

**BEAUFORT–PORT ROYAL
METROPOLITAN PLANNING COMMISSION**

AGENDA

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

Monday, October 17, 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/89350839424?pwd=dy9QS3kvL1hqWldQWHQyb1RDUDZhdz09>

Password: 726565

Meeting ID: 893 5083 9424

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. September 19, 2022 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 – Annexation.** Annex 9.64 acres at 463 and 471 Parris Island Gateway. The properties are further identified as District 100, Map 31, Parcels 123 and 38W. The applicants are SkyCity LLC and Ricky’s Heating and Air LLC. (AX22-02)

B. **Town of Port Royal – Zoning Request.** Zone 9.64 acres at 463 and 471 Parris Island Gateway. The properties are further identified as District 100, Map 31, Parcels 123 and 38W. The applicants are SkyCity LLC and Ricky’s Heating and Air LLC. The requested zoning designation is T4 Urban Center and T4 Neighborhood Center - Open. (AX22-02)

C. **Town of Port Royal – Annexation.** Annex 21.56 acres at 450 Parris Island Gateway and 65 St. Pauls Church Road. The properties are further identified as District 100, Map 31, Parcels 34, 35, and 36. The applicants are Gateway Holdings LLC and Heirs of Larry Washington. (AX22-03)

- D. **Town of Port Royal – Zoning Request.** Zone 21.56 acres at 450 Parris Island Gateway and 65 St. Pauls Church Road. The properties are further identified as District 100, Map 31, Parcels 34, 35, and 36. The applicants are Gateway Holdings LLC and Heirs of Larry Washington. The requested zoning designation is T4 Urban Center. (AX22-03)
- E. **Town of Port Royal – Rezoning Request.** Rezone .11 acres at 711 7th Street. The property is further identified as District 110, Map 11, Parcel 78. The applicant is Justin Keown. The current zoning is T4 Neighborhood Center. The requested zoning is T5 Main Street.

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 – September 19, 2022

CALL TO ORDER

0:12

A meeting of the Metropolitan Planning Commission was called to order by Judy Alling, Vice-Chair, and was held in-person on September 19, 2022 at 5:00 PM.

ATTENDEES

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

Staff in attendance: Riccardo Giani, Interim Community Development Director.

REVIEW OF MINUTES

1:14

Motion: Ms. Alling made a motion to accept the June 22, 2022 minutes as edited. Mr. Zara seconded the motion. The motion passed unanimously.

Ms. Zara noted asked regarding the July 18, 2022 minutes, under public comment where it says, Jesse White in the Coastal Conservation League, the second sentence doesn't make sense. It says *overlay with tree survey; and SoLoCo green infrastructure*. Not sure what this means and should be clarified.

Also, Ms. Zara noted on the next page, in the paragraph starting with Mr. Giani saying *that he would provide a condensed and highlighted version of the notes with Meadors who will then take it with proverbial approval of the sketch plan and take it to the Design Review Board*.

Motion: Ms. Zara made a motion to approve the July 18, 2022 minutes as amended. Mr. Hinchler seconded the motion. The motion passed unanimously.

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 tqundler@cityofbeaufort.org.

ELECTION OF MPC CHAIRPERSON

6:16

Ms. Zara made a motion to elect Sue Cosner as the Chairperson. Ms. Alling seconded the motion. The motion passed unanimously.

Ms. Alling made a motion to elect Wendy Zara as Vice-Chair. Mr. Hinchler seconded the motion. The motion passed unanimously.

APPOINTMENT OF MPC REPRESENTATIVE TO NORTHERN REGIONAL IMPLEMENTATION COMMITTEE

8:18

Ms. Zara recommended Sue Cosner to be a representative for Northern Regional Implementation Committee (NRPC). Mr. Hinchler seconded the motion. The motion passed unanimously.

MILITARY OPERATIONS

9:12

None.

APPLICATIONS

9:30

- A. **City of Beaufort Annexation (AX22-03).** Annexation petition for property located at 7597 Patterson Road (R100 014 000 0158 0000). The property is directly adjacent to the Clarendon Farms Legacy Planned Unit Development (LPUD).

Staff presented the staff report. This is a 100% annexation for property located at 7597 Patterson Road. The 2021 Comprehensive Plan shows land adjacent to this parcel as parks/open space. This is most likely due to the largely low density residential LPUD, Clarendon Farms. The current Beaufort County zoning is T2R is a rural residential zoning designation. This property is adjacent to Clarendon Farms Mixed Use LPUD. The subject property, along with other properties on Patterson Road have access to the waterfront. The T3-S zoning district is consistent with most parcels that have waterfront access within the City of Beaufort. To stay consistent with the surrounding county zoning designation and the Future Land Use Map, planning staff recommends that after this parcel is annexed, that it be assigned the T3-S district.

Motion: Ms. Zara made a motion to deny the application. No second motion fails.

Motion: Ms. Alling made a motion to accept the annexation. Mr. White seconded the motion.

All in favor: Judy Alling, James White, Caroline Fermin.

Opposed: Wendy Zara, Jason Hinchler.

Motion resulted in 3:2, the motion carried.

- B. **City of Beaufort Zoning.** Zoning of property located at 7597 Patterson Road (R100 014 000 0158 0000). The property is directly adjacent to the Clarendon Farms Legacy Planned Unit Development (LPUD). Proposed zoning will be T3-S.

The proposed zoning is T3-S that staff is recommending. T3-S the most consistent with the parcels that have waterfront access within the City of Beaufort. In addition, the current county designation is a T2 R Transect and the City of Beaufort doesn't have any T2 transects and no development regulations in that transect which is the reason for the T3-S zoning district.

Motion: Ms. Alling made a motion to accept the proposed zoning of T3-S of said property. Ms. Fermin seconded the motion.

All in favor: Judy Alling, Sue Cosner, Caroline Fermin, James White, Wendy Zara.

Opposed: Jason Hinchey.

The motion passed with a vote of 5:1.

35:13

- C. **City of Beaufort Annexation (AX22-02).** Annexation petition for property located at 139 Chowan Creek Bluff (R200 018 000 170A 0000). The property is directly adjacent to the Eustis Plantation Legacy Planned Unit Development (LPUD).

Staff presented the staff report. This is a 100% annexation for property located at 139 Chowan Creek Bluff. This property is directly adjacent to the Eustis Plantation Legacy Planned Unit Development (LPUD). The Land Use Plan and the 2021 Comprehensive Plans shows land adjacent to this parcel as General Urban. The current Beaufort County zoning T2RN is a rural residential zoning designation. The subject property, along with properties on this end of Chowan Creek Bluff, currently have waterfront access. The T3-S zoning district is consistent with most parcels located along the waterfront, taking advantage of the natural feature. To stay consistent with surrounding county zoning districts, and Future Land Use Map, staff recommends that after the parcels annex that it be assigned the T3 zoning district.

