

**BEAUFORT–PORT ROYAL
METROPOLITAN PLANNING COMMISSION**

AGENDA

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

Monday, September 21, 2020, 5:00 P.M.

~~City Hall, Planning Conference Room—1911 Boundary Street, Beaufort, SC~~

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83487829549?pwd=Tjl4cUJDbjVta29keXlRY3ZVangxZz09>

Password: 815863

Meeting ID: 834 8782 9549

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. August 17, 2020 Regular Meeting Minutes

IV. Questions Relating to Military Operations

V. Review of Projects for the City of Beaufort:

A. Whitehall Sketch Plan. The applicant, Whitehall Point Holdings, LLC, has requested a major subdivision of approximately 10.1 acres located at 4 Harborview Circle (Whitehall). The property is further identified as District R123, Map 14, Parcel 149. The subdivision will result in 2 lots (8.4 ac and 1.6 ac) and new streets.

B. Update of Council Actions

C. Update of pending applications/status of approved projects.

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

A. Town of Port Royal – Annexation. Annex 34.43 acres near Clydesdale Circle. The property is further identified as District 100, Map 31, Parcels 10, 9, 5B, and 4 and District 100 Map 31C Parcel 81. The applicant is John Aust, Southeast Realty, LLC and JJJ Holdings LLC.

B. Town of Port Royal – Zoning Request. Zone 34.43 acres near Clydesdale Circle. The property is further identified as District 100, Map 31, Parcels 10, 9, 5B, and 4 and District 100 Map 31C Parcel 81. The applicant is John Aust, Southeast Realty, LLC and JJJ Holdings LLC. The existing zoning is C3 Neighborhood Mixed Use (Beaufort County designation). The requested zoning designation is T3 Neighborhood.

MPC September 21, 2020

Agenda

Page 2 of 2

C. Update of Council Actions

VII. Review of Projects for Beaufort County:

A. None

VIII. 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 – August 17, 2020

1. CALL TO ORDER 1:40

A meeting of the Metropolitan Planning Commission was held via Zoom on August 17, 2020, at 5:30 pm.

2. ATTENDEES

Members in attendance: Michael Tomy (Chairman), James Crower (Vice-Chair), Judy Alling, Bill Bardenwerper, Caroline Fermin, and Jason Hincer.

Staff in attendance: David Prichard (City of Beaufort Director of Community and Economic Development); Jared Fralix (City of Beaufort Engineer).

3. REVIEW OF MINUTES 2:19

Mr. Crower made a motion to approve the July 20, 2020 minutes as submitted; seconded by Ms. Alling. The motion passed unanimously.

4. QUESTIONS RELATING TO MILITARY OPERATIONS 3:18

Chair asked if David Prichard had any feedback or additional input regarding the presentation given at the last MPC meeting. Mr. Prichard said no.

The chairman, Mike Tomy, invited the public to comment.

5. NEW BUSINESS 5:01

City of Beaufort Agenda Items:

- A. **Whitehall Sketch Plan.** The applicant, Whitehall Point Holdings, LLC, has requested a major subdivision of approximately 10.1 acres located at 4 Harborview Circle (Whitehall). The property is further identified as District R123, Map 14, Parcel 149. The subdivision will result in 2 lots (8.4 ac and 1.6 ac) and new streets.

The chairman, Mike Tomy, invited the public to comment.

Motion: Mr. Hincer made a motion to approve what is in front of us with the condition that between the city and the owner that what we are going to end up with, as a development plan, meets the spirit and the intent of both the Lady's Island Plan and the Civic Master Plan.

Mr. Tomy asked Mr. Hinchler to amend his motion to add the defining categories of massing, density, and use.

Mr. Bardenwerper asked Mr. Hinchler to add to his motion to include the condition that there will be a traffic signal at Meridian Road. Mr. Hinchler said it all ties in together with the Lady's Island Plan and is resistant to be that specific. And to include that we recommend, as a condition, to have a right turn from Sea Island Parkway eastbound south of Meridian Road and then an internal right turn lane off of the street to Meridian.

Mr. Hinchler agreed to amend his motion. Mr. Bardenwerper seconded the motion.

The motion carried with a vote of 3:3; tied; motion failed.

Motion: Mr. Bardenwerper made a motion that we approve it with the strong endorsement of the traffic signal at Meridian and 21 with an eastbound to southbound right turn lane at 21 to Meridian and also with an internal street be a right turn lane southbound onto Meridian together with a strong recommendation to the DRB Committee's review of the design that they take into account the authority it has under section 4.3.2 and that they consider addressing the massing and the scale by breaking up some of the larger buildings so they are not as long and also considering, in the content of their authority, under the Civic Master Plan the "use" question as to whether they can, through meetings with the applicant, make a greater diversity of use.

Mr. Bardenwerper withdrew his motion since there was no second.

Motion: Mr. Bardenwerper made a motion to continue this discussion at the next meeting; seconded by Mr. Crower. The motion passed unanimously.

6. ADJOURN

3:45:12

Mr. Crower made a motion to adjourn the meeting; seconded by Mr. Bardenwerper. 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 iburgess@cityofbeaufort.org.

