

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

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

Monday, July 18, 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/86782615334?pwd=RIA0dXB6emlldStwUzZjOXlwckZEUT09>

Password: 151577 Meeting ID: 867 8261 5334 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. **June 22, 2022 Meeting Minutes**

 - IV. **Questions Relating to Military Operations**

 - V. **Review of Projects for the City of Beaufort:**
 - A. **Pointe Grande, MPC 22-01, Sketch Plan.** The applicant, Hillpointe, LLC, is requesting sketch plan approval of a 328-unit apartment complex on a 23.98 acre site, located at Burton Hill Road and Old Salem Road. The parcel is zoned T5-UC/RMX.

 - VI. **Review of Projects for the Town of Port Royal:**
 - A. **None**

 - VII. **Review of Projects for Beaufort County:**
 - A. **Presentation by Juliana Smith, Long Range Planner.** for the Beaufort County Planning Informational only presentation to the MPC regarding Resilience Planning efforts that County is undertaking. My presentation will include a brief update on the most recent Sea Level Rise science released by NOAA in February of this year, an overview on some of the recent actions we've taken to address resilience, and a deeper dive into the groundwater monitoring projects that's underway.

 - VIII. **New Business**
 - A. **Appointment of new Chairperson for MPC.**

 - IX. **Adjournment**

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



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: _____ Application #: _____ Zoning District: _____
Site Area: _____ Meeting Date: _____

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: Hillpointe, LLC (R. Judson Hall, PE, RLA) _____

Applicant Address: 1031 W. Morse Boulevard, Suite 240 Winter Park, FL 32789 _____

Applicant E-mail: jhall@territory.com **Applicant Phone Number:** 770-231-0220 _____

Applicant Title: Homeowner Tenant Architect Engineer Developer Contractor

Owner (if other than the Applicant): Burton Properties _____

Owner Address: PO Box 1063, Beaufort, SC 29901 _____

Project Name: Pointe Grand Beaufort _____

Property Address: +/- 23.98 Parcel located south of Robert Smalls Parkway,
east of Burton Hill Road and north of Old Salem Road. _____

Property Identification Number (s): (Tax Map & Parcel Number): R122 - 029 - 000 - 0233 - 0000 _____

Meeting Date Requested: April 18, 2022 _____

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 No

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

Applicant's Signature:  _____ **Date:** March 18, 2022 _____



March 18, 2022

VIA: Electronic mail in PDF Format

Metropolitan Planning Commission
City of Beaufort South Carolina
1911 Boundary Street
Beaufort, SC 29902

Re: Project Narrative for the Pointe Grand Beaufort Proposed Development

Dear Commission,

Hillpointe, LLC, based in Winter Park, Florida and Athens, Georgia, proposes to develop a mixed-use project on a 23.98-Acre tract zoned T5-UC, RMX. The property is located on the east side of Burton Hill Road, between Roberts Smalls Parkway and Old Salem Road. The mixture of uses proposed for the project include 336 multi-family apartment units on 17.11-Acres, a 1.44-Acre commercial outparcel, two additional commercial out-parcels on 2.58-Acres that are envisioned as “Street Side Retail” type business uses and 2.84-Acres of future public rights-of-way. For this project, the apartment units will be constructed and managed by Hillpointe, while all three commercial out-parcel uses would be developed “*by others*”. As the project progresses, Hillpointe proposes to establish specific requirements for the “*future development*” based upon the purview of those structures by this Commission and the Beaufort Design Review2 Board.

The objective of all Pointe Grand apartment projects is to create a “*best-in-class*” multifamily rental community that provides high-end design features in our competitive, price-point driven market. This is primarily accomplished due to Hillpointe’s fully integrated platform that includes performing construction, material sourcing, asset management and capital investment recruitment as in-house functions. This vertically integrated nature is the result of the evolution of the business experiences of Hillpointe’s principals, Kelly Mahoney and Steven Campisi, who over the last two decades have developed and/ or constructed more than 4,000 housing units in the multi-family housing sector.

The Pointe Grand apartment product for this specific property is proposed as a mixture of 3 and 4-story apartment buildings. The 3-story buildings will contain either 12 or 24, 2-bedroom units per building while 4-story buildings will contain either 16 or 32, 2-bedroom units per building. All units include private patios or decks and design features that include an open layout concept, dual master bedrooms, large closets, kitchen island bars, quartz countertops, stainless steel fixtures and appliances, washer and dryer hookups, digital locks, and high-quality synthetic wood flooring. The community will include a clubhouse and management office, a fitness center, a swimming pool, garages, high speed wi-fi connectivity and parking facilities that meet the requirements of the Beaufort Code.

The site can be described as typical of other coastal properties in the Beaufort area with existing vegetation also typical of coastal Carolina. The intensity of the development will require large portions of the property to be cleared for development but wherever existing vegetation can be saved, efforts to do so will be implemented into the final engineering design of the property.

The overall design vision for the project is to create an urbanistic feel in the development by placing proposed architecture in close proximity to both the existing roadways and proposed rights-of-way required by the Code. As can be seen on the site plan, the primary access into the development from Burton Hill Road is proposed as a town center styled boulevard with a center planting island bisecting one-way streets with angled parking

along those streets. The parking is primarily anticipated to be used for the most direct access to the future street side retail envisioned for the project, as well as two apartment buildings that represent the transition from the town center street scape into the residential portion of the project. The boulevard portion of the terminus of this boulevard is a round-about with a planting island that distributes apartment residents into the northern and southern multi-family sections along additional proposed public right-of ways. The street network has been developed to resemble as closely as possible the Sector 4 Street Network Diagram found in Appendix C of the Code. No parking is proposed along these access drives as required by 2.5.1.A.

Finally, understanding that the future street-side retail will be developed later, Hillpointe proposes to utilize privacy fencing and landscaping to screen the internal parking areas from the town-center boulevard main entrance road. All parking will be developed so that only the future street retail buildings would require construction with some anticipation that the sidewalks developed with this plan may need to be altered for the future retail uses.