The applicant, Brighton Shirley, was present. He said he and his wife are the property owners. We are interested in annexing into to have city services and the advantage for us to annex into the city is also there are more relaxed setbacks for the OCRM critical line. We hope to build a home that will be vacation and hopefully retirement home.

Public Comment:

John Trask, III, I live at Distant Island, just around the corner of this lot. Regarding vegetation, if you go to the lot, there is really very little vegetation. There is a lot of already impervious surface. It is a very urban lot. It might not be what some would conjure up to be on that part of Lady's Island. I'm just a neighbor and went over to the lot because I was interested in it and in my opinion, this is ok.

Motion: Mr. Hinchler made a motion to approve the annexation of this piece of property. Ms. Alling seconded the motion. The motion passed unanimously.

Ms. Cosner lost her connection and was dropped from the meeting.

Ms. Alling chaired the rest of the meeting.

- D. **City of Beaufort Zoning.** Zoning of property located at 139 Chowan Creek Bluff (R200 018 000 170A 0000). The property is directly adjacent to the Eustis Plantation Legacy Planned Unit Development (LPUD). Proposed zoning will be T3-S

Motion: Mr. Hinchler made a motion to accept the proposed zoning of T3-S of said property. Ms. Alling seconded the motion. The motion passed unanimously.

ADJOURNMENT

55:40

Motion: Ms. Alling made a motion for adjournment at 5:55pm, seconded by Mr. Hinchler. The motion passed unanimously.

- D. **Town of Port Royal – Zoning Request.** Zone 21.56 acres at 450 Parris Island Gateway and 65 St. Pauls Church Road. The properties are further identified as District 100, Map 31, Parcels 34, 35, and 36. The applicants are Gateway Holdings LLC and Heirs of Larry Washington. The requested zoning designation is T4 Urban Center. (AX22-03)
- E. **Town of Port Royal – Rezoning Request.** Rezone .11 acres at 711 7th Street. The property is further identified as District 110, Map 11, Parcel 78. The applicant is Justin Keown. The current zoning is T4 Neighborhood Center. The requested zoning is T5 Main Street.

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.

Port Royal Town Council
Annexation and Rezoning Analysis PR-AX 22-02
Meeting Date: October 17, 2022

Applicant

SkyCity LLC and Ricky's Heating and Air LLC

Site

Approximately 9.64 acres owned by SkyCity LLC (8.64 acres) and Ricky's Heating and Air LLC (1.0 acres).

The plat map references for these properties are District 100, Map 31, Parcels 123 and 38W. The addresses for the parcels are 463 and 471 Parris Island Gateway.

There is an existing 1,200 SF office and warehouse building on 463 Parris Island Gateway and a 72,247 SF personal storage facility on 471 Parris Island Gateway. **Exhibit A**

The Annexation

Comprehensive Plan and Northern Regional Plan

These parcels are included on the **Future Land Use Planning for Port Royal** map in the Built Environment and Future Land Use chapter of the Town's Comprehensive Plan. The parcels are within the Future Growth Boundaries of the Northern Regional Plan.

Delivery of Services

The parcels are in an area served by the Beaufort Jasper Water and Sewer Authority. The Beaufort – Port Royal Fire Department and Port Royal Police Department will be the first deliverers of services for these parcels. The Town would 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 the **Future Land Use Planning for Port Royal** map (**Exhibit B**) and the Town's **Zoning Map (Exhibit C)**.

The parcels are found on the town's Future Land Use Map and are identified in a ½ mile radius community node intended to improve Port Royal's livability, accommodate growth, and protect the natural environment. New centers and community nodes can be located along major transportation routes that can support day to day needs, a mix of uses, affordable housing and provide a walkable destination. Older centers can be re-imagined over time to also support a broader mix of uses and walkability. Staff has noted a recent increase in development activity along the corridor from Oak View Drive to Grober Hill Road.

Present Zoning

The parcels are currently zoned T4 Neighborhood Center and C3NMU. The Beaufort County Community Development Code states that the **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 zone implements the County 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.

The **C3NMU** zone provides for high-quality, moderate-density 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

Please reference Article 3, Section 3.2.70 for the Specific to Zone standards and **Article 4, Section 4.1.30**, for the Specific to Use allowances.

The proposed zoning is T4 Urban Center for 471 Parris Island Gateway and T4 Neighborhood Center – Open for 463 Parris Island Gateway

The **Urban Center (T4UC) Zone** is intended to integrate vibrant main-street commercial and retail environments into a walkable neighborhood framework. This area serves as the focal point for the community, providing access to day-to-day amenities and transit.

The **Neighborhood Center – Open (T4NC-O) Zone** is intended to provide neighborhoods with a broader amount of retail and service uses in the scale and character of the T4NC zone, which consists of mainly medium-density residential building types.

The properties have frontage on Parris Island Gateway.

Environmental Issues

There is a significant amount (approx. 4 acres) of under-utilized asphalt parking surface on 471 Parris Island Gateway. T4 Urban Center zoning makes it possible to redevelop the highway frontage, eliminating unnecessary impervious pavement and using current stormwater BMPs.

Public Notification

Letters have been sent to property owners within 400 feet of the properties.