City of Beaufort - Town of Port Royal
Joint Metropolitan Planning Commission
Rezoning Analysis PR-AX 20-02
Meeting Date: September 21, 2020

Applicant

John Aust, Southeast Realty, and JLJ Holdings, LLC

Site

Approximately 34.43 acres near Clydesdale Circle. The property is further identified as District 100, Map 31, Parcels 10, 9, 5B, and 4 and District 100 Map 31C Parcel 81. The applicant is John Aust, Southeast Realty, LLC and JLJ Holdings LLC. The property is undeveloped.

Exhibit A – The Location Map

The Annexation

Comprehensive Plan

This parcel is included on **The Future Land Use Map** in the Land Use Element of the Town’s Comprehensive Plan. The parcel is within the Future Growth Boundary for the town.

Delivery of Services

The parcel is located in an area served by the Beaufort Jasper Water and Sewer Authority. The Beaufort – Port Royal Fire Department will be the first deliverer of services for this area, The current corporate boundaries are contiguous to and beyond this property therefore:

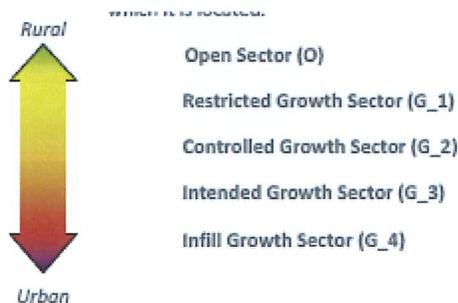
- The Port Royal Police Department has adequate staff levels to deliver services to this area.
- If developed residentially the town will provide (by contractor or town employee) curb side household garbage pick-up, curbside yard debris pick-up, curbside bulk item pick-up, and mandatory recycling pick-up.

Zoning

Land Use Compatibility and the Comprehensive Plan

Please see **Exhibits, The Future Land Use Map (Exhibit B) and The Town’s Zoning Map (Exhibit C).**

The parcel is found on the town’s Future Land Use Map and is located in a Restricted Growth Sector. The following graphic illustrates these sectors.



Development within the restricted growth sector is dominated by single-family residential development. Individually owned larger yards typically provide outdoor recreation space, as opposed to pocket parks. When parks are provided, they are frequently larger-scale community or regional parks.

Present Zoning

The parcels are currently zoned C3 Neighborhood - Mixed Use (Current Zoning Exhibit attached). The Beaufort County Community Development Code states that 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.

Proposed Zoning

The proposed zoning is T3 Neighborhood.

The Neighborhood (T3N) Zone is intended to provide a predominantly single-family area in which compatible multi-family housing types, such as duplexes and cottage courts are integrated into the neighborhood framework. Civic and park functions, as well as transit, and commercial functions are located within walking distance.

Annexing and zoning this property T3 Neighborhood is in line with the Town's Comprehensive Plan.

Environmental Issues

There are no environmental issues have been identified at this point in time.

Public Notification

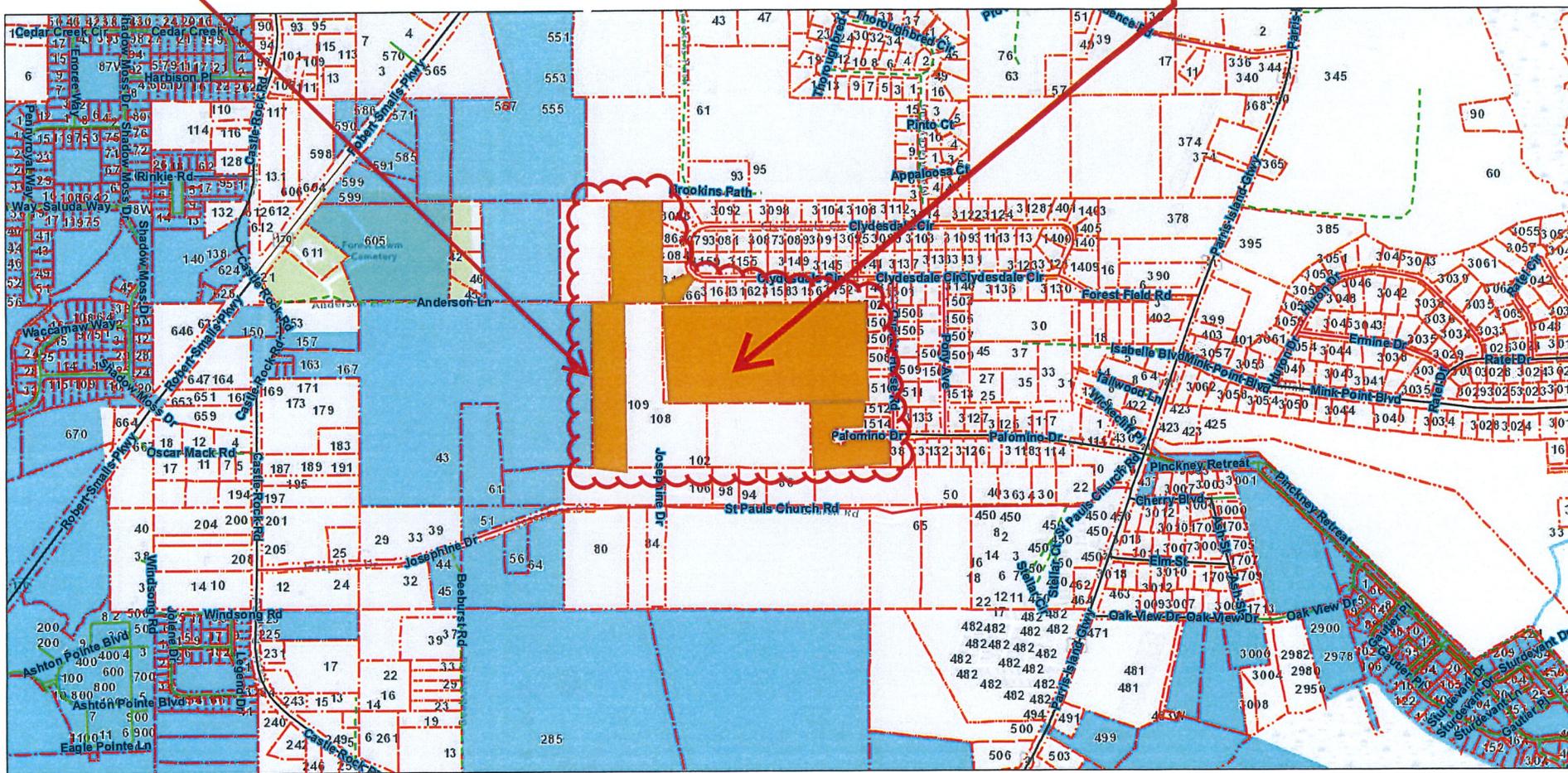
Letters were sent to property owners within 400 feet of the property being rezoned.

