

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

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

**Wednesday, June 22, 2022, 5:00 P.M.**

**City Hall, Council Chambers, 2<sup>nd</sup> Floor – 1911 Boundary Street, Beaufort, SC**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85209752879?pwd=OVJGazk3RWVVKOVZ3MWZFU0ZSbGF0dz09>

Password: 638100

Meeting ID: 852 0975 2879

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."

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- I. Call to Order
- II. Pledge of Allegiance
- III. Review Commission Meeting Minutes:
  - A. May 16, 2021 Meeting Minutes
- IV. Questions Relating to Military Operations
- V. Review of Projects for the City of Beaufort:
  - A. Amelia Major Subdivision Sketch Plan. The applicant, Corey Post, Beaufort Midway Development, LLC, is requesting sketch plan approval of 7 lots located on Talbird Road. The proposed development, currently referred to as Amelia Subdivision, will be a single-family residential development. This subdivision request includes new roads for access.
- VI. Review of Projects for the Town of Port Royal:
  - A. None
- VII. Review of Projects for Beaufort County:
  - A. None
- VIII. Unfinished Business
  - a. Zoning designation for 1502 Palmetto, as a result of annexation
- IX. Discussion
  - a. Code revision recommendations
- X. 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 – May 16, 2022

### CALL TO ORDER

5:35

A meeting of the Metropolitan Planning Commission was called to order by Michael Tomy, Chairman and was held in-person on May 16, 2022 at 5:00 PM.

### ATTENDEES

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

Member absent: Jason Hinchler

Staff in attendance: Reece Bertholf, Deputy City Manager and Riccardo Giani, Interim Community Development Director.

### REVIEW OF MINUTES

6:16

Ms. Zara said in item #3, there is a typo, *refence should be reference*. Under the motion the date is blank. Under item #6, it does not say what the brief presentation was. Ms. Zara stated the minutes should not be accepted until there's accurate information recorded in them.

Ms. Cosner concurred with Ms. Zara said in number #5, we really did not capture the essence of that discussion and what our concerns were, and it could easily be added without adding a lot of video. But what our concerns were in terms of the project and traffic and relationship to the neighborhoods.

**Motion:** Ms. Cosner made a motion for those reasons stated, we reject the April 16, 2022 meeting minutes. Ms. Fermin seconded the motion. The motion passed unanimously.

Chairman Tomy reiterated by saying, he knows we're in a process of changing staff and things, but we really do want to reemphasize what we said in number three under the review of minutes from the last meeting and to have more pertinent detail in these so people understand exactly what our discussions were about.

All [Insert name of Review Board] meeting minutes are recorded and can be found on the City's website at <http://www.cityofbeaufort.org/AgendaCenter>. Audio recordings are available upon request by contacting the City Clerk, Traci Guldner at 843-525-7024 or by email at [tgundler@cityofbeaufort.org](mailto:tgundler@cityofbeaufort.org).

None.

## APPLICATIONS

8:38

- 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). (MPC 22-01)
- 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) IceHouse Road, 1502 Palmetto Drive, and 5 Estelle Road. (MPC 22-01)

Mr. Giani gave staff findings and an explanation of the format of the Staff report, including language from the Municipal Association of South Carolina Annexation Handbook, The Beaufort Code, and references to the Future Land Use Map in the Comprehensive Plan. Additionally, Mr. Giani stated that due to public comment received at the first reading of the annexations at the City Council, the zoning for properties at 20, 24, and 34 Old Jericho Road has been changed to T5-UC/RMX, to be more compatible with the surrounding properties.

Chairman Michael Tomy proposed to review of the annexations and proposed zonings in groups, as to expedite the process but also so the Commission can ensure the zoning is compatible with surrounding properties. The Commissioners agreed.

I. Old Jericho Road – 110, 113, 116

Chairman Tomy asked if there was any planned development on these parcels. Deputy City Manager Reece Bertholf stated that no plans for development were received, as its not a requirement, however any uses allowable in the proposed zoning district could be developed if in conformance with The Beaufort Code.

**Motion:** I move to recommend annexation of the parcels located at 110, 113, and 116 Old Jericho Road to the City Council.

**Motion made by:** Commissioner Cosner

**Seconded by:** Caroline Fermin

**In Favor:** ALL

**Opposed:** NONE

**Motion:** I move to recommend the proposed zoning of the parcels located at 110, 113, and 116 Old Jericho Road to the City Council, as submitted.