463 and 471 Parris Island Gateway



10/7/2022, 1:25:10 PM

1:2,257

Road Classifications

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

LiveParcels

- Red: Band_1
- Green: Band_2
- Blue: Band_3

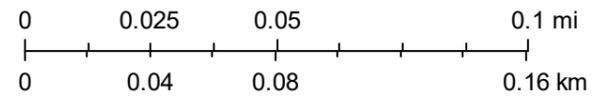


Exhibit B

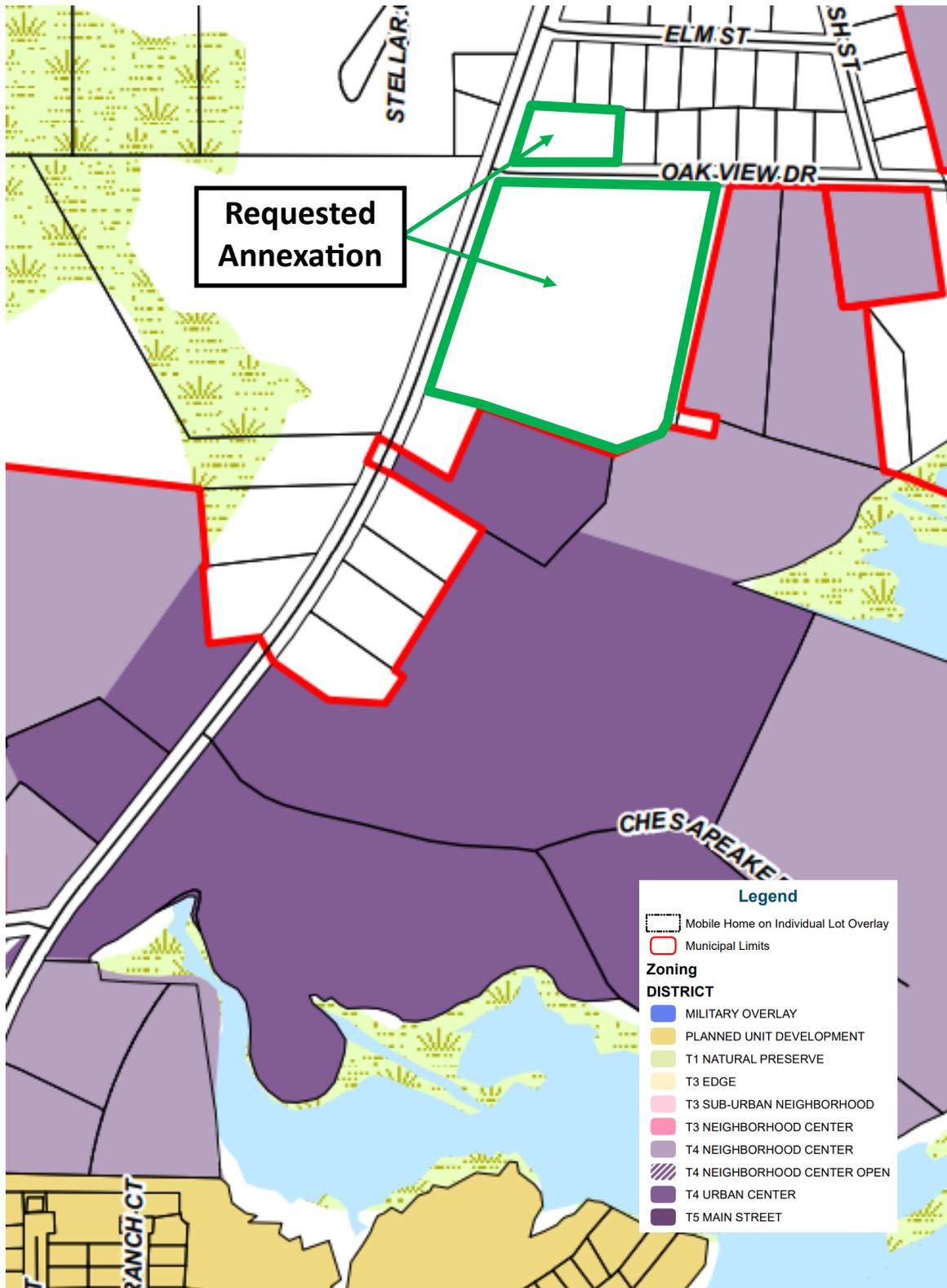
Built Environment and Future Land Use

FUTURE LAND USE PLANNING FOR PORT ROYAL



WEST PORT ROYAL

Exhibit C



Port Royal Town Council
Annexation and Rezoning Analysis PR-AX 22-03
Meeting Date: October 17, 2022

Applicant

Gateway Holdings LLC and Heirs of Larry Washington

Site

Approximately 21.56 acres owned by Gateway Holdings LLC (12.15 acres) and Heirs of Larry Washington (9.41 acres).

The plat map references for these properties are District 100, Map 31, Parcels 34, 35, and 36. The addresses for the parcels are 65 St. Pauls Church Road and 450 Parris Island Gateway.

There is an existing mobile home park on 450 Parris Island Gateway, and the other two parcels are vacant and forested. **Exhibit A**

The Annexation

Comprehensive Plan and Northern Regional Plan

These parcels are included on the **Future Land Use Planning for Port Royal** map in the Built Environment and Future Land Use chapter of the Town's Comprehensive Plan. The parcels are within the Future Growth Boundaries of the Northern Regional Plan.

Delivery of Services

The parcels are in an area served by the Beaufort Jasper Water and Sewer Authority. The Beaufort – Port Royal Fire Department and Port Royal Police Department will be the first deliverers of services for these parcels. The Town would 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 the **Future Land Use Planning for Port Royal** map (**Exhibit B**) and the Town's **Zoning Map (Exhibit C)**.

The parcels are found on the town's Future Land Use Map and are identified in a ½ mile radius community node intended to improve Port Royal's livability, accommodate growth, and protect the natural environment. New centers and community nodes can be located along major transportation routes that can support day to day needs, a mix of uses, affordable housing and provide a walkable destination. Older centers can be re-imagined over time to also support a broader mix of uses and walkability. Staff has noted a recent increase in development activity along the corridor from Oak View Drive to Grober Hill Road.

Present Zoning

The parcels are currently zoned **C3 Neighborhood Mixed-Use (C3NMU)**. The Beaufort County Community Development Code states that the **C3NMU** zone provides for high-quality, moderate-density 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

Please reference Article 3, Section 3.2.70 for the Specific to Zone standards and **Article 4, Section 4.1.30**, for the Specific to Use allowances.

The proposed zoning is T4 Urban Center.

The **Urban Center (T4UC) Zone** is intended to integrate vibrant main-street commercial and retail environments into a walkable neighborhood framework. This area serves as the focal point for the community, providing access to day-to-day amenities and transit.

One of the properties has frontage on Parris Island Gateway.