Exhibit A Location Map

Current Municipal Boundary

Area to be Annexed - 5 Parcels (orange)

Annexation and Rezone



9/4/2020, 10:09:29 AM

Road Classifications

- PRIVATE, UNPAVED
- STATE, PAVED
- COUNTY, PAVED
- COUNTY, UNPAVED
- PRIVATE, PAVED
- LiveParcels
- Municipal Boundaries
- City of Beaufort
- Town of Port Royal

1:9,028

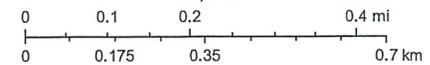
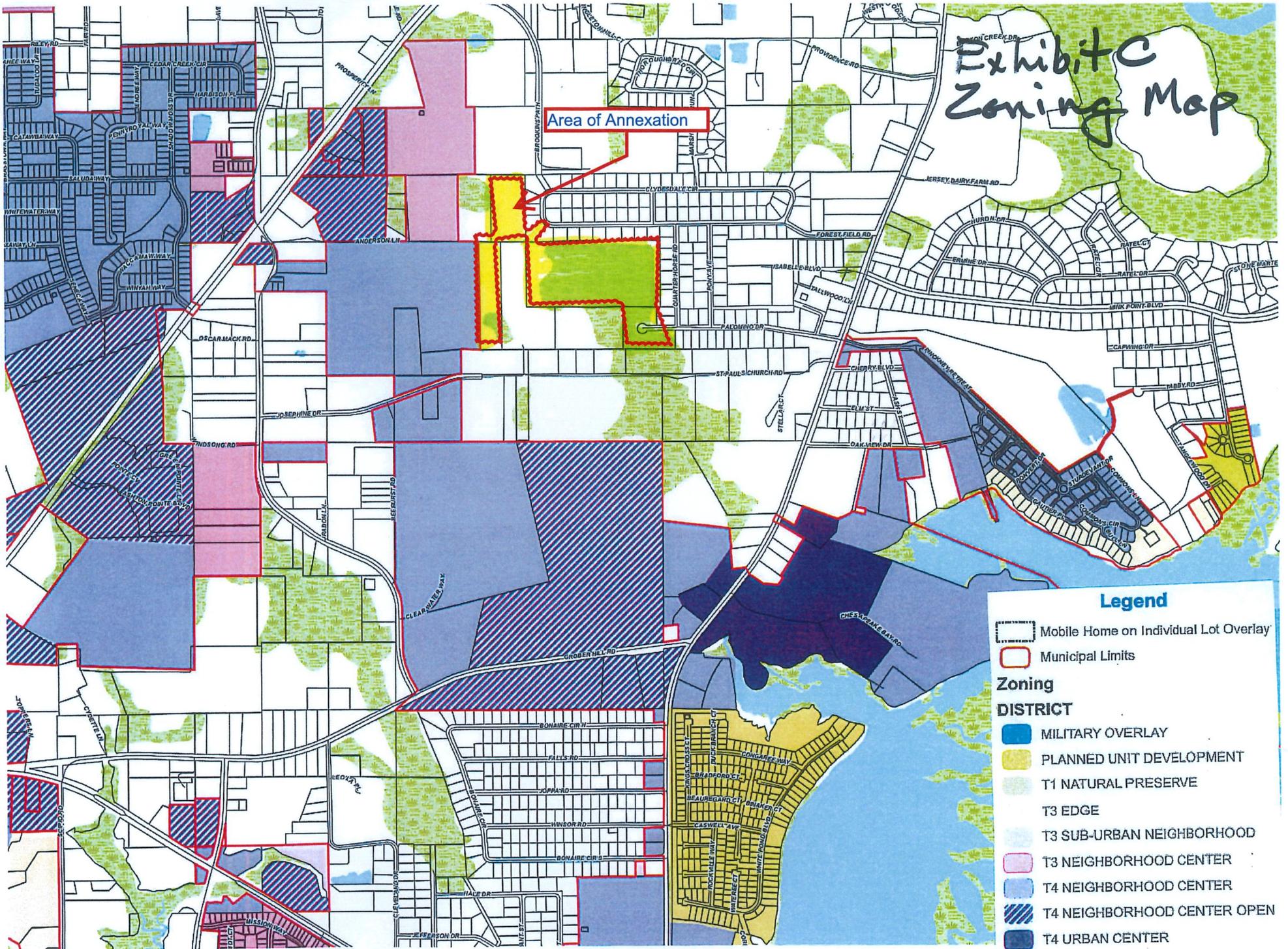