**Motion made by:** Commissioner Cosner

**Seconded by:** Caroline Fermin

**In Favor:** ALL  
**Opposed:** NONE

II. Old Jericho Road – 34, 20, 24

**Motion:** I move to recommend annexation of the parcels located at 34, 20, 24 Old Jericho Road to the City Council.

**Motion made by:** Commissioner Zara  
**Seconded by:** Judy Alling  
**In Favor:** ALL  
**Opposed:** NONE

**Motion:** I move to recommend the proposed zoning of the parcels located at 34, 20, 24 Old Jericho Road to the City Council, as submitted.

**Motion made by:** Commissioner Zara  
**Seconded by:** Caroline Fermin  
**In Favor:** ALL  
**Opposed:** NONE

III. Greenlawn Drive – 1610, 1716  
Greenlawn Circle – 2512, 2513, 2515, 2517, 2519, 2520, 2525

PUBLIC COMMENT:

**Resident at 108 Woodvine Drive,** no info about potential development. Trouble at zoning desk.

**Motion:** I move to recommend annexation of the parcels located at 1610, 1716 Greenlawn Drive and 2512, 2513, 2515, 2517, 2519, 2520, 2525 Greenlawn Circle to the City Council.

**Motion made by:** Commissioner Cosner  
**Seconded by:** Wendy Zara  
**In Favor:** ALL  
**Opposed:** NONE

**Motion:** I move to recommend zoning of the parcels located at 1610, 1716 Greenlawn Drive and 2512, 2513, 2515, 2517, 2519, 2520, 2525 Greenlawn Circle to the City Council.

**Motion made by:** Commissioner Cosner  
**Seconded by:** Caroline Fermin  
**In Favor:** ALL  
**Opposed:** NONE

IV. Polk Village – Palmetto Drive, 1502  
Polk Village – Estelle Road, 5

PUBLIC COMMENT

**Robert Schener,** doesn't matter what is said, up to zoning.

**Roxanne Pierce**, issue with desires of developer.

**Sandra Martin**, traffic concerns; already a checkpoint.

**Arthur Simmons**, traffic congestion at checkpoint, will exacerbate issues.

**Michael Dixon**, confused about meeting, (process of annexation); don't like mixed-use; start annexating all parcels.

**Denis Holt**, traffic, concerned about annexations tax rate increase, fixed income.

**Jack Noe**, density. Rentals vs owners, not improving village. Greenway location in Boundary Street Masterplan.

**Meticus Rentz**, does not want density/traffic.

**Tim Hagnas**, density/rental concerns; septic.

**Motion:** I move to recommend annexation of the parcels located at 1502 Palmetto Drive, Polk Village to the City Council.

**Motion made by:** Commissioner Fermin

**Seconded by:** Wendy Zara

**In Favor:** 3

**Opposed:** 2

No motion on zoning.

V. Sea Island Parkway – 145, 149

**Motion:** I move to recommend annexation of the parcels located at 145, 149 Sea Island Parkway to the City Council.

**Motion made by:** Commissioner Alling

**Seconded by:** Caroline Fermin

**In Favor:** ALL

**Opposed:** NONE

**Motion:** I move to recommend zoning of the parcels located at 145, 149 Sea Island Parkway to the City Council.

**Motion made by:** Commissioner Zara

**Seconded by:** Susan Cosner

**In Favor:** ALL

**Opposed:** NONE

VI. Parris Island – 1  
Icehouse, no address (R100 029 000 010B 0000)

**Motion:** I move to recommend annexation of the parcels located at 1 Parris Island/Icehouse (no address (R100 029 000 010B 0000)), to the City Council.

**Motion made by:** Commissioner Cosner

**Seconded by:** Wendy Zara

**In Favor:** ALL

**Opposed:** NONE

**Motion:** I move to recommend zoning of the parcels located at 1 Parris Island/Icehouse (no address (R100 029 000 010B 0000)),to the City Council.

**Motion made by:** Commissioner Zara

**Seconded by:** Susan Cosner

**In Favor:** ALL

**Opposed:** NONE

VII. Robert Smalls Parkway – 533

**Motion:** I move to recommend annexation of the parcels located at 533 Robert Smalls Parkway/5 Estelle Road to the City Council.