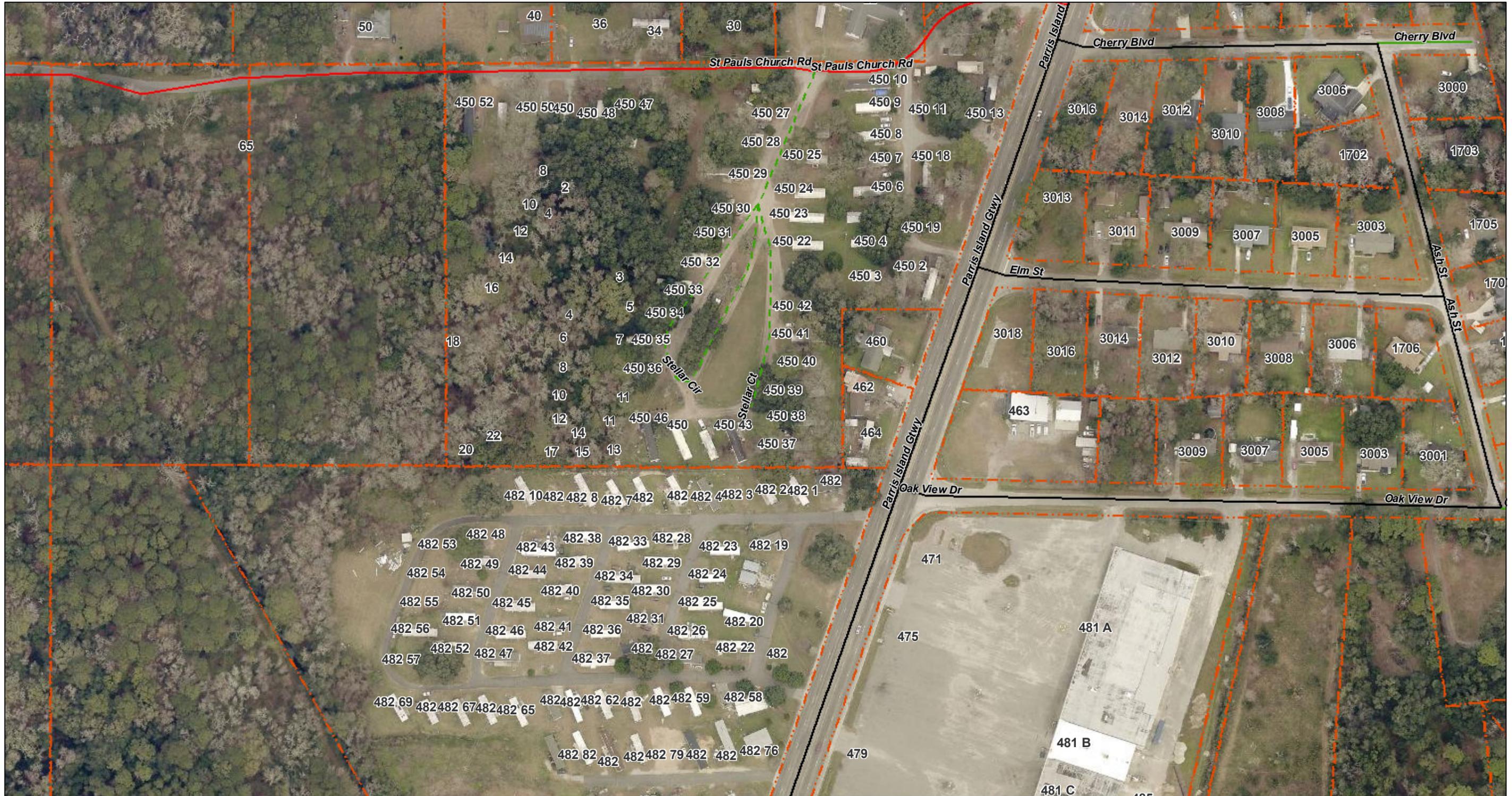
Environmental Issues

The two rear parcels (34 and 35) and the rear half of 450 Parris Island Gateway are fully forested and will be critical to reestablishing a tree canopy near and along the Parris Island Gateway corridor. Considerate site planning could lend itself to a new development pattern that is more functional in a mixed-use environment than the existing single-family sprawl north and east of the site.

Public Notification

Letters have been sent to property owners within 400 feet of the properties.

Stellar Court



10/7/2022, 1:55:41 PM

- Road Classifications**
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- STATE, PAVED
 - COUNTY, PAVED
 - PRIVATE, PAVED
 - PRIVATE, UNPAVED
 - LiveParcels