Exhibit C Zoning Map

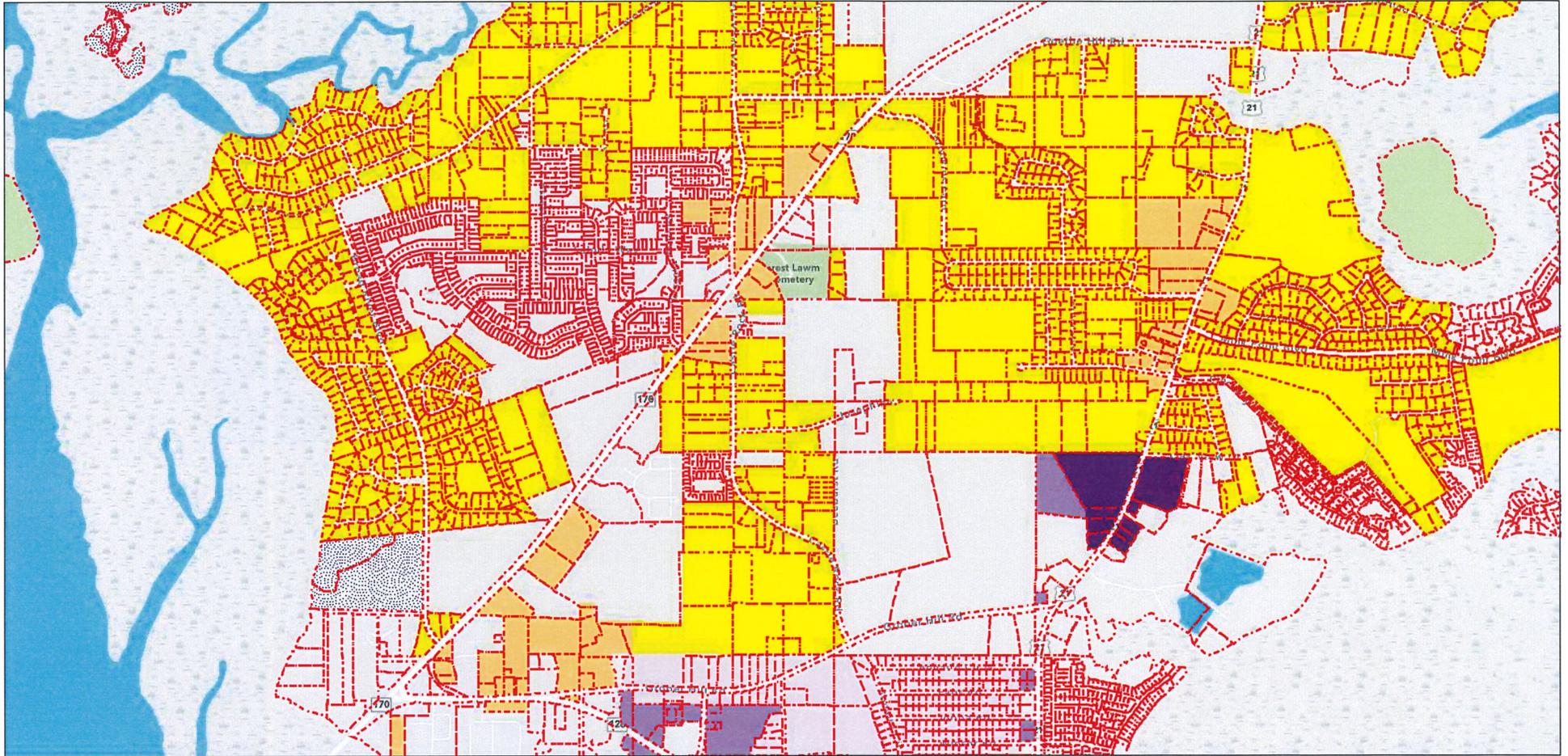
Area of Annexation



Legend

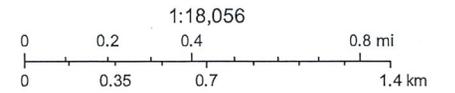
-  Mobile Home on Individual Lot Overlay
-  Municipal Limits
- Zoning DISTRICT**
-  MILITARY OVERLAY
-  PLANNED UNIT DEVELOPMENT
-  T1 NATURAL PRESERVE
-  T3 EDGE
-  T3 SUB-URBAN NEIGHBORHOOD
-  T3 NEIGHBORHOOD CENTER
-  T4 NEIGHBORHOOD CENTER
-  T4 NEIGHBORHOOD CENTER OPEN
-  T4 URBAN CENTER
-  T5 MAIN STREET

County C3 Zoning



9/14/2020, 3:29:32 PM

- LiveParcels
- Heritage Corridor Overlay
- Commercial Fishing Village Overlay
- St Helena Cultural Overlay