We hope that this correspondence succinctly describes the vision Hillpointe, LLC has for this property and hope that the Commission finds this proposal to be the type of vision that will assist to positively enhance this area of Beaufort. If, during your review, you find you have any questions that we may not have answered in this presentation, please feel free to reach me at any time via email at jhall@hillpointe.com or on my mobile phone, (770) 231-0220. We look forward to working with the Commission on our proposed project.

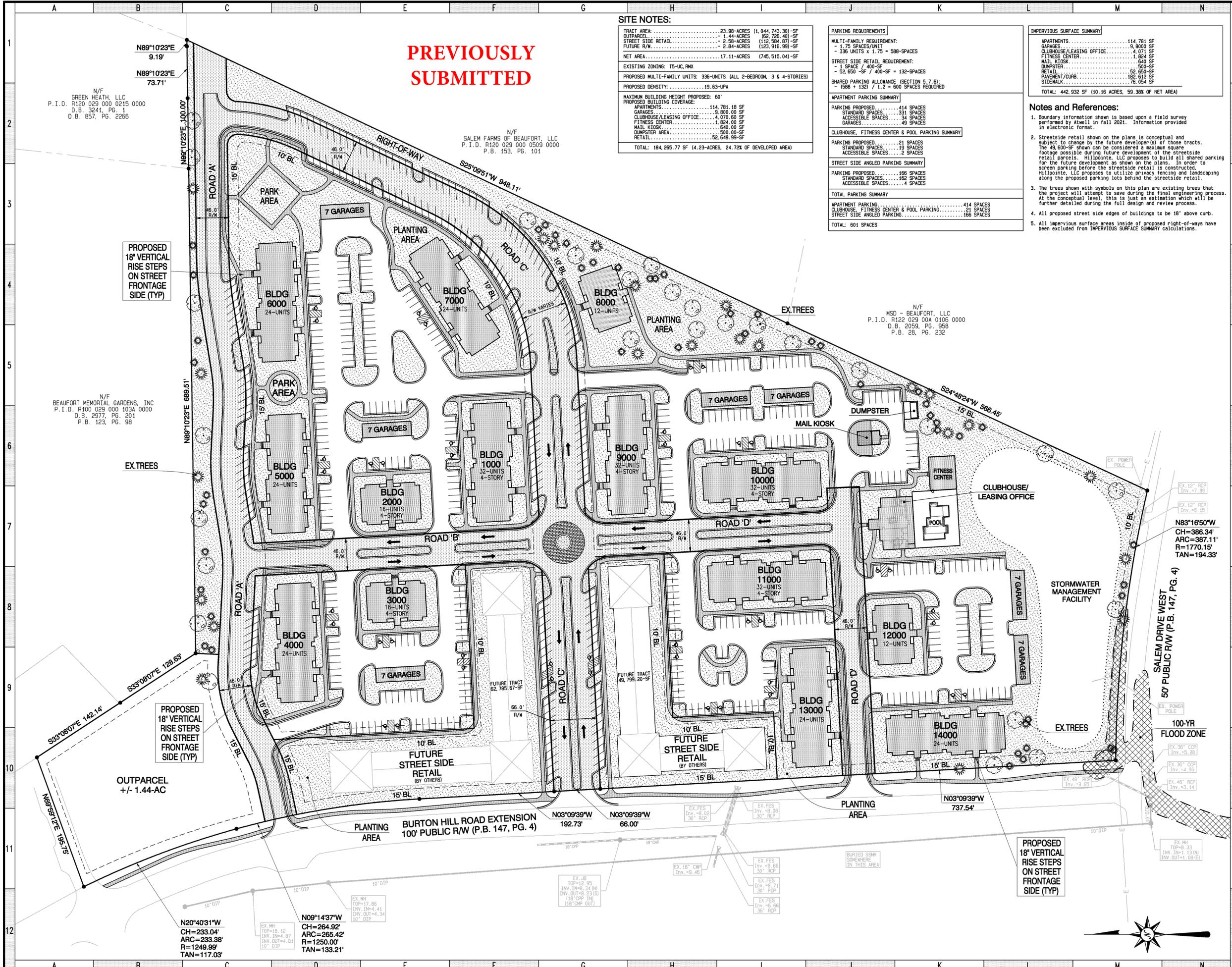
Sincerely,



R. Judson Hall, PE, RLA
Engineering and Development Coordinator
Hillpointe, LLC.



NO.	DESCRIPTION	DATE
1	REVISE PER STAFF DRG COMMENTS	3.2.22
2	REVISE TO MAKE BLDG'S 1000, 2000, 3000, 9000, 10000 & 11000 4-STORIES	3.2.22



SITE NOTES:

TRACT AREA:	23.98-ACRES (1,044,743.30)-SF
OUTPARCEL:	1.44-ACRES (62,736.40)-SF
STREET SIDE RETAIL:	2.58-ACRES (112,984.87)-SF
FUTURE R/W:	2.84-ACRES (123,916.99)-SF
NET AREA:	17.11-ACRES (745,515.04)-SF

EXISTING ZONING: TS-UC, RMK
 PROPOSED MULTI-FAMILY UNITS: 336-UNITS (ALL 2-BEDROOM, 3 & 4-STORIES)
 PROPOSED DENSITY: 19.63-UPA

MAXIMUM BUILDING HEIGHT PROPOSED: 60'
 PROPOSED BUILDING COVERAGE:
 APARTMENTS: 114,781.18 SF
 GARAGES: 9,800.00 SF
 CLUBHOUSE/LEASING OFFICE: 4,070.60 SF
 FITNESS CENTER: 1,824.00 SF
 MAIL KIOSK: 640.00 SF
 DUMPSTER AREA: 500.00-SF
 RETAIL: 62,649.99-SF
TOTAL: 184,265.77 SF (4.23-ACRES, 24.72% OF DEVELOPED AREA)