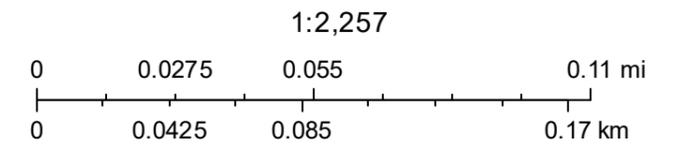


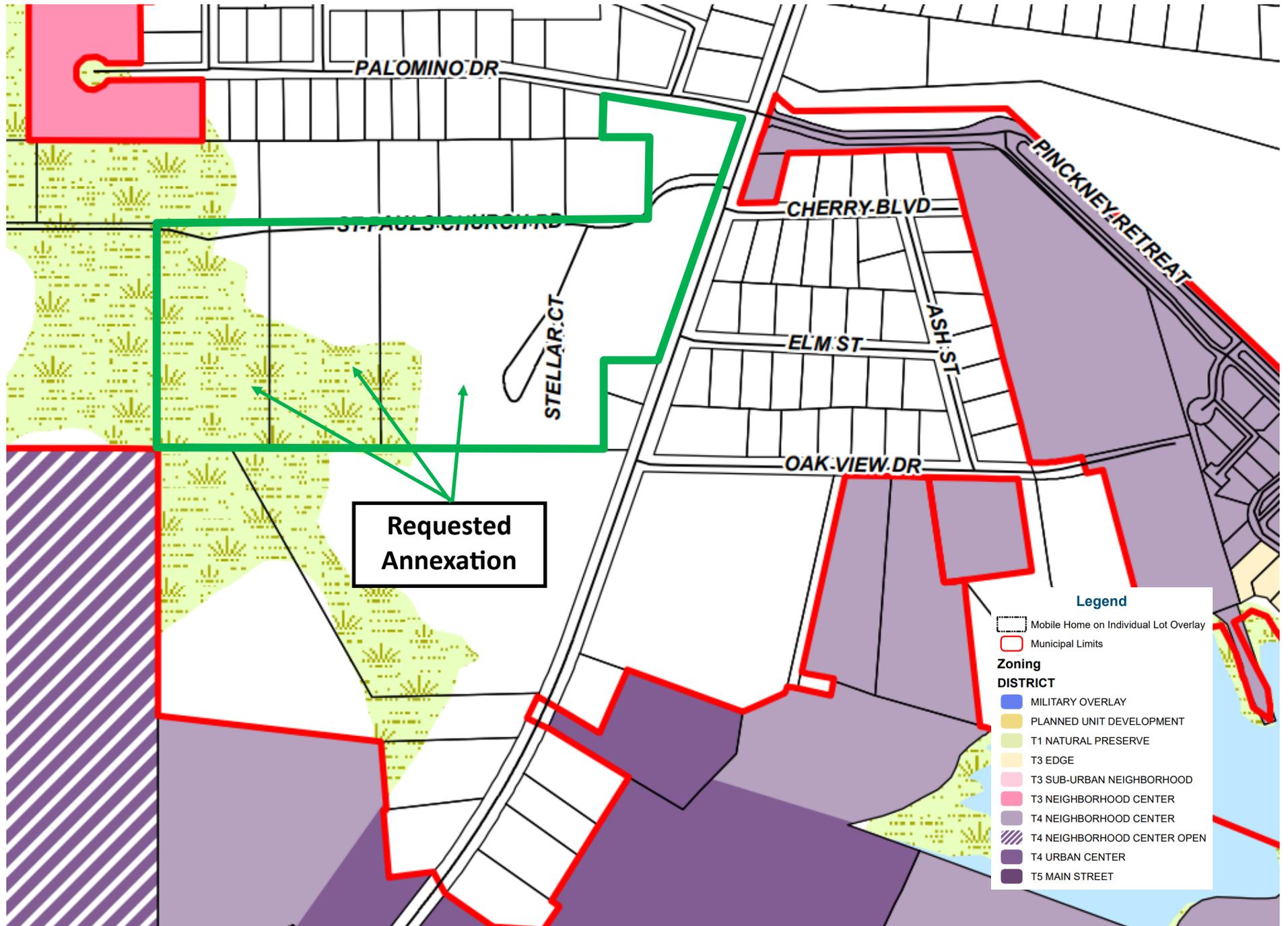
Exhibit B

Built Environment and Future Land Use

FUTURE LAND USE PLANNING FOR PORT ROYAL



WEST PORT ROYAL



City of Beaufort - Town of Port Royal – Beaufort County
Joint Metropolitan Planning Commission
Rezoning Analysis
Meeting Date: October 17, 2022

Applicant

Justin Keown

Site

Approximately .11 acres located at 711 7th Street, also identified as District 110, Map 11, Parcel 78. [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 T5 Main Street (T5MS). The T5MS district consists of higher density, mixed-use buildings that accommodate retail, rowhouses, offices, and apartments along primary thoroughfares within a neighborhood framework. [See Exhibit B, Zoning Map and Use Chart](#)

Comprehensive Plan / Land Use Compatibility

The Future Land Use map from the Comprehensive Plan shows that the parcel is directly adjacent to existing commercial land uses. This location can support substantial mixed use by virtue of its proximity to Paris Avenue and existing or proposed development, including direct adjacency to the Port of Port Royal. From the Port Royal Master Plan on South Paris Avenue: *“This is the heart of the Town. Paris Avenue south of 12th Street should be re-established as the main street...”* Staff believes that this parcel could and should be encompassed in this “South Paris Avenue” area due to its proximity to Town Hall, the terminus of Paris Avenue, the Port, and the Customs House. There could be significant value to the public if development on this property is compatible and engages with the Customs House and the green space next to the same.

[See Exhibit C, The Future Land Use Map and Port Royal Master Plan .](#)

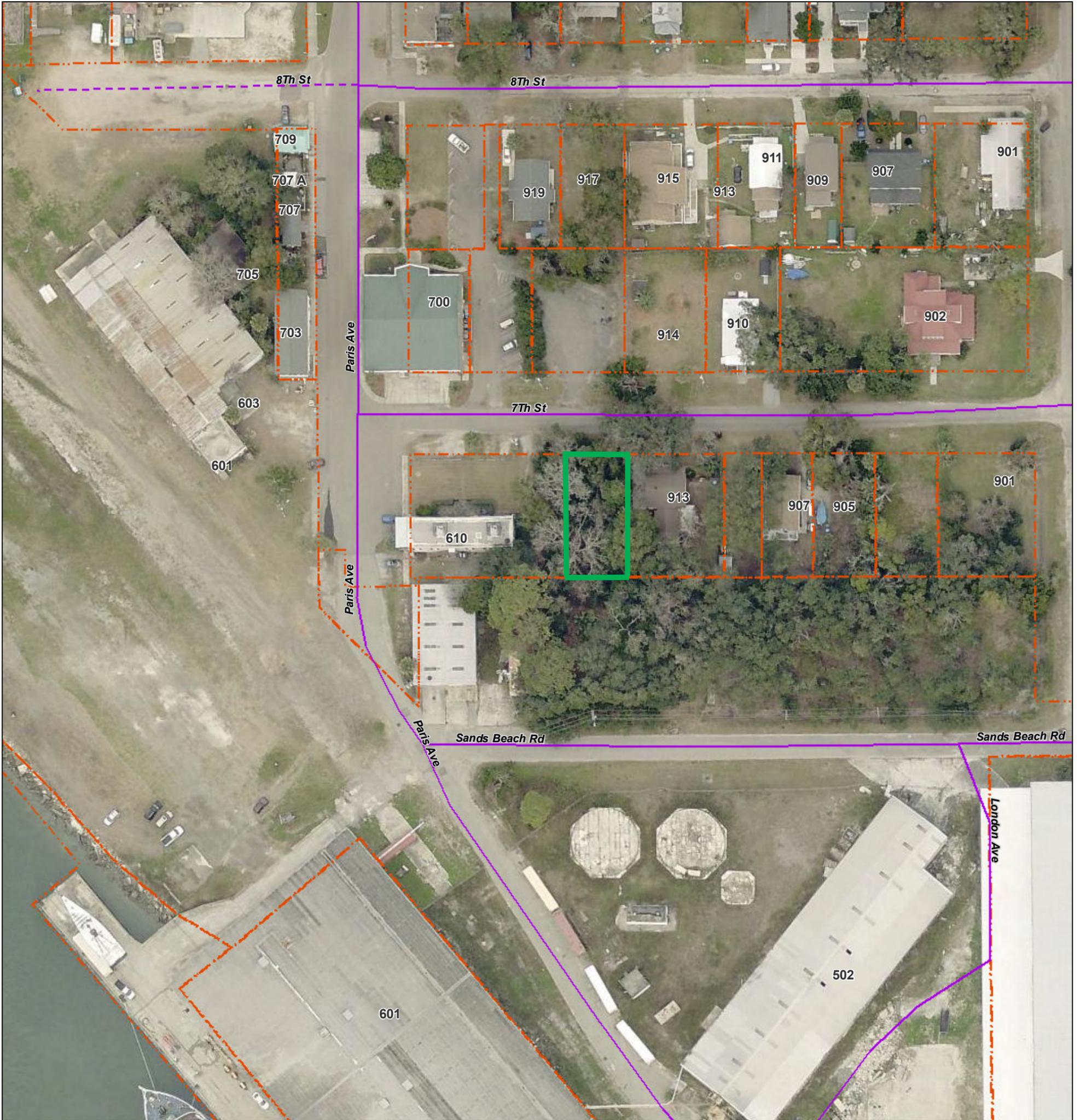
Environmental Issues

Urban stormwater BMPs will be necessary to ensure proper runoff capture. There are no significant trees on this property.