The Applicant's Request

TOWN OF PORT ROYAL
ANNEXATION PETITION REQUEST FORM

Please fill in all information and return to 700 Paris Avenue, Port Royal, SC or mail to
PO Drawer 9, Port Royal, SC 29935 or e mail to bjplank-buccola@portroyal.org

Date of request: July 15, 2020

Name and address of all owners as listed on deed:

Name: <u>JLJ Holdings LLC</u>	Name: _____
<u>c/o Tideland Realty, Inc.</u>	
Address: <u>95 Sea Island Parkway Suite 104</u>	Address: _____
<u>Beaufort</u>	
City: <u>SC</u> <u>29907</u>	City: _____
State: _____ Zip: _____	State: _____ Zip: _____

District, Map and Parcel(s) number:

R R100 031 000 0004 0000 & R100 031 00C 0081 0000

911 address of property to be annexed:

TBd

Approximate number of acres to be annexed: 5.3

Requested zoning for property to be annexed: T3

Number of dwellings on this property: 0 Other structures: _____

Approximate number of residents: 0 Racial make-up: N/A

Once your request has been received and processed, it will be scheduled for:

Review by the Metro Planning Commission for recommendation
First Reading
Public Hearing
Final Reading by Council

If no problems incur, this process takes approximately sixty days.

Contact person for this annexation: Matt Trumps

Contact information: Phone #: 843-252-8996 FAX #: _____

email address: mtrump@islc.net

This form must be accompanied by an 8 1/2" by 11" copy of a current property platt.

For questions pertaining to this form please call 843-986-2211.

TOWN OF PORT ROYAL
ANNEXATION PETITION REQUEST FORM

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PO Drawer 9, Port Royal, SC 29935 or e mail to blank-buccola@portroyal.org

Date of request: July 15, 2020

Name and address of all owners as listed on deed:

Name: Southeast Realty LLC Name: _____
 c/o Tideland Realty, Inc.
Address: 95 Sea Island Parkway Suite 104 Address: _____
 Beaufort
City: SC 29907 City: _____
State: _____ Zip: _____ State: _____ Zip: _____

District, Map and Parcel(s) number:

R R100 031 000 0009 0000 & R100 031 000 005B 0000

911 address of property to be annexed:

TBd

Approximate number of acres to be annexed: 24.13

Requested zoning for property to be annexed: T3

Number of dwellings on this property: 0 Other structures: _____

Approximate number of residents: 0 Racial make-up: N/A

Once your request has been received and processed, it will be scheduled for:

Review by the Metro Planning Commission for recommendation
First Reading
Public Hearing
Final Reading by Council

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Contact person for this annexation: Matt Trumps

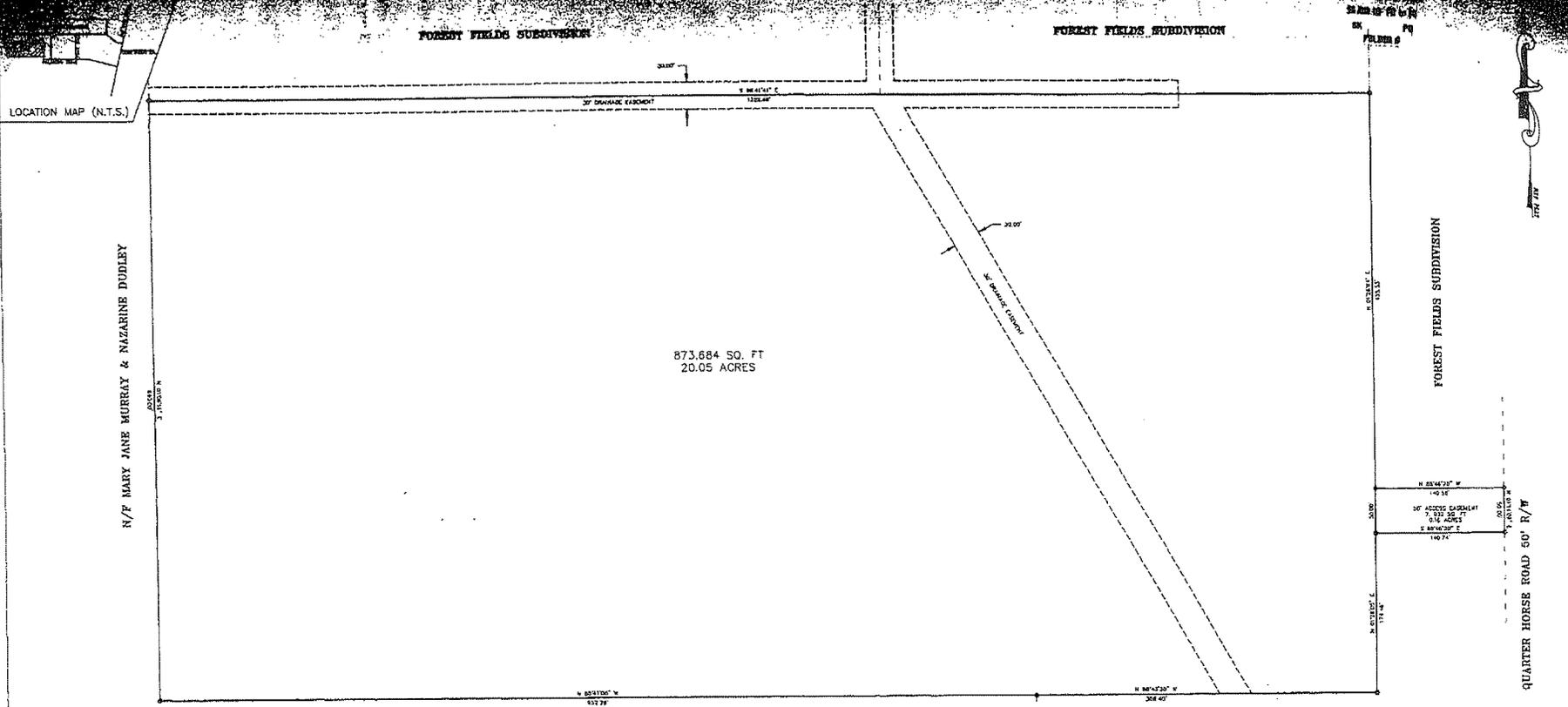
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873,684 SQ. FT
20.05 ACRES