**Motion made by:** Commissioner Cosner

**Seconded by:** Judy Alling

**In Favor:** ALL

**Opposed:** NONE

**Motion:** I move to recommend zoning of the parcels located at 533 Robert Smalls Parkway/5 Estelle Road to the City Council.

**Motion made by:** Commissioner Zara

**Seconded by:** Susan Cosner

**In Favor:** ALL

**Opposed:** NONE

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## OLD BUSINESS

[N/A]

None.

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## NEW BUSINESS

2:06:52

Chairman Tomy requested that the code revisions regarding story height, habitable and site plan be heard at the next meeting.

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## ADJOURNMENT

2:20:26

**Motion:** Ms. Zara made a motion for adjournment at 7:20 p.m., seconded by Ms. Fermin. The motion passed unanimously.



MAJOR SUBDIVISION PROCESS
SKETCH PLAN APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
email: development@cityofbeaufort.org website: www.cityofbeaufort.org

Application Fee: \$0

OFFICE USE ONLY: Date Filed: 5/23 Application #: 23867 Zoning District: T4-N
Site Area: 1.55 ac Meeting Date: 6/22/22

Schedule: The Metropolitan Planning Commission (MPC) typically meets the 3rd Monday of each month at 5:00 pm. The complete schedule can be found here - http://www.cityofbeaufort.org/metropolitan-planning-commission.aspx

Submittal Requirements: 7 hard copies and 1 digital copy of all forms and information are required.

Conceptual Request: Sketch Plan as described in Section 9.3.1.B, Conceptual Plat showing lots, roads and street sections, sidewalks, existing/proposed trees, open space.

Applicant Name: Corey Post Beaufort Midway Development LLC

Applicant Address: PO Box 27 Port Royal SC 29935

Applicant E-mail: cpost70@aol.com Applicant Phone Number: 843-263-1223

Applicant Title: [X] Homeowner [ ] Tenant [ ] Architect [ ] Engineer [ ] Developer [ ] Contractor

Owner (if other than the Applicant):

Owner Address:

Project Name: Amelia Subdivision

Property Address: 1416 Talbird Rd

Property Identification Number (s): (Tax Map & Parcel Number): R120 008 000 209C 0000

Meeting Date Requested: next.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? [ ] Yes [X] No

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: [Signature] Date: 5-23-22



**MAJOR SUBDIVISION PROCESS  
SKETCH PLAN APPLICATION**

Department of Planning & Development Services  
1911 Boundary Street, Beaufort, South Carolina, 29902  
p. (843) 525-7011 / f. (843) 986-5606  
email: [development@cityofbeaufort.org](mailto:development@cityofbeaufort.org) website [www.cityofbeaufort.org](http://www.cityofbeaufort.org)

*Application Fee: \$0*

**Project Information**

Project Name: Amelia Subdivision

Site Area in Acres: 1.55 AC. Zoning District: T4N

Proposed Allocations (in acres and gross %):

Developed Area: 1.417 .92% Civic/Open Space: .132 AC. .08%

Provide a brief Project Narrative:

This is an Infill, 7 Lot Subdivision Located  
at 1416 Talbird Rd.

**CONTACT INFORMATION** – Application form & supplementary information may be submitted via email:

E-Mail: [development@cityofbeaufort.org](mailto:development@cityofbeaufort.org) | Phone: (843) 525-7011 | Fax: (843) 986-5606

**NOTE: See page 3 for Major Subdivision Process and Sketch Plan Checklist**

# Amelia Subdivision - Aerial



6/14/2022, 1:40:01 PM

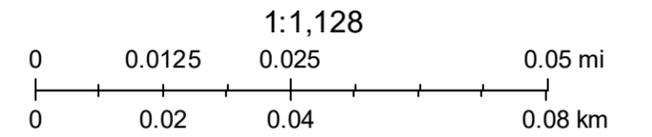
**Road Classifications**

- STATE, PAVED
- PRIVATE, PAVED
- - - PRIVATE, UNPAVED

LiveParcels

Red: Band\_1

- Green: Band\_2
- Blue: Band\_3



# Amelia Subdivision



6/14/2022, 1:39:06 PM

**Road Classifications**

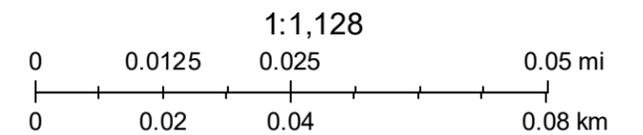
- STATE, PAVED
- PRIVATE, PAVED
- PRIVATE, UNPAVED
- LiveParcels
- HISTORIC DISTRICT-Preservation Heighorhood
- HISTORIC DISTRICT-Conservation Neighborhood