Public Service Issues

None

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



10/7/2022, 2:15:20 PM

1:1,128

Road Classifications

- MUNICIPAL, PAVED
- - - MUNICIPAL, UNPAVED
- LiveParcels
- Red: Band_1
- Green: Band_2
- Blue: Band_3

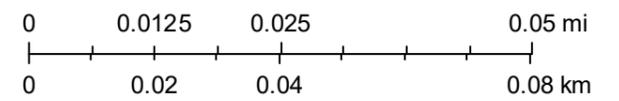
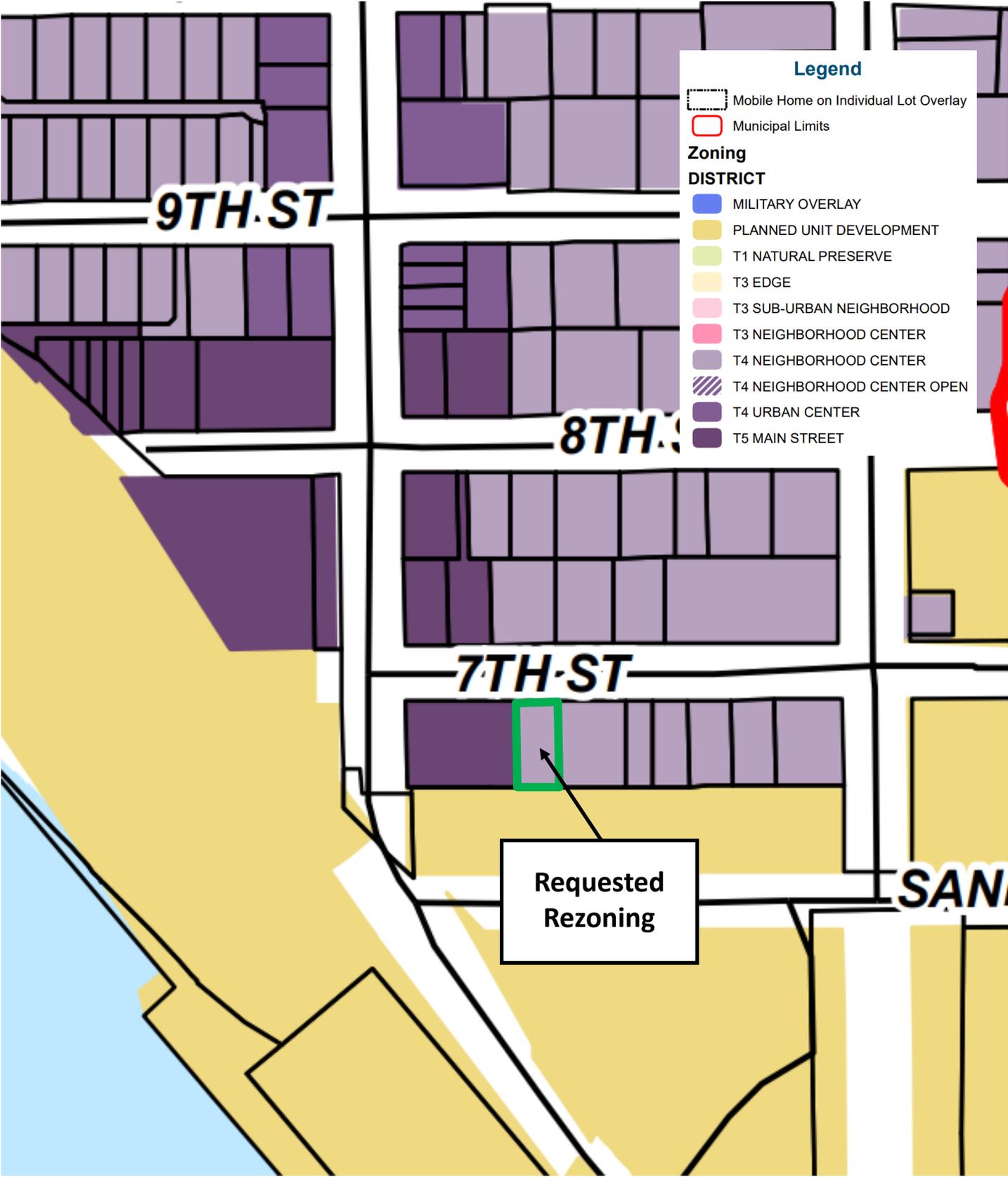


Exhibit B



4.1.30 Principal Use Table

Table 4.1.30. Principal Use Table

Specific Use	T1 NP	T3 Edge	T3 SN	T3 N	T4 NC	T4 NC-O	T4 UC	T5 MS	Section For Additional Conditions	Additional Design Criteria
AGRICULTURE										
1. Agriculture & Crop Harvesting	-	P	P	P	P	P	P	P		
2. Agriculture & Crop Harvesting: >1 acre	-	-	P	-	-	-	-	-		
3. Forestry	P	P	P	P	P	P	P	P		
RESIDENTIAL										
1. Dwelling: Single-Family Detached Unit	-	P	P	P	P	P	P	P		
2. Dwelling: Two-Family Unit	-	-	P	P	P	P	P	P		
3. Dwelling: Multi-Family Unit	-	-	-	P	P	P	P	P		(Multi-bldg) 2.2.100
4. Accessory Dwelling Unit (ADU)	-	C	C	C	C	C	C	C	4.2.10.A	
5. Home Occupation		C	C	C	C	C	C	C	4.2.10.B	
6. Group Home	-	P	P	P	P	P	P	P		
7. Community Residence	-	P	-	-	-	P	P	P		(Multi-bldg) 2.2.100
8. Temporary Shelter	-	-	-	-	P	P	P	P		
OFFICES & SERVICES										
1. General Offices & Services	-	-	SE	C	P	P	P	P		
2. General Offices & Services with a Drive Through Facility	-	-	-	-	C	C	C	C	4.2.20.B	4.2.70
3. Animal Services: Clinics & Hospitals	-	-	-	-	P	P	P	P		
4. Body Branding, Piercing & Tattoo Facilities	-	-	-	-	-	C	C	C	4.2.20.C	
5. Day Care: Minor (12 or fewer patrons)	-	C	C	C	C	C	C	C	4.2.20.D	
6. Day Care: Major (> 12 patrons)	-	-	-	-	C	C	C	C	4.2.20.D	
Specific Use	T1 NP	T3 Edge	T3 SN	T3 N	T4 NC	T4 NC-O	T4 UC	T5 MS	Section For Additional Conditions	Additional Design Criteria

(P) = Permitted By Right (C) = Conditional Use (SE) = Special Exception Use (--) = Prohibited Use