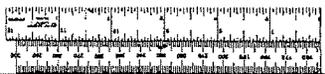
- NOTES:**
- 1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
 - 2.) THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY.
 - 3.) THIS PROPERTY LIES IN FLOOD ZONE 'C' AND A-B BASE ELEVATIONS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 450025 DORS D, DATED 09/29/86.
 - 4.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.

- REFERENCES:**
- 1.) BEAUFORT TAX MAP 100-031-0009,0009A
 - 2.) PLAT BY R.B. TRIDDON JR. DATED AUGUST 3, 1981

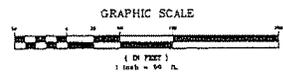


GASQUE & ASSOCIATES INC.
LAND SURVEYORS PLANNERS
701 BLADEN STREET, SUITE 207, BEAUFORT S.C.
P.O. BOX 1343, BEAUFORT, S.C.
(803) 322-1700

22X



ORIGINAL DOCUMENT
FROM DEPARTMENT OF CONSERVATION



I, David E. Gasque, a Registered Professional Land Surveyor in the State of South Carolina, certify to several of the above herein that to the best of my knowledge, information and belief, the survey herein was made in accordance with the requirements of the minimum standards imposed by the practice of land surveying in South Carolina, and meets or exceeds the requirements for a Class C Survey as established therein, even though there are inadequacies or deficiencies other than shown. This survey is not subject to a final review and approval by the State of South Carolina.

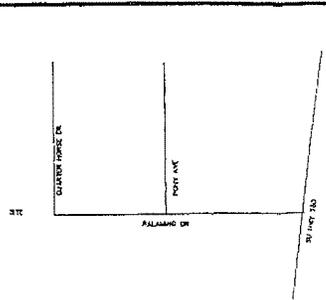
David E. Gasque, R.L.S.
S.C. Registration Number 00087

BOUNDARY SURVEY PREPARED FOR
BRICKYARD HOLDINGS INC.
LOCATED IN BURTON
BEAUFORT COUNTY-SOUTH CAROLINA

DATE 08/02/86 SCALE 1"=50'

JOB # 1770007 P.L. # 1/13 DRAWN BY DCC

Handwritten notes:
 25 SEP - 1 PM 1:18
 69
 FOLDER # 4709



LOCATION MAP (N.T.S.)

N/F
 MARY JANE MURRAY
 & NAZARINE DUDLEY

NOTES:

- 1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
- 2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
- 3.) PUBLIC WATER & SEWERS.
- 4.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
- 5.) THIS PROPERTY LIES IN FLOOD ZONE A-8 EL. +3.00 AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 450025 0085 D, DATED 09/29/85 (INDEX DATE 11/04/92)

REFERENCES:

- 1.) T.M.S. 100-031-005B
- 2.) PLAT BY R.D. TROGDON JR. DATED 11/18/80 PLAT BOOK SMC COUNTY

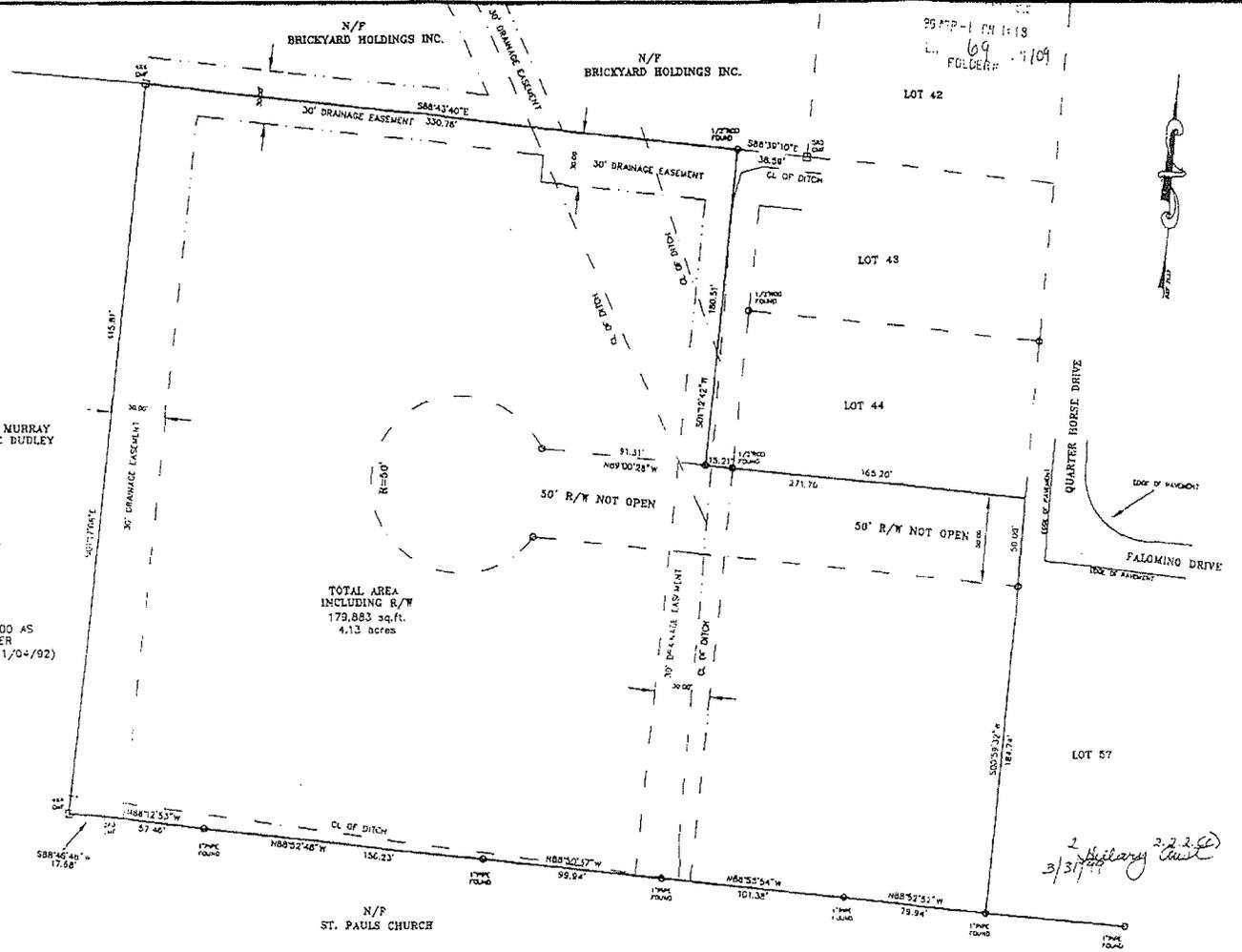


I, David E. Gasque, a Registered Professional Land Surveyor in the State of South Carolina, certify to above shown herein that to the best of my knowledge, information and belief, the survey shown herein was made in accordance with the requirements of the minimum standards required for the practice of land surveying in South Carolina, and meets or exceeds the requirements for a CLASS B survey as specified therein, and there are no encroachments or projections other than shown. This survey is not valid unless it bears the original signature and not an imitated one.

David E. Gasque
 David E. Gasque, R.L.S.
 S.C. Registration Number 10006

GASQUE & ASSOCIATES INC.
 LAND SURVEYORS PLANNERS

701 BLADEN STREET, SUITE 207, BEAUFORT, S.C.
 P.O. BOX 1363, BEAUFORT, S.C.
 (843) 522-1798



TOTAL AREA INCLUDING R/W
 173,883 sq.ft.
 4.13 acres

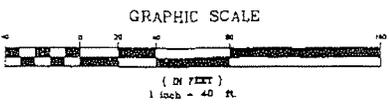
2
 3/31/99
Hilary
 2226

BOUNDARY SURVEY
 A PORTION OF FOREST FIELDS SUBDIVISION
 PREPARED FOR TONY PORTER

PORT ROYAL ISLAND
 BEAUFORT COUNTY SOUTH CAROLINA

DATE 03/26/99

SCALE 1"=40'



TOWN OF PORT ROYAL
ANNEXATION PETITION REQUEST FORM

Please fill in all information and return to 700 Paris Avenue, Port Royal, SC or mail to
PO Drawer 9, Port Royal, SC 29935 or e mail to bjplank-buccola@portroyal.org

Date of request: July 15, 2020

Name and address of all owners as listed on deed:

Name: <u>John Aust</u>	Name: _____
<u>c/o Tideland Realty, Inc.</u>	
Address: <u>95 Sea Island Parkway Suite 104</u>	Address: _____
<u>Beaufort</u>	
City: <u>SC</u> <u>29907</u>	City: _____
State: _____ Zip: _____	State: _____ Zip: _____

District, Map and Parcel(s) number:

R R100 031 000 0010 0000

911 address of property to be annexed:

TBd

Approximate number of acres to be annexed: 5

Requested zoning for property to be annexed: T3

Number of dwellings on this property: 0 Other structures: _____

Approximate number of residents: 0 Racial make-up: N/A

Once your request has been received and processed, it will be scheduled for:

Review by the Metro Planning Commission for recommendation
First Reading
Public Hearing
Final Reading by Council

If no problems incur, this process takes approximately sixty days.

Contact person for this annexation: Matt Trumps

Contact information: Phone #: 843-252-8996 FAX #: _____

email address: mtrump@islc.net

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For questions pertaining to this form please call 843-986-2211.