- Bladen Street Redevelopment District
- Boundary Street Redevelopment District
- Retail Overlay (Church & Green Street)
- Retail Overlay

- Zoning Districts**
- LEGACY PUD (LPUD)
  - T1

- T3-S
- T3-N
- T4-HN
- T4-N
- T4-NA
- T5-DC
- T5-UC
- T5-UC / RMX
- RMX
- IC
- MH
- LI
- MR
- Red: Band\_1

- Green: Band\_2
- Blue: Band\_3



Site Pictures – Amelia Subdivision at Talbird Road





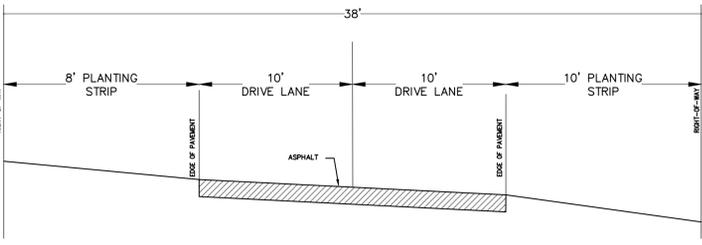
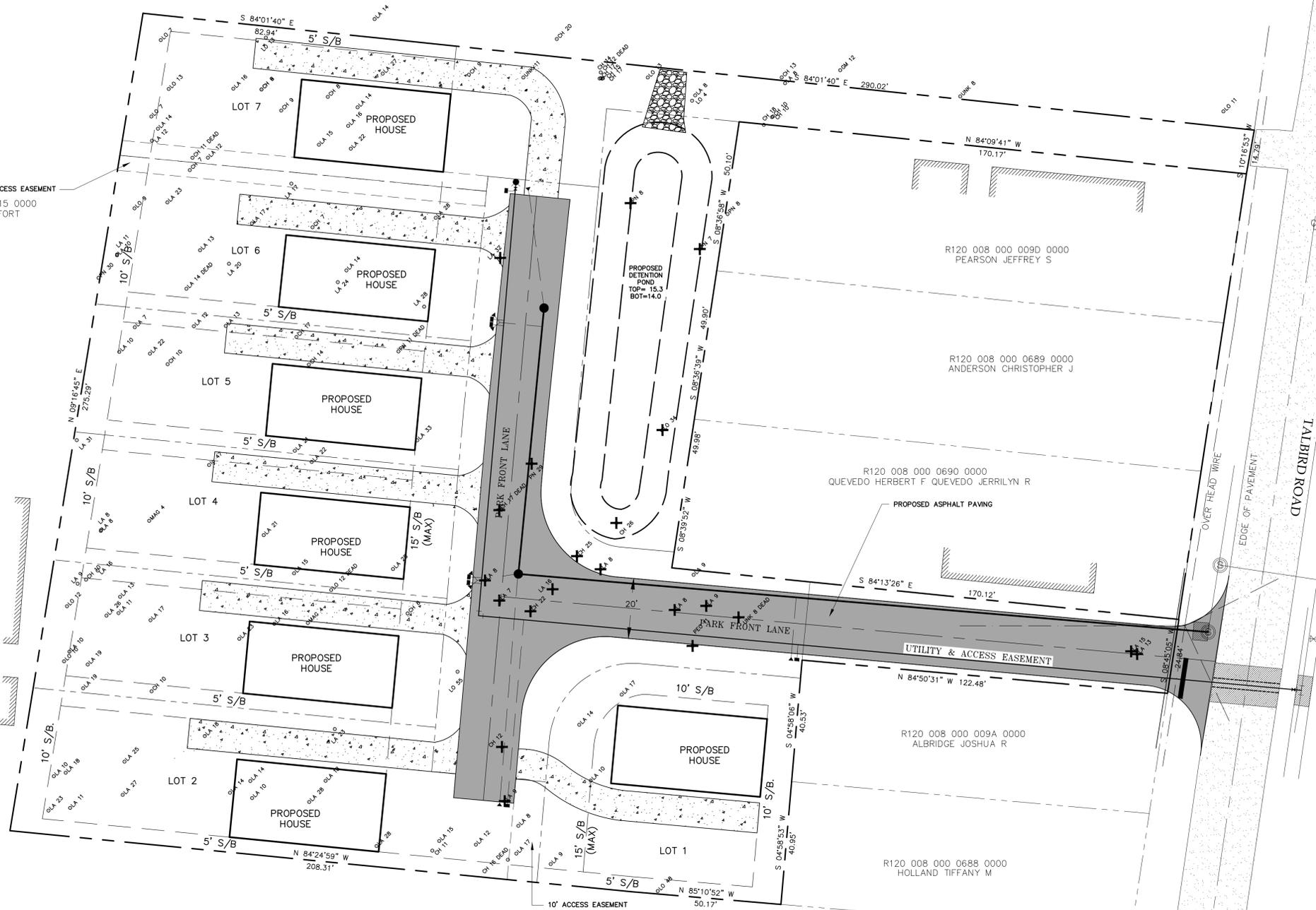
R120 008 000 0009 0000  
BEAUFORT-JASPER ECONOMIC OPPORTUNITY

10' ACCESS EASEMENT  
R120 008 000 0015 0000  
CITY OF BEAUFORT

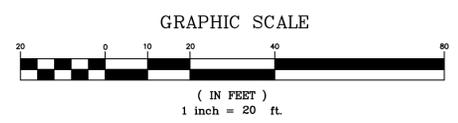
R120 008 000 0015 0000  
CITY OF BEAUFORT

R120 008 000 0015 0000  
CITY OF BEAUFORT

R120 008 000 0014 0000  
BEAUFORT HOUSING AUTHORITY



PARK FRONT LANE CROSS-SECTION  
NOT TO SCALE



PLAN REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	

**AMELIA SUBDIVISION**  
CITY OF BEAUFORT  
BEAUFORT COUNTY, SC

**CAROLINA ENGINEERING CONSULTANTS, INC.**  
843/322-0553  
843/322-0556 (FAX)  
WWW.CAROLINAENGINEERING.COM  
PO BOX 294  
BEAUFORT, SC 29901

PROJECT: 2204  
DATE: 08/03/20  
REVISED: 05/27/22  
DRAWN BY: TAB  
ENGINEER: JPA  
SCALE: 1"=20'

**SITE PLAN**

**1**  
OF 1

\*ANY INFRINGEMENT MAY BE SUBJECT TO LEGAL ACTION. THE DESIGNS AND IDEAS PRESENTED IN THESE PLANS ARE THE PROPERTY OF CAROLINA ENGINEERING CONSULTANTS, INC. NO REPRODUCTION, COPY OR USE OF THESE PLANS OR THE INFORMATION IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.



# Metropolitan Planning Commission

From the Department of Community Development  
June 22, 2022

## 1 SUMMARY OF REQUEST

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The applicant is requesting a division of land into seven (7) parcels for single family residential development. The applicant is proposing a Small-Scale Infill Development, as defined by Section 2.8.1 of the Beaufort Code. Due to the size and type of the development this would normally be classified as a Minor Subdivision, however the development is proposing a new road for access, triggering review by the Metropolitan Planning Commission as a Major Subdivision. The applicant and staff have been working to design a plan that complies with the code to the extent practical, understanding that this is a small-scale infill development.

The applicant has submitted a sketch plan for review by the Metropolitan Planning Commission. This sketch plan was reviewed by the TRC on June 14, 2022 with the following comments:

### Stormwater:

- Ensure stormwater storage does not discharge into private property.
- Streets and grading to direct water to stormwater infrastructure
- Recommend pervious surface for driveways

These comments will likely be addressed and finalized at the Site Plan Review stage, however it is important to consider these concerns early in the development process, as they have an impact on the location of roads, driveways, utilities, and other improvements. Staff will work with the Stormwater Engineer and the applicant's engineer throughout the process to ensure that stormwater regulations are met.

## 2 FACTS

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<b>Property Address:</b>	<b>0 Talbird Road (Vacant)</b>
<b>Parcel ID:</b>	<b>R120 008 000 009C 0000</b>
<b>Applicant:</b>	<b>Beaufort Midway Development, LLC</b>
<b>Type of Request:</b>	<b>Major Subdivision – Sketch Plan</b>
<b>Current Zoning:</b>	<b>T4-N</b>

### Small-Scale Infill and Subdivision

Section 2.8.1 regulates the Small-Scale Infill Development pattern. The parcel to be subdivided is approximately 1.55 acres and is zoned T4-N, complying with Section 2.8.1.C, Applicability. Additionally, the submitted sketch plan showing the building sites of the residences comply with the building separation of 10' in Section 2.8.1.G. Section 2.8.1.D states that, "if there is a conflict between the small-scale planned infill standards of this section and any other requirement of this Code, the standards of this section take precedence."

The staff supported rationale for choosing to fall under this Section is that a rear lane, as referenced in section 9.9.2.D.2, would not be suitable for this development as it would require the residences to front the rear of the property, to comply with the standards of a "rear lane." Staff required that the houses faced the street, as this is required for addressing the properties. Thus, a new street was created, triggering review by the MPC as a Major Subdivision.

### **Open Space Requirement**

Section 2.8.1.H states that this type of development shall provide some type of open space, defined in Section 7.4.2. However, when looking at this section there is no minimum size or quantity for the open space. As there is limited space in this development, staff proposes a conservation easement on the development giving public access to the adjacent Southside Park to the development. Staff determined that the provision of a conservation easement on the development would comply with Section 7.4.2, it is logical for the development to connect with the valuable amenity that is Southside Park. This conservation easement must comply with Section 7.4.5 which requires shared ownership among residence to ensure proper upkeep of the open space. Lastly, this conservation easement would need further consideration by the City's Police and Public Works Department as there is an existing chain link fence that surrounds the perimeter of the park.

### **Land Development Standards**

Per the Table of Required Improvements, Section 7.1.3, footnote #2 states that, "For Infill and Redevelopment, as defined in Section 8.3.2, these items [referring to the table of required provisions] are required to the extent feasible based on existing conditions including roads, utilities and adjacent buildings." As this is an infill development, the interpretation by staff is that this section allows minor exceptions to be made to the various development standards based on the feasibility of desired improvements. Additionally, the referenced Section 8.3.2.A states that, "Developments in T4 zone that are considered infill and that are less than 4 acres, will comply with the stormwater section to the extent practical."

The applicant is proposing a "T" road, accessing Talbird road. The width of the initial portion of the new road at the point of ingress is approximately 24.84. The right-of-way at the top of the "T" is much wider and was constructed to allow a hammerhead turn by a fire truck. After consulting with the Code and the applicant, staff opines that the Low Impact Development Road is the most suitable for this development. The street section for this type of road in Appendix C, Section C.5.10 shows a minimum R.O.W. width of 38'. The access easement on Talbird road is grossly under this requirement and cannot be feasibly expanded.

Since the access easement is not wide enough for all streetscape improvements in Appendix C, staff recommends that the streetscape design be complied with to the extent possible, with recommendations also from the Planning Commission. The Code allows for these exceptions, as the "Exceptions and Alternatives" in Section 7.2.1.C.2.c.i state that, "where available right-of-way – due to existing structures and topographic conditions – do not permit the full section to be constructed, the administrator may adjust the required section." Staff will require that the applicant supply cross sections of the entire street at the site plan review stage showing a concerted effort to comply with Appendix C, as two portions of the street differ in widths thus vary in their amount of streetscape improvements. These street sections will be reviewed by Staff as well as the TRC for compliance at the extent practical.

### **Trees**

Staff will ensure compliance with the tree preservation, mitigation, and replacement regulations of the Beaufort Code. Upon a site visit, staff determined that an Arborist report would be required as there is several trees that are estimated to be landmark trees, however an arborist report would confirm this. Staff has asked the applicant to be prepared to address questions about preservation of trees, as it is part of the powers and duties of the Planning Commission.

## **3 RECOMMENDED MOTION**

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### **Approval:**

*I move to approve application MPC 22-01, for the submitted sketch plan, with the following conditions:*

- *Compliance with tree preservation, mitigation, and replacement regulations*
- *Creation of a conservation easement connecting development with Southside Park, per review by TRC.*
- *Submittal of street sections to TRC, conformance with Section 7 and Appendix C.*
- *Compliance with all stormwater regulations to the full extent possible, as outlined in Section 8.3.2.*

## **Requested Code Revisions for the MPC City of Beaufort 5/10/2022**

In accordance with the state of South Carolina in the Beaufort code of the city of Beaufort South Carolina adopted June 27, 2017 and amended July 10, 2018, I hereby present the following code changes/amendments.