PARKING REQUIREMENTS

MULTI-FAMILY REQUIREMENT:
 - 1.75 SPACES/UNIT
 - 336 UNITS x 1.75 = 588-SPACES

STREET SIDE RETAIL REQUIREMENT:
 - 1 SPACE / 400-SF
 - 52,650 -SF / 400-SF = 132-SPACES

SHARED PARKING ALLOWANCE (SECTION 5.7.6):
 - (588 + 132) / 1.2 = 600 SPACES REQUIRED

APARTMENT PARKING SUMMARY

PARKING PROPOSED: 414 SPACES
 STANDARD SPACES: 331 SPACES
 ACCESSIBLE SPACES: 83 SPACES

CLUBHOUSE, FITNESS CENTER & POOL PARKING SUMMARY

PARKING PROPOSED: 21 SPACES
 STANDARD SPACES: 19 SPACES
 ACCESSIBLE SPACES: 2 SPACES

STREET SIDE ANGLED PARKING SUMMARY

PARKING PROPOSED: 166 SPACES
 STANDARD SPACES: 162 SPACES
 ACCESSIBLE SPACES: 4 SPACES

TOTAL PARKING SUMMARY

APARTMENT PARKING: 414 SPACES
 CLUBHOUSE, FITNESS CENTER & POOL PARKING: 21 SPACES
 STREET SIDE ANGLED PARKING: 166 SPACES
TOTAL: 601 SPACES

IMPERVIOUS SURFACE SUMMARY

APARTMENTS: 114,781 SF
 GARAGES: 9,800 SF
 CLUBHOUSE/LEASING OFFICE: 4,071 SF
 FITNESS CENTER: 1,824 SF
 MAIL KIOSK: 640 SF
 DUMPSTER: 500 SF
 RETAIL: 62,650 SF
 PAVEMENT/CURB: 182,612 SF
 SIDEWALK: 70,054 SF
TOTAL: 442,932 SF (10.16 ACRES, 59.38% OF NET AREA)

Notes and References:

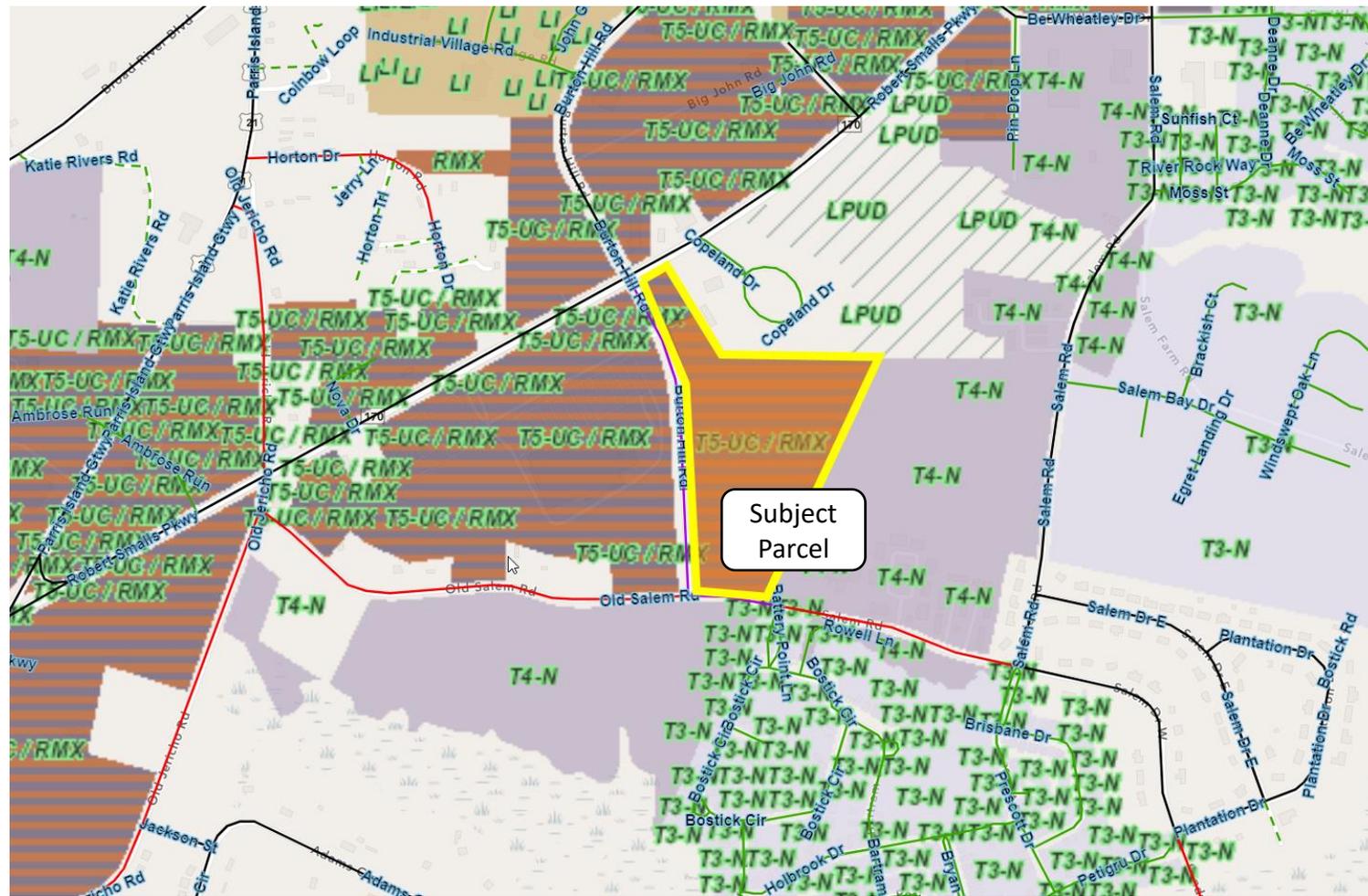
- Boundary information shown is based upon a field survey performed by Atwell in fall 2021. Information provided in electronic format.
- Streetside retail shown on the plans is conceptual and subject to change by the future developer(s) of those tracts. The 45,600-SF shown can be considered a maximum square footage possible during future development of the streetside retail parcels. Hillpointe, LLC proposes to build all shared parking for the future development as shown on the plans. In order to screen parking before the streetside retail is constructed, Hillpointe, LLC proposes to utilize privacy fencing and landscaping along the proposed parking lots behind the streetside retail.
- The trees shown with symbols on this plan are existing trees that the project will attempt to save during the final engineering process. At the conceptual level, this is just an estimation which will be further detailed during the full design and review process.
- All proposed street side edges of buildings to be 18" above curb.
- All impervious surface areas inside of proposed right-of-ways have been excluded from IMPERVIOUS SURFACE SUMMARY calculations.