10/15/01
3/8/02

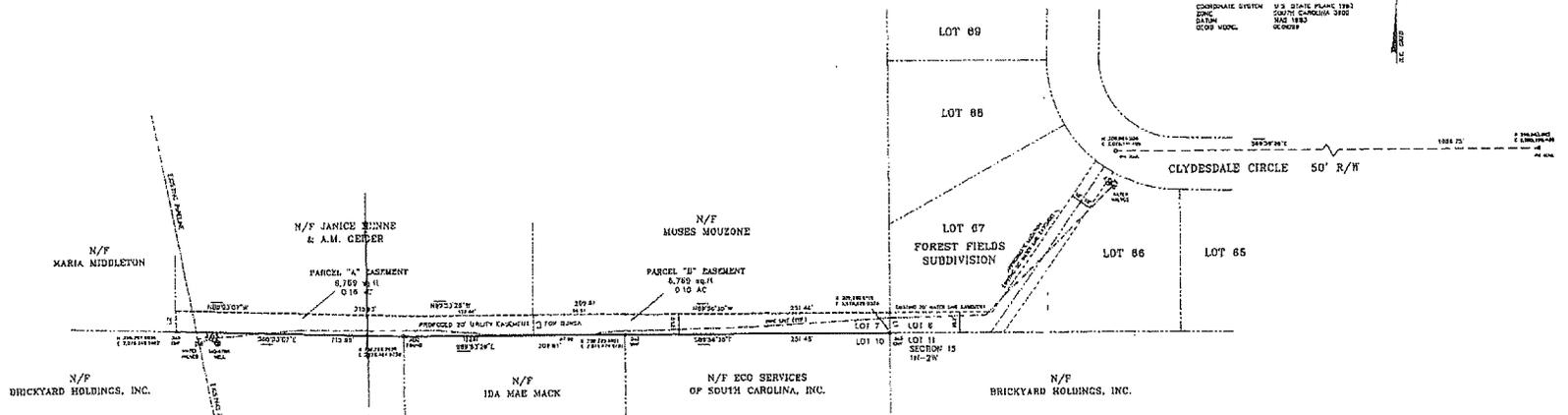


LOCATION MAP (N.T.S.)

LINE	THICKNESS	FINISH
1/8"	0.001"	SMOOTH
1/16"	0.0005"	SMOOTH
1/32"	0.00025"	SMOOTH
1/64"	0.000125"	SMOOTH
1/128"	0.0000625"	SMOOTH
1/256"	0.00003125"	SMOOTH
1/512"	0.000015625"	SMOOTH
1/1024"	0.0000078125"	SMOOTH



COORDINATE SYSTEM
STATE PLANK 1983
SOUTH CAROLINA 3802
S&W 1983
GCSNCR



- NOTES:**
- 1) THE DIMENSIONS SHOWN HEREIN ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION
 - 2) THIS PLAT DOES NOT GUARANTEE THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
 - 3) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD
 - 4) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE
 - 5) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH
 - 6) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL ACQUISITIONS OR SUBSEQUENT OWNERS.
 - 7) 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.
 - 8) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY BEAUFORT COUNTY BUILDING CODES PHONE NUMBER (843)-322-9584
 - 9) THIS PROPERTY APPEARS TO BE IN FLOOD ZONE "C" AS DETERMINED BY FEMA FIRM COAST-PANEL NUMBER 450625 0061 C DATED 08/29/80 (INDEX DATED: 11/04/92)

- REFERENCES:**
- 1) BEAUFORT TAX MAP 100-031-000-0004
100-031-000-0197, 100-031-000-0088,
& 100-031-000-0081.
 - 2) PLAT BY R.D. BRIDGEMAN, JR.
DATED: 02/06/81
PLAT BOOK 22, PAGE 83.
BEAUFORT COUNTY R.A.C. OFFICE

GASQUE & ASSOCIATES INC.
LAND SURVEYORS PLANNERS
28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, SC
P.O. BOX 1361, BEAUFORT, S.C.
(843) 521-1798



I, David E. Gasque, a Professional Land Surveyor in the State of South Carolina, certify to clients that I am the author of this plat and have the survey shown hereon and made in accordance with the requirements of the minimum standards required for the practice of land surveying in South Carolina, and make no record, the information for a 25.25% return on investment, and there are no contingencies or provisions other than shown hereon to add, modify or delete the entire plat and has my signature.

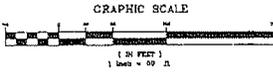
David E. Gasque, R.L.S.
Professional Number 4304

NOTE
APPROVAL OF THIS PLAT
CONSTITUTES THE APPROVAL
OF EASEMENT SHOWN HEREON

DESCRIPT
This plat of property is a legal instrument to assist in the subdivision of land and is subject to the Beaufort County Development Ordinance Ordinance as provided for in Article 10, Chapter 1, Part 1, Section 10-10-100, Beaufort County, South Carolina.

3/15/01
[Signature]

**PLAT SHOWING
PROPOSED 20' UTILITY EASEMENT**
PREPARED FOR:
BEAUFORT-JASPER WATER & SEWER AUTHORITY
PORT ROYAL ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA.
DATE: 01/15/01 SCALE: 1"= 50'



THIS PLAT IS CORRECTED AND IS ONLY INTENDED FOR THE USE OF THE CITY OR POSSESSOR(S) SHOWN HEREON.