Community Oriented Cultural Facility (less than 15,000 SF)	2.3	TCP
Community Public Safety Facility		P
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C

Land Use Type ¹	Specific Use Regulations	C3
Park, Playground, Outdoor Recreation Areas		P
Recreation Facility: Golf Course		P
School: Public or Private		P
School: Specialized Training/Studio		P
School: College or University	7.2.130	S
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Wireless Communications Facility	4.1.320	S
Key		
P Permitted Use		
C Conditional Use		
S Special Use Permit Required		
TCP Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3		
— Use Not Allowed		
End Notes		
¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.		

EXHIBIT B

T5—URBAN CORRIDOR DISTRICT (T5-UC) The T5-Urban Corridor 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.

3.2 TABLE OF PERMITTED USES

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
RESIDENTIAL												3.3
Household Living												
Single-Family Dwelling	—	P	P	P	P	E	E	E	E	E	—	—
2- or 3-Unit Dwelling	—	—	C	P	P	P	P	—	—	P	—	4.5.5
Rowhome	—	—	—	—	C	P	P	P	—	P	—	4.5.6
Apartment House (a.k.a. Multifamily Dwelling - 4+ units)	—	—	—	—	C	P	P	P	—	P	—	4.5.7
Home Occupation - Minor	—	C	C	C	C	P	P	P	—	—	—	3.3.2.D
Home Occupation - Major	—	SE	SE	SE	C	P	P	—	—	—	—	
Live-Aboard Boat	C	C	C	C	C	C	C	C	C	C	C	3.3.2.D
Live/Work Unit	—	—	—	—	C	P	P	P	C	P	—	4.5.8
Manufactured Home	—	—	—	—	—	—	—	—	—	—	C	3.3.2.G
Group Living												
Group Dwelling (≤ 8 residents)	—	—	—	—	P	P	P	P	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	—	SE	SE	P	P	—	P	—	—
PUBLIC AND CIVIC												3.4
Civic / Government Facilities	C	—	SE	SE	P	P	P	P	P	P	—	3.4.2.A
Educational Facilities												
College/University/Trade/Vocational	—	—	—	—	C	P	P	P	C	P	—	3.4.2.B.1
School, Public or Private	—	C	C	C	P	P	P	P	—	P	—	3.4.2.B.2
Parks and Open Space												
Cemetery	C	E	E	E	E	E	E	C	E	E	E	3.4.2.C
Park/Open Space	P	P	P	P	P	P	P	P	P	P	P	7.4
INSTITUTIONAL												3.5
Community Service	—	SE	SE	SE	P	P	P	P	SE	P	—	—
Day Care Facility												
Family Day Care Home (≤ 6 clients)	see Home Occupation - Minor											

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
Group Day Care Home (7-12 clients) & Commercial Day Care Center (>12 clients)	—	—	SE	C	C	P	P	P	P	P	—	3.5.2.A
Treatment Facility	—	—	—	—	SE	SE	SE	P	—	SE	—	—
Health Care Facilities	—	—	—	—	—	—	P	P	—	P	—	—
Religious Institution	—	C	C	P	P	P	P	P	—	P	—	3.5.2.B
COMMERCIAL							3.6					
Entertainment												
Indoor Entertainment	—	C	C	—	C	P	P	P	P	P	—	3.6.2.A
Outdoor Entertainment	—	—	—	—	C	P	P	P	—	P	—	3.6.2.A
Sexually-Oriented Business	—	—	—	—	—	—	—	—	C	—	—	13.2.1
Office	—	—	—	—	P	P	P	P	P	P	—	—
Overnight Guest Accommodation												
Bed and Breakfast	—	—	SE	SE	P	P	P	—	—	—	—	3.6.2.C.1
Short-Term Rental	—	C	C	C	C	C	C	—	—	C	—	3.6.2.C.2
Inn/Motel/Hotel	—	—	—	—	C	P	P	P	—	—	—	3.6.2.C.3
Recreational Vehicle Park	—	—	—	—	—	—	—	SE	—	—	—	—
Retail & Restaurants	—	—	—	—	C	C	C	P	—	C	—	3.6.2.D
VEHICLE- AND BOAT-RELATED USES							3.7					
Vehicle and Boat Sales and Rental	—	—	—	—	A	—	C	P	—	—	—	3.7.2.A
Drive-Thru Facility	—	—	—	—	—	—	C	C	SE	—	—	3.7.2.B
Fuel Sales / Car Wash	—	—	—	—	—	—	C	C	P	—	—	3.7.2.C
Vehicle Service and Repair	—	—	—	—	C	—	C	C	P	—	—	3.7.2.D
Parking, Commercial, Surface	—	—	—	—	C	C	P	P	P	P	—	3.7.2.F
Parking, Structure	—	—	—	—	RF	P	P	P	P	P	—	—
Passenger Terminals	—	—	—	—	—	—	SE	P	P	—	—	3.7.2.G
Water/Marine-Oriented Facilities	P	—	—	—	P	P	P	—	—	P	—	—
INDUSTRIAL							3.8					
Aviation Services	—	—	—	—	—	—	—	—	P	—	—	—
Light Industrial Services	—	—	—	—	A	—	C	C	P	—	—	3.8.2.A
Manufacturing and Production Services	—	—	—	—	A	—	—	C	P	—	—	3.8.2.B
Truck Terminal	—	—	—	—	—	—	—	—	P	—	—	—
COMMUNICATION & INFRASTRUCTURE USES							3.9					
Major Infrastructure/Utilities	—	—	—	—	A	—	—	SE	P	—	—	3.9.2.A
Minor Infrastructure/Utilities	E	C	C	C	C	C	C	C	P	C	—	3.9.2.B
Waste Related Services	—	—	—	—	—	—	—	—	SE	—	—	3.9.2.C
Wireless Communications Facility	—	—	—	—	—	—	—	C	C	—	—	3.9.2.D
FORESTRY, AGRICULTURE, HORTICULTURE							3.10					
	C	C	C	C	C	C	C	C	C	C	—	

P=Permitted Use C=Conditional Use SE=Special Exception E=In Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use