### **Issue #1: Building height adjacent to Historic District**

#### **Background Discussion / premise:**

The current code and the interpretation allow for buildings to be built much higher than intended when in or adjacent to Historic district residential properties. The most current example is the townhouses under construction at 1105 Bay and backs on Craven St. This was approved as 3 ½ stories, but as you can see is a full 4 stories and is one of the tallest buildings in the city over powering the Anchorage House, secession house, comfort house, Rhett House and other historic landmark properties. The Anchorage house is an historical landmark Building constructed in 1770. This is an example with new projects ready to go to review in the near future! We need consistency!



## Documentation:

The Beaufort preservation manual and supplement:  
chapter 3, new construction  
page 13, scale:

in cases where the street does not have a dominant rhythm of cornice heights the decisions of the ***BOR should be more affected by the considerations of absolute height and massing.***

### Page 14 absolute size:

when the scale of neighborhood buildings, or those of an entire community are relatively consistent, *new construction should be restricted from drastically altering these relationships. In the case of Beaufort, the two and three-story structure is the norm, and structures which digressed from this standard to any great degree seriously impact the historic Beaufort district.*

### Elevation of the first floor:

the typical residential street and the historic Beaufort district is fronted by houses with prominent steps leading to raised first floor porches

***“This is a clarification that the normal structures for residential are either two or three stories with an elevated front porch creating ½ story***

### The Beaufort City Code:

Zoning 2.4.1: Transect based district standards Table D, T4n, T5dc, T5uc **revise to state: 3 stories max (a raised porch for flooding is additional and does not add to the number of stories) in and fronting historic district.**

## Issue #2: Habitable Designation

### Background Discussion / premise:

The original intent based on historic code as well as city of Beaufort code, was that the area underneath a structure based on the raising of the first floor to meet codes based on flood elevation was that this area should not be habitable and therefore also not considered as a story of building in the code. Staff has been using this habitability incorrectly by stating that the garage would not be considered a story of a building because it was in their definition not habitable.

***“The height/number of stories of a building does not depend on whether or not it is habitable ( except in the case of a raised floor for flood elevation implications), but only on its dimensional height above grade!” In past applications the staff has considered the garage as not habitable and therefore has allowed the first story of a building with the garage***

***underneath to not be counted as a story which is in direct conflict and contrary to the intent of our historical documents.***

**The Beaufort City Code:**

Zoning 2.6.1: height page 25

Strike the word **habitable.**

**Building form:**

***Measurement of building height: measurement of building height as number of stories with the story defined as a level in a building above grade***

### **Issue #3: Relevance of the Sketch Plan review for the MPC**

**Background Discussion / premise:**

Since my appointment in 2018 to the MPC Board, we have had a continuing issue with the lack of information presented for review! The ordinance was created to allow developers to receive preliminary approvals to save time for them, however recent submissions have gone through design review and then to sketch plan review. I do not believe time is an issue for this and projects are coming quickly with the real estate economy active. The MPC needs to have better information to provide their decision on these matters! "I believe that the need for a sketch Plan review is not needed anymore and therefore should be discontinued. The more appropriate time for the MPC review is after the TRC does their site plan review with sufficient information for the MPC to make their recommendations.

**The Beaufort City Code**

Development Review Procedures

9.9.3 Major Subdivision Sketch Plan:

**Delete Sketch Plan Review Section**

**The MPC shall review at site plan with TRC and applicant will have MPC review at that time.**

### **Issue #4: Major subdivision**

**Background Discussion / premise:**

the major subdivision size designation currently is 10 acres, however there will be better control over future development if the acreage is reduced to 6 acres and also has a controlling element that the 6 acres with the aggregate of all adjacent acreage owned by the same developer.

**The Beaufort City Code**

9.9: Subdivision Review

9.9.2 A2

**Change 10 Acres to 6 Acres and add Including all adjacent Acres for future development by Owner/Developer.**

**Thank you for your attention and please let me know of any questions.**

Michael Tomy, RA

Chair MPC