Specific Use	T1 NP	T3 Edge	T3 SN	T3 N	T4 NC	T4 NC-O	T4 UC	T5 MS	Section For Additional Conditions	Additional Design Criteria
OFFICES & SERVICES <i>(continued)</i>										
7. Lodging: Short Term Rental	-	P	P	P	P	P	P	P		
8. Lodging: Bed & Breakfast	-	P	P	P	P	P	P	P		
9. Lodging: Inn	-	-	-	-	P	P	P	P		
10. Lodging: Hotel	-	-	-	-	-	P	P	P		
11. Medical Services: Clinics & Offices	-	-	-	-	P	P	P	P		
12. Medical Services: Hospital	-	-	-	-	-	P	P	P		(>35,000sf) 5.2.50
13. Personal Storage Facility	-	-	-	-	-	C	-	■	4.2.20.E	
14. Vehicle Services: Minor Maintenance & Repair	-	-	-	-	P	P	P	■		
15. Vehicle Services: Major Maintenance & Repair	-	-	-	-	C	C	C	■	4.2.20.F	
RETAIL & RESTAURANTS										
1. General Retail	-	-	-	-	P	P	P	P		(>35,000sf) 5.2.50
2. Restaurant, Café, Coffee Shop	-	-	-	-	P	P	P	P		
3. General Retail or Restaurant with a Drive Through Facility	-	-	-	-	C	C	C	C	4.2.30.A	4.2.70
4. Bar, Tavern, Nightclub	-	-	-	-	-	P	P	P		
5. Gas Station or Fuel Sales	-	-	-	-	-	P	P	■		5.2.40
6. Open Air Retail	-	-	-	-	-	SE	SE	■	4.2.30.B	
7. Vehicle Sales & Rental: Alternative and Low Impact	-	-	-	-	C	C	C	C	4.2.30.C	
8. Vehicle Sales & Rental: Automobiles, Light Trucks, Boats	-	-	-	-	-	C	C	■	4.2.20.D	(>35,000sf) 5.2.50
RECREATION, EDUCATION, SAFETY, PUBLIC ASSEMBLY										
1. Community Oriented Facility	-	-	-	-	-	-	P	P		5.2.30
2. Community Recreation Facility	-	-	-	-	-	P	P	P		5.2.30
3. Community Safety Facility	-	-	-	-	P	P	P	P		5.2.30
Specific Use	T1 NP	T3 Edge	T3 SN	T3 N	T4 NC	T4 NC-O	T4 UC	T5 MS	Section For Additional Conditions	Additional Design Criteria

(P) = Permitted By Right (C) = Conditional Use (SE) = Special Exception Use (--) = Prohibited Use

Specific Use	T1 NP	T3 Edge	T3 SN	T3 N	T4 NC	T4 NC-O	T4 UC	T5 MS	Section For Additional Conditions	Additional Design Criteria
RECREATION, EDUCATION, SAFETY, PUBLIC ASSEMBLY <i>(continued)</i>										
4. Institutional Care Facility	-	-	-	-	-	P	P	■		
5. Marine Oriented Facility	-	P	P	P	P	P	P	P		(Multi-bldg) 2.2.100
6. Meeting Facility or Place of Worship: < 5,000 SF	-	P	P	P	P	P	P	P		5.2.30
7. Meeting Facility or Place of Worship: 5,000 SF - 10,000 SF	-	-	-	-	P	P	P	P		5.2.30
8. Meeting Facility or Place of Worship: > 10,000 SF	-	-	-	-	-	P	P	P		5.2.30
9. Parks & Open Areas	P	P	P	P	P	P	P	P		2.4
10. Recreation & Entertainment Facility: Indoor	-	-	-	-	P	P	P	P		(>35,000sf) 5.2.50
11. Recreation & Entertainment Facility: Outdoor	-	-	-	-	-	C	-	■	4.2.40.A	(Multi-bldg) 2.2.100
12. School: Public or Private	-	-	P	P	P	P	P	P		5.2.30
13. School: Specialized Training or Studio	-	-	-	-	P	P	P	P		
14. School: College or University	-	-	-	-	P	P	P	P		5.2.30 (Multi-bldg) 2.2.100
TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE										
1. Infrastructure & Utilities: Minor	C	C	C	C	C	C	C	C	4.2.50.A	
2. Infrastructure & Utilities: Major	SE	-	-	-	-	SE	-	■	4.2.50.A	
3. Parking Facility: Public or Commercial	-	-	-	-	C	C	C	C	4.2.50.B	(Garage) 5.2.50
4. Transportation Terminal	-	-	-	-	-	P	P	P		5.2.30 (>35,000sf) 5.2.50
5. Waste Management Facility: Community Collection & Recycling	-	-	-	-	-	-	-	-		
6. Wireless Communications Facility	-	-	-	-	-	-	-	-		
Specific Use	T1 NP	T3 Edge	T3 SN	T3 N	T4 NC	T4 NC-O	T4 UC	T5 MS	Section For Additional Conditions	Additional Design Criteria

(P) = Permitted By Right (C) = Conditional Use (SE) = Special Exception Use (--) = Prohibited Use

Specific Use	T1 NP	T3 Edge	T3 SN	T3 N	T4 NC	T4 NC-O	T4 UC	T5 MS	Section For Additional Conditions	Additional Design Criteria
INDUSTRIAL										
1. Manufacturing, Processing, & Packaging: Light (15,000 SF or less)	-	-	-	-	SE	C	C	SE	4.2.60.A	
2. Warehousing & Distribution	-	-	-	-	C	C	-	■	4.2.60.B	
Specific Use	T1 NP	T3 Edge	T3 SN	T3 N	T4 NC	T4 NC-O	T4 UC	T5 MS	Section For Additional Conditions	Additional Design Criteria

P) = Permitted By Right (C) = Conditional Use (SE) = Special Exception Use (--) = Prohibited Use

Exhibit C

The Master Plan for PORT ROYAL, p.4

The Traditional Town Core

Port Royal has areas that were developed prior to World War II which retain a small town urban pattern, as well as areas that were developed later following a suburban sprawl pattern, and still more areas which await the first generation of development. The Traditional Town core of Port Royal is defined in this Master Plan as that area which is already developed in a traditional pattern (centered on Paris Avenue) *plus* several adjacent areas which should be developed or logically redeveloped following the traditional pattern.

"Undiscovered" by outsiders for many years, the Traditional Town core is one of the greatest assets of the community. Here the hometown & maritime images are established; here the neighbors gather for special events; the collection of historic and architecturally appealing buildings is concentrated here; the infrastructure is the most efficient; the layout itself is most resilient for renewal over many generations, most energy efficient, most walkable and most logical; many trees are also mature, and the views are spectacular. And now it has been rediscovered-- hence here also is a concentration of private reinvestment in infill development, preservation, and cultural revival. The Traditional Town core is where the action is.