N/F GREEN HEATH, LLC
 P.I.D. R120 029 000 0215 0000
 D.B. 3241, PG. 1
 D.B. 857, PG. 2265

N/F SALEM FARMS OF BEAUFORT, LLC
 P.I.D. R120 029 000 0509 0000
 P.B. 153, PG. 101

N/F MSD - BEAUFORT, LLC
 P.I.D. R122 029 000 0106 0000
 D.B. 2059, PG. 958
 P.B. 28, PG. 232

N/F BEAUFORT MEMORIAL GARDENS, INC
 P.I.D. R100 029 000 103A 0000
 D.B. 2977, PG. 201
 P.B. 123, PG. 98

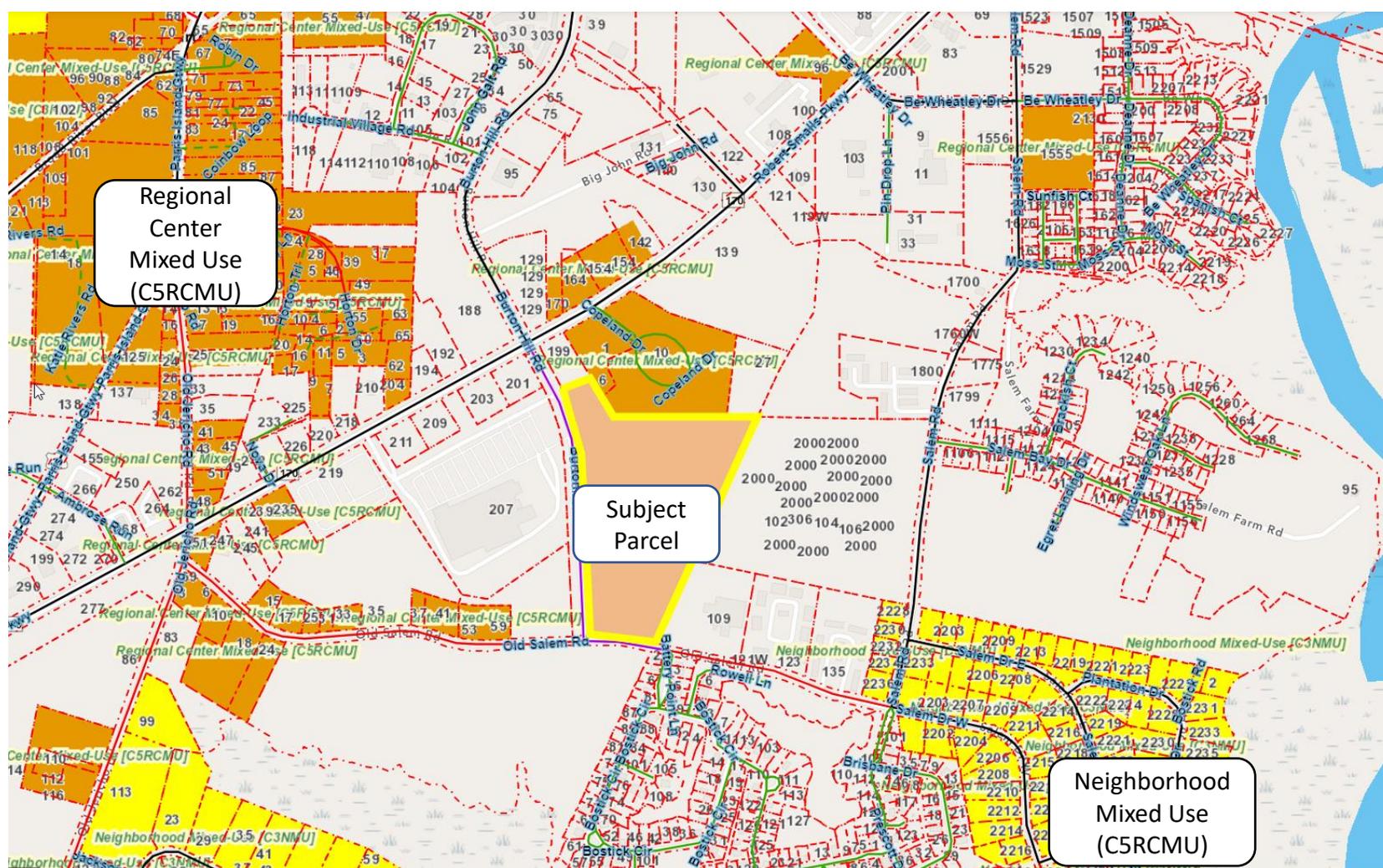


T5-Urban Corridor (T5-UC)

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 streetscapes.

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.



Regional
Center
Mixed Use
(C5RCMU)

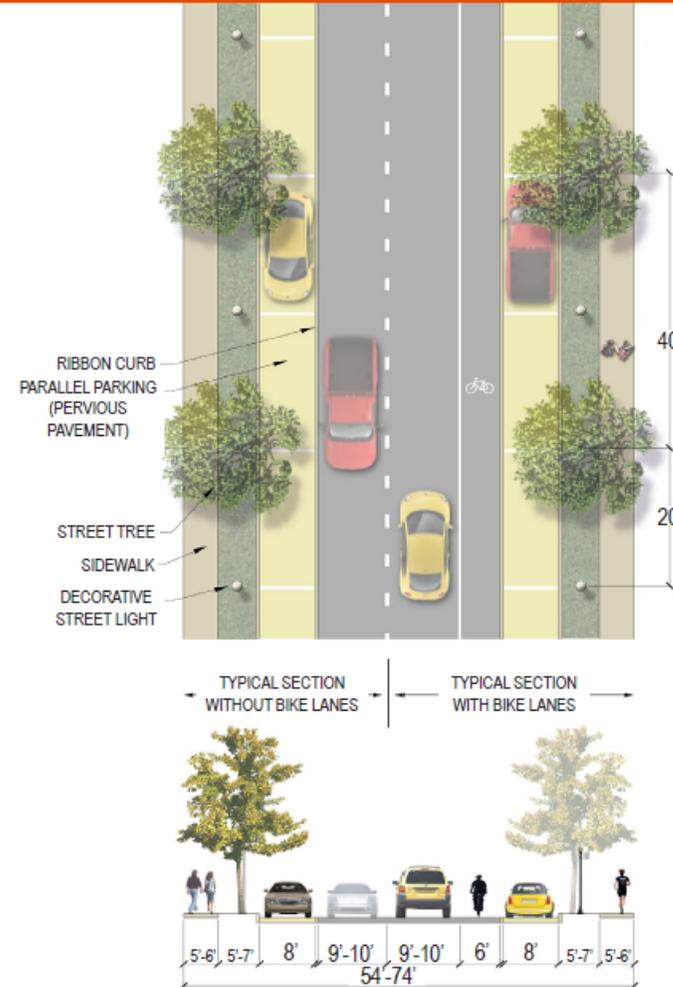
Subject
Parcel

Neighborhood
Mixed Use
(C3RCMU)

Regional Center Mixed Use (C5). 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.

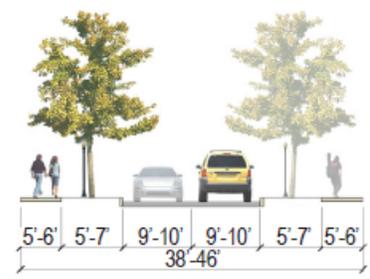
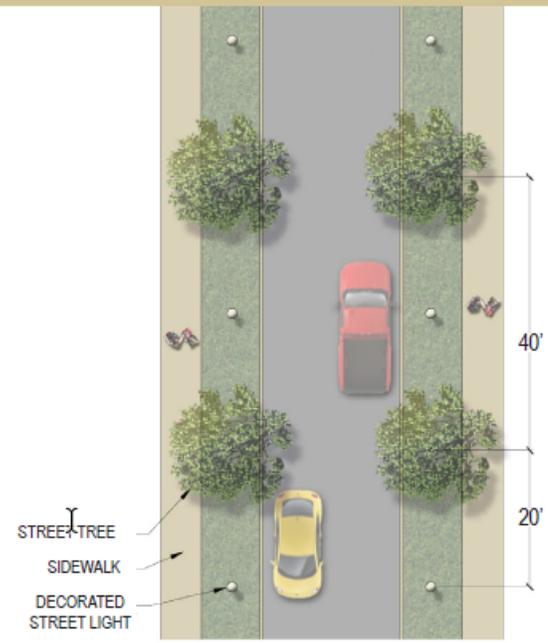
Neighborhood Mixed Use (C3). The Neighborhood Mixed Use (C3) Zone provides for high-quality, moderate-density (averaging under three dwelling units per acre) residential development, with denser areas of multi-family and mixed-use development to provide walkability and affordable housing options. The design requirements are intended to provide a suburban character and encourage pedestrian, as well as automobile, access.

C.5.5	Avenue (AV: 54 ft - 74 ft)
Description	Appropriate in both residential and commercial contexts, avenues serve as a primary connectors between residential and mixed-use areas, often terminating at prominent buildings or plazas. The on-street parking they provide helps to support activity in neighborhood and employment centers.
Curb Type	Curb
Right-of-Way Width	54 to 74 feet
Traffic Lanes (Pavement Width)	2 lanes (9 to 10 feet each)
Movement (Design Speed)	Slow (25 MPH)
Parking Lanes (Width)	2 sides parallel parking (8 feet each) - Pervious pavement preferred; angled parking may be permitted if sufficient R.O.W. exists
Bike Facilities	Bike lanes (6 feet each) as needed
Sidewalk (Width)	2 sides (5 to 6 feet each)
Planter Type (Width)	Planting strip (5 to 7 feet)
Street Trees	40 feet on-center max., overstory; 24 feet on-center max., understory or palms
Specific Applicability	See Street Regulating Plan



Appendix C: Street Infrastructure Plans | C.5: Street Sections

C.5.9	Neighborhood St. 3 - Lane (NS3: 38 ft - 46 ft)
Description	Type 3 Neighborhood Streets are small residential lanes intended to provide direct access to the front of a limited number of single-family structures. This street type should be used in situations where the right-of-way is too constrained for other typical street types, and is ideally paired with a Rear Lane that provides off-street parking access to the rear of lots.
Curb Type	Curb
Right-of-Way Width	38 to 46 feet
Traffic Lanes (Pavement Width)	2 lanes (9 to 10 feet each) - Unmarked
Movement (Design Speed)	Slow (25 MPH)
Parking Lanes (Width)	N/A
Bike Facilities	Signed route as needed
Sidewalk (Width)	1 or 2 sides (5 to 6 feet each)
Planter Type (Width)	Planting strip (5 to 7 feet) - May be waived if R.O.W. is not sufficient
Street Trees	40 feet on-center max., overstory; 24 feet on-center max., understory or palms
Specific Applicability	See Street Regulating Plan



OWNER/ DEVELOPER:



Corporate Office:
 1031 W. Morse Boulevard, Suite 240
 Winter Park, FL 32789
 PH: (407) 752-9004

Operations Office:

8830 Macon Highway
 Building 300
 Athens, GA 30606
 PH: (678) 466-9730
 Information: www.hillpointe.com

24-HOUR CONTACT:

T.B.D.
 P: (XXX) XXX-XXX
 Email:

PROJECT:

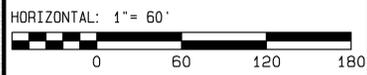
POINTE GRAND BEAUFORT

SHEET TITLE:

328-UNIT CONCEPT PLAN

DRAWING DATE: MARCH 7, 2022

DRAWING SCALES:



SHEET REVISIONS

NO.	DESCRIPTION	DATE
1	REVISE PER STAFF DRB COMMENTS	3.2.22
2	REVISE TO MAKE BLDG'S 1000, 2000, 3000, 9000, 10000 & 11000 4-STORIES	3.2.22
3	ADD BLDG. LABELS TYPES PER CITY REQUEST; UPDATE BLDG COVERAGE AND IMP. SUMMARY TO REMOVE STREET SIDE RETAIL FROM INCLUSION	4.21.22
4	CHANGE BLDG. 7000 TO 4-STORY, 'TYPE A' UNIT	5.5.21
5	REV. FOLLOWING CONVERSATION WITH BEAUFORT DIRECTOR OF DEVELOPMENT ON 6.14.22	5.19.22
6	PLAN DETAILING PER REVISION #5 ABOVE.	6.30.22

SHEET

SITE NOTES:

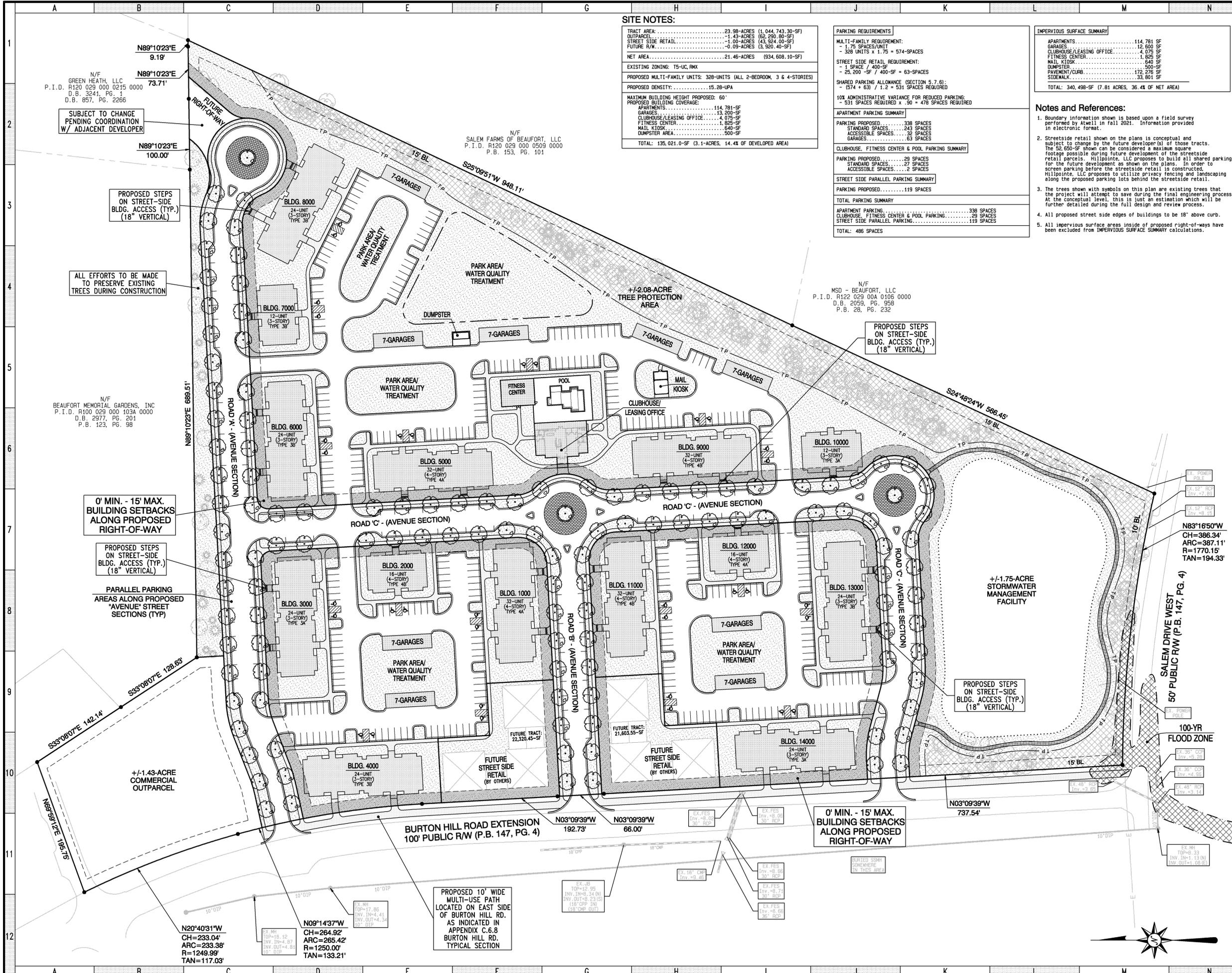
TRACT AREA:	23.98-ACRES (1,044,743.30-SF)
OUTPARCEL:	1.43-ACRES (62,290.80-SF)
STREET SIDE RETAIL:	1.00-ACRES (43,924.00-SF)
FUTURE R/W:	0.09-ACRES (3,920.40-SF)
NET AREA:	21.46-ACRES (934,608.10-SF)
EXISTING ZONING:	T9-UC, RMK
PROPOSED MULTI-FAMILY UNITS:	328-UNITS (ALL 2-BEDROOM, 3 & 4-STORIES)
PROPOSED DENSITY:	15.28-UPA
MAXIMUM BUILDING HEIGHT PROPOSED:	60'
PROPOSED BUILDING COVERAGE:	
APARTMENTS:	114,781-SF
GARAGES:	13,200-SF
CLUBHOUSE/LEASING OFFICE:	4,075-SF
FITNESS CENTER:	1,925-SF
MAIL KIOSK:	640-SF
DUMPSTER AREA:	500-SF
TOTAL:	135,021.0-SF (3.1-ACRES, 14.4% OF DEVELOPED AREA)

PARKING REQUIREMENTS	
MULTI-FAMILY REQUIREMENT:	
- 1.75 SPACES/UNIT	- 574-SPACES
- 328 UNITS x 1.75 = 574-SPACES	
STREET SIDE RETAIL REQUIREMENT:	
- 1 SPACE / 400-SF	- 63-SPACES
- 25,200-SF / 400-SF = 63-SPACES	
SHARED PARKING ALLOWANCE (SECTION 5.7.6):	
- (574 + 63) / 1.2 = 531 SPACES REQUIRED	
10% ADMINISTRATIVE VARIANCE FOR REDUCED PARKING:	
- 531 SPACES REQUIRED x .90 = 478 SPACES REQUIRED	
APARTMENT PARKING SUMMARY	
PARKING PROPOSED:	338 SPACES
STANDARD SPACES:	243 SPACES
ACCESSIBLE SPACES:	32 SPACES
GARAGES:	63 SPACES
CLUBHOUSE, FITNESS CENTER & POOL PARKING SUMMARY	
PARKING PROPOSED:	29 SPACES
STANDARD SPACES:	27 SPACES
ACCESSIBLE SPACES:	2 SPACES
STREET SIDE PARALLEL PARKING SUMMARY	
PARKING PROPOSED:	119 SPACES
TOTAL PARKING SUMMARY	
APARTMENT PARKING:	338 SPACES
CLUBHOUSE, FITNESS CENTER & POOL PARKING:	29 SPACES
STREET SIDE PARALLEL PARKING:	119 SPACES
TOTAL:	486 SPACES

IMPERVIOUS SURFACE SUMMARY	
APARTMENTS:	114,781 SF
GARAGES:	12,600 SF
CLUBHOUSE/LEASING OFFICE:	4,075 SF
FITNESS CENTER:	1,925 SF
MAIL KIOSK:	640 SF
DUMPSTER:	500 SF
PAVEMENT/CURB:	172,276 SF
SIEMALK:	33,801 SF
TOTAL:	340,498-SF (7.81 ACRES, 36.4% OF NET AREA)

Notes and References:

- Boundary information shown is based upon a field survey performed by Atwell in fall 2021. Information provided in electronic format.
- Streetside retail shown on the plans is conceptual and subject to change by the future developer(s) of those tracts. The 52,650-SF shown can be considered a maximum square footage possible during future development of the streetside retail parcels. Hillpointe, LLC proposes to build all shared parking for the future development as shown on the plans. In order to screen parking before the streetside retail is constructed, Hillpointe, LLC proposes to utilize privacy fencing and landscaping along the proposed parking lots behind the streetside retail.
- The trees shown with symbols on this plan are existing trees that the project will attempt to save during the final engineering process. At the conceptual level, this is just an estimation which will be further detailed during the full design and review process.
- All proposed street side edges of buildings to be 18" above curb.
- All impervious surface areas inside of proposed right-of-ways have been excluded from IMPERVIOUS SURFACE SUMMARY calculations.



N89°10'23"E
 9.19'
 N89°10'23"E
 73.71'
 N89°10'23"E
 100.00'

SUBJECT TO CHANGE
 PENDING COORDINATION
 W/ ADJACENT DEVELOPER

PROPOSED STEPS
 ON STREET-SIDE
 BLDG. ACCESS (TYP.)
 (18" VERTICAL)

ALL EFFORTS TO BE MADE
 TO PRESERVE EXISTING
 TREES DURING CONSTRUCTION

N89°10'23"E 889.51'
 ROAD 'A' - (AVENUE SECTION)

0' MIN. - 15' MAX.
 BUILDING SETBACKS
 ALONG PROPOSED
 RIGHT-OF-WAY

PROPOSED STEPS
 ON STREET-SIDE
 BLDG. ACCESS (TYP.)
 (18" VERTICAL)

PARALLEL PARKING
 AREAS ALONG PROPOSED
 'AVENUE' STREET
 SECTIONS (TYP)

S33°08'07"E 128.69'
 S33°08'07"E 142.14'

+/1.43-ACRE
 COMMERCIAL
 OUTPARCEL

N20°40'31"W
 CH=233.04'
 ARC=233.38'
 R=1249.99'
 TAN=117.03'

N89°10'23"E
 100.00'

PROPOSED STEPS
 ON STREET-SIDE
 BLDG. ACCESS (TYP.)
 (18" VERTICAL)

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 (18" VERTICAL)

PARALLEL PARKING
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 'AVENUE' STREET
 SECTIONS (TYP)

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 CH=233.04'
 ARC=233.38'
 R=1249.99'
 TAN=117.03'

N89°10'23"E
 100.00'

PROPOSED STEPS
 ON STREET-SIDE
 BLDG. ACCESS (TYP.)
 (18" VERTICAL)

ALL EFFORTS TO BE MADE
 TO PRESERVE EXISTING
 TREES DURING CONSTRUCTION

N89°10'23"E 889.51'
 ROAD 'A' - (AVENUE SECTION)

0' MIN. - 15' MAX.
 BUILDING SETBACKS
 ALONG PROPOSED
 RIGHT-OF-WAY

PROPOSED STEPS
 ON STREET-SIDE
 BLDG. ACCESS (TYP.)
 (18" VERTICAL)

PARALLEL PARKING
 AREAS ALONG PROPOSED
 'AVENUE' STREET
 SECTIONS (TYP)

S33°08'07"E 128.69'
 S33°08'07"E 142.14'

+/1.43-ACRE
 COMMERCIAL
 OUTPARCEL

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Metropolitan Planning Commission

From the Department of Community Development
July 18, 2022

1 SUMMARY OF REQUEST

This sketch plan is for 23.98-acre (net 21.46 acres) development for an apartment complex, with 14 buildings and 328-units. This plan came before the MPC at their April 2022 meeting, the application was tabled until more information was received. Information that was requested included the Traffic Impact Analysis, Tree Survey, and additional information regarding compliance with streetscape requirements in Appendix C.

In the time between the last meeting and now, staff has worked diligently with the applicant on redesigning the site to ensure compliance with code requirements, as well as accommodating the intent of Beaufort code.

2 FACTS

Property Address:	No Address (Vacant)
Parcel ID:	R122 029 000 0233 0000
Applicant:	Hillpointe, LLC
Type of Request:	Sketch Plan
Current Zoning:	T5-UC/RMX

Staff has reviewed this sketch plan for conformity with the relevant sections of the code, with the following findings:

Zoning District Dimensional Standards – Section

The property is zoned T5-UC/RMX. The applicant has relayed that they would like to follow the RMX standards. The maximum setback for T5-UC is 15', while the setback requirements for RMX range from 10' minimum to 60' maximum.

Building Placement and Orientation

Currently, the sketch plan meets the minimum requirements for fronting buildings along streets, and there has been conscious effort to divide the multi-building site into smaller blocks. These elements will be further evaluated at the Design Review Board stage, but staff opines that the placement and orientation of the building relative to the streets meets the intent and standards of the code, specifically Section 2.5.1. Additionally, the placement of the leasing office at the terminus of the entryway is a feature that complies with the intent of the code in the opinion of staff.

Parking

During the redesign of the site, staff raised concerns regarding the concentration of parking at the entryway, potentially creating traffic hazards for cars reversing out of the diagonal spaces, or pedestrians. The revised entryway employs a traffic calming measure by the narrowing of the entryway, causing vehicles to enter the complex at a low speed, reducing the chance for an accident and the severity of a potential accident.

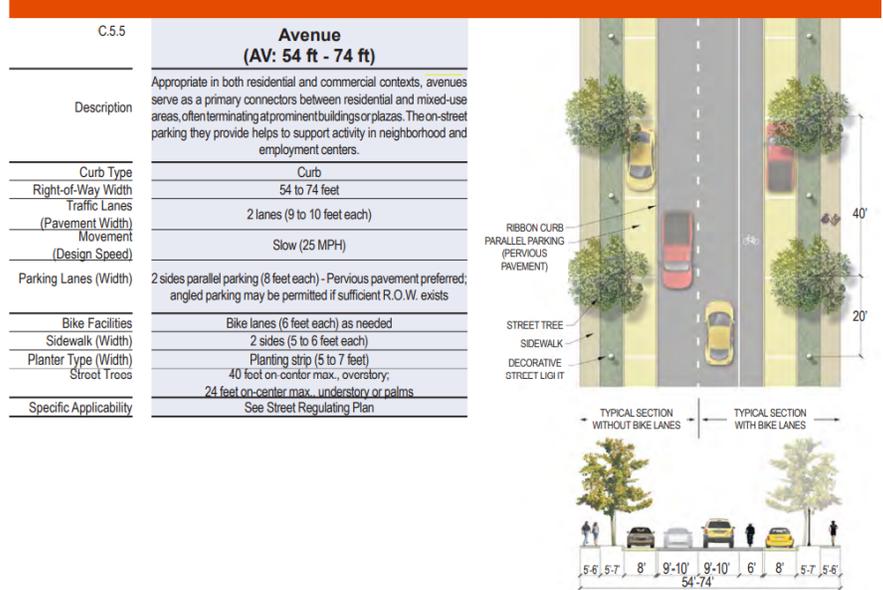
To achieve this, staff will approve of an administrative adjustment to reduce the parking requirements by 10%. Further, the applicant's original parking layout was to adhere to the minimum standards by the City, not what the applicant needs to satisfy their own tenants. Lastly, the administrative adjustment allows more space within the development to be dedicated to the tree protection area, sidewalk connectivity, and open spaces for recreational use.

Utility Areas

Per the recommendation of staff, the applicant has centrally located the dumpster enclosure as well as the mail kiosk.

Street Network and Design Standards

All roads proposed will meet the avenue street section of Appendix C. The applicant has provided a more detailed submission regarding the street sections from the past submittal, per the request of the MPC, showing sidewalk, planting strip and on-street parking. Staff recommends that either one dedicated bike lane be included in the street section, or that the applicant incorporate a shared R.O.W. with adequate pavement markings to enhance the multi-modal capabilities for these streets.



Currently there are three traffic circles proposed on the site. Staff has discussed this internally and agrees that the central traffic circle should be retained, but the other two traffic circles could be converted to a traditional intersection with stop signs as there is a concern that drivers not familiar with this traffic feature will speed through these intersections. Ultimately, staff will defer to the opinion of the MPC for their recommendation regarding this.

Connectivity

Compared to the previously submitted sketch plan, staff opines that a greater and functional level of pedestrian connections have been achieved throughout the site. The revised sketch plan features a pervious walking trail around the stormwater management facility at the southern end of the site. Staff recommends that textured and clearly delineated pedestrian pathways be included at all of the intersections proposed as an additional traffic calming measure, as well as furthering the goal of creating a more pedestrian scaled development.

Community Green and Open Space

Since the redesign, and as a result from the proposed administrative adjustment to the parking requirements, more space has been dedicated to park areas and open spaces. Currently there are several open spaces proposed in the middle of the various parking lots. Planning staff opines that these areas should be located closer to the building locations, so that building exits abut these green spaces and that they are not surrounded on all four sides by the parking area. Staff has provided an in the packet visually showing this edit.

Buffer Requirements and Tree Preservation

The applicant has introduced a substantial tree protection zone along the east and south perimeter of the property. This zone conforms to the buffer requirements in the code. Additionally, the revision of the buffer area means that more trees will be preserved in this development, as well as adding a natural edge to the property.

3 RECOMMENDED MOTION

Approval:

I move to approve application MPC 22-01, for the submitted sketch plan.