

**BEAUFORT–PORT ROYAL  
METROPOLITAN PLANNING COMMISSION**

**AGENDA**

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

**Monday, September 20, 2021, 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/81635528093?pwd=QTdJUE1XdWlCbEJXVnEyajEyVDFTQT09>

Password: 446970

Meeting ID: 816 3552 8093

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. July 19, 2021 Meeting Minutes
- IV. Questions Relating to Military Operations
- V. Review of Projects for the City of Beaufort:
  - A. None
- VI. Review of Projects for the Town of Port Royal:
  - A. Town of Port Royal – Review and Adopt Port Royal 2030, Comprehensive Plan.
  - B. Rezoning of approximately 5.18 acres at 1251 Lady’s Island Drive, also identified as District R110, Map 9, Parcel 180. The parcel is zoned T4 Neighborhood Center (T4NC). The proposal is to rezone the parcel to T4 Neighborhood Center – Open (T4NC-O). The applicant is Care RSL Port Royal Propco, LLC.
- 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 – July 19, 2021

### 1. CALL TO ORDER

0:10

A meeting of the Metropolitan Planning Commission was held in person on July 19, 2021, at 5:00 pm.

### 2. ATTENDEES

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

Staff in attendance: Dan Frazier (City of Beaufort Senior Planner of Community and Economic Development), David Prichard (City of Beaufort Director of Community and Economic Development); and Noah Kreggs (Town of Port Royal Director of Planning)

### 3. ELECTION OF VICE-CHAIR

1:03

**Motion:** Ms. Zara nominated Mr. Tomy as Chair; seconded by Ms. Fermin. The motion passed unanimously.

**Motion:** Mr. Tomy nominated Ms. Alling as Vice-Chair; seconded by Ms. Fermin. The motion passed unanimously.

### 4. REVIEW OF MINUTES

2:42

Ms. Zara noted that the minutes need to reflect that Bill Bardenwerper was not present at the July 19, 2021 meeting; and also under Port Royal's first agenda item, Ms. Alling was opposed to the motion not Mr. Hinchler.

**Motion:** Ms. Zara made a motion to adopt the June 21, 201 meeting minutes as corrected; 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, Ivette Burgess at 843-525-7018 or by email at [tguldner@cityofbeaufort.org](mailto:tguldner@cityofbeaufort.org)

### 5. QUESTIONS RELATING TO MILITARY OPERATIONS

3:44

None.

## 6. ELECTION OF SECRETARY

4:03

**Motion:** Mr. Hinchler nominated staff as secretary; seconded by Ms. Zara. The motion passed with a vote of 6:1 with Ms. Fermin being opposed.

## 7. REVIEW OF PROJECTS FOR THE CITY OF BEAUFORT

9:12

### A. City of Beaufort - Update on City of Beaufort Comprehensive Plan

Dan Frazier, Sr. Planner, presented an overview of the update on the City's Comprehensive Plan.

## 8. REVIEW OF PROJECTS OF TOWN OF PORT ROYAL

57:41

- A. Town of Port Royal - **Rezoning Request**. Rezone 95.81 acres on Okatie Highway, also known as the Mobley Tract. The property is further identified as District 110, Map 6, Parcels C. The current zoning is T3 Neighborhood. The requested zoning is T1 Natural Preserve.

**Motion:** Ms. Alling made a motion to recommend the rezoning of the Mobley Tract; seconded by Ms. Fermin. The motion passed unanimously.

### B. Town of Port Royal - Update on Port Royal 2030, Comprehensive Plan

Mr. Kreggs gave an update on the Town of Port Royal's Comprehensive Plan.

## 9. REVIEW OF PROJECTS OF BEAUFORT COUNTY

1:09:21

- A. Beaufort County - "Zoning Map Amendment/Rezoning Request for 3.09 acres (R100 024 000 0423 0000) 374 Laurel Bay Road from S1 Industrial to C3 Neighborhood Mixed Use".

**Motion:** Mr. Hinchler made a motion to approve the rezoning request; seconded by Ms. Fermin. The motion passed unanimously.

## 10. ADJOURN

1:13:40

Ms. Fermin made a motion to adjourn the meeting; seconded by Ms. Zara. The motion passed unanimously. The meeting ended at 6:28 pm.

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Chair

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Date of approval

**City of Beaufort - Town of Port Royal – Beaufort County  
Joint Metropolitan Planning Commission  
Rezoning Analysis  
Meeting Date: September 20, 2021**

**Applicant**

Care RSL Port Royal Propco LLC

**Site**

Approximately 5.18 acres located at 1251 Lady’s Island Drive, also identified as District 110, Map 9, Parcel 180. [See Location Map, Exhibit A.](#)

**Present Zoning and Existing Development**

The parcel is zoned T4 Neighborhood Center (T4NC). The T4NC district is intended to integrate appropriate, medium-density residential building types, such as duplexes, townhouses, small courtyard housing, and mansion apartments into a neighborhood framework that is conducive to walking and bicycling. Civic, transit, and commercial functions are located within walking distance.

**Proposed Zoning**

The proposal is to rezone the parcel to T4 Neighborhood Center - Open (T4NC-O). The intent of the T4NC-O district is to provide neighborhoods with a broader amount of retail and service uses in the scale and character of the T4NC zone. [See Exhibit B, Zoning Map and Use Chart](#)

**Comprehensive Plan / Land Use Compatibility**

The Future Land Use map from the Comprehensive Plan classifies the parcel in an Intended Growth Sector (G3). These locations can support substantial mixed use by virtue of their proximity to major roadways and existing or proposed development. The existing use of the property and the permitted uses in the T4NC-O are compatible with this designation. [See Exhibit C, The Future Land Use Map.](#)



**Environmental Issues**

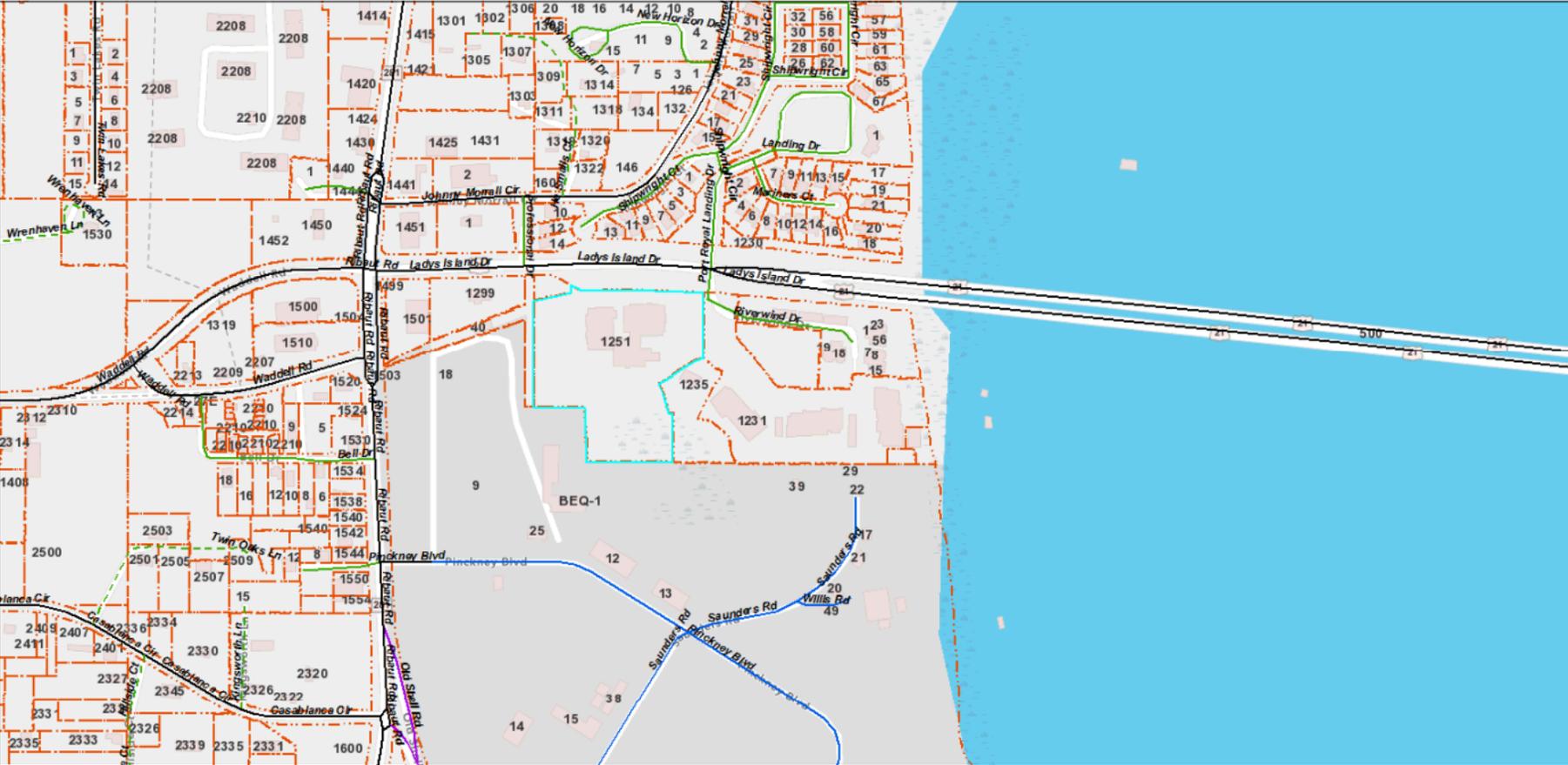
There are no environmental issues for this property.

**Public Service Issues**

None

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

### 1251 Lady's Island Drive Rezoning



9/14/2021, 12:52:32 PM

- Road Classifications**
- STATE, PAVED
  - PRIVATE, PAVED
  - - - PRIVATE, UNPAVED
  - MUNICIPAL, PAVED
  - MILITARY / PAVED
- LiveParcels

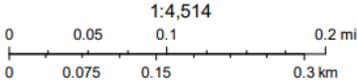


EXHIBIT B – ZONING MAP

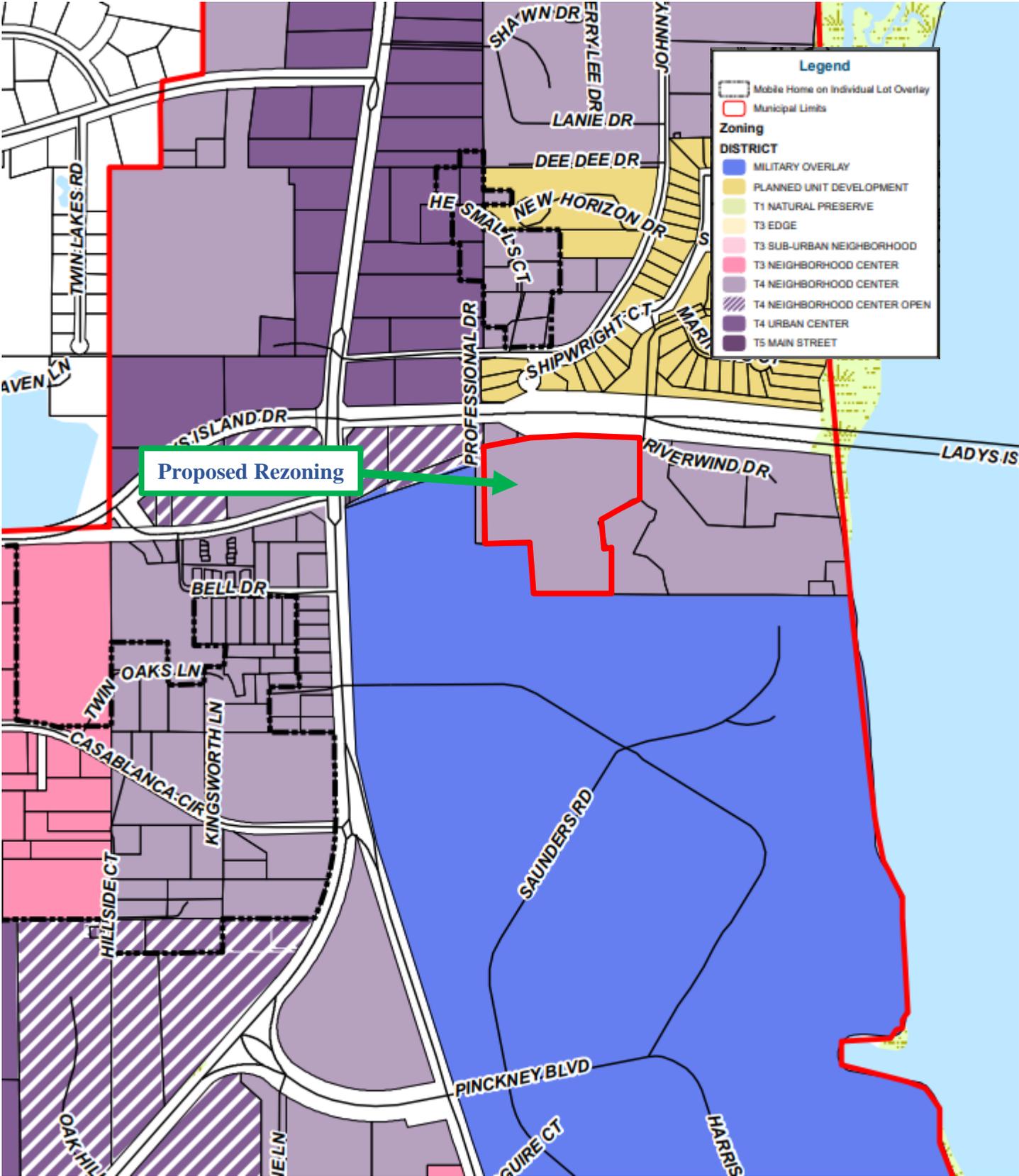


EXHIBIT C – FUTURE LAND USE MAP