The Master Plan is assembled from many design concepts and small projects that are intended to reinforce the Traditional Town core. These include:

1. TOWN HALL SQUARE

The redevelopment which brought about the recent Town Hall building should now be continued into the details of the public space it fronts. The Town Hall square is to be an intimately scaled, formal green which will be the spatial end of Paris Avenue and terminus of the town center (at least until such time in the future, if any, when the Port property is redeveloped extending the mixed-use area). The southern edge of the square is formed by Town Hall; the northern edge is enclosed by the restored Schepers' Store building and Paris Avenue axis; the western edge and eastern edge should be better enclosed using new multistory buildings. Along Paris Avenue, the head-in parking spaces that intrude on the green should be relocated; while convenient-looking, this handful of spaces does great damage to the shape and functionality of the green and diminishes the image of Town Hall. The eastern edge provides an excellent redevelopment opportunity for rowhouses or a mixed-use building; an alley should parallel the square behind the new buildings.

The historic building requires rehabilitation and restoration, but should be

2. TOWN HALL TOWER

As one enters the downtown and looks south, the Paris Avenue vista should have a more definite terminus in a vertical landmark which breaks above the horizon. Although the Town Hall building itself was creatively placed to occupy the end of the view axis, it is not tall enough to compensate for the slope of the land and the height of the trees and other nearby structures; the result is compositionally awkward and does not fully make the dramatic statement hoped for. The original plans for a tower on the corner of the building were shelved, but this idea should be revived and a tower carefully designed (perhaps by architectural competition).

A memorable belltower or lookout can be added to the existing building, and will probably become the permanent symbol of the Town.

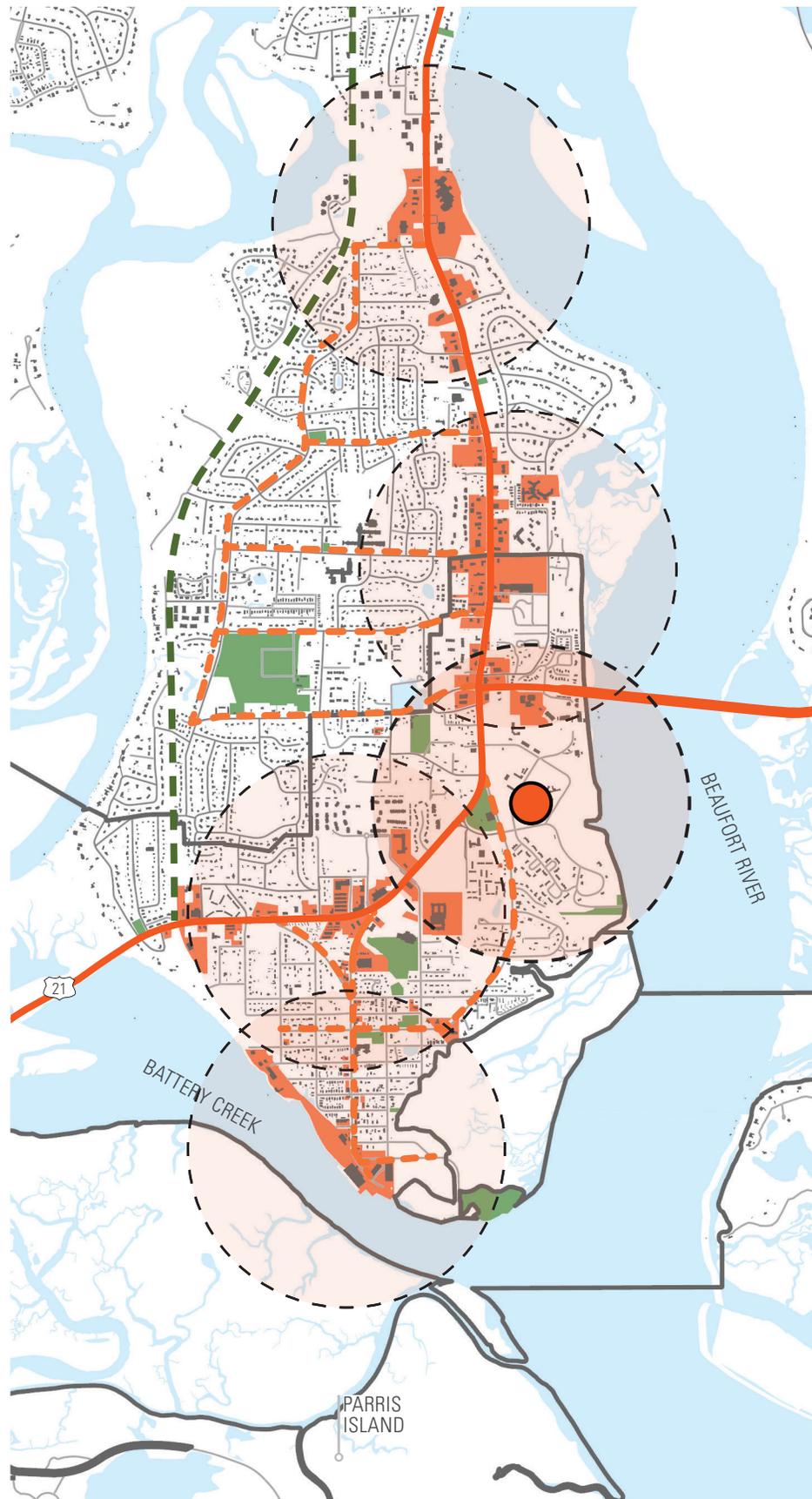
3. SOUTH PARIS AVENUE

This is the heart of the Town. Paris Avenue south of 12th Street should be re-established as the main street, with multi-story buildings, diagonal on-street parking, and wide sidewalks. Buildings should be built right up to the property line, and should have awnings, colonnades, or arcades encroaching over the sidewalk. As an incentive for this architectural feature, developers should be permitted to build enclosed and leasable space above the arcade or colonnade. On this section of the avenue, palmetto trees may be used for accent and to help "hold" the shape of the public space, although the trees may be omitted where an adjacent building has a colonnade or arcade.

4. PORT ROYAL ELEMENTARY SCHOOL

This is a unique and irreplaceable asset of Port Royal. Availability of a high-quality school is the single most powerful factor in the real estate decisions made by homebuyers with families. Not only does Port Royal have a school, but an excellent and improving one. Some of its great strengths flow directly from its traditional form: this school is intimately sized, unlike the "factory-sized" schools offered elsewhere in the system; this school is located in the heart of the community, easily accessed on foot from all directions; and it is housed in a proper civic building, which occupies a significant and visible site as a community anchor and sends a positive message to all-- especially children and parents-- about the importance of education. All vigilance must be maintained to keep the school and to continue its renaissance.

preserved. It is also reasonable to expect that with surrounding infill development



New centers and community nodes can be located along major transportation routes that can support day to day needs, a mix of uses, affordable housing and provide a walkable destination. Older centers can be re-imagined over time to also support a broader mix of uses and walkability.

- Existing Commercial Land Use
- Possible New Community Node (retail, services, conveniences)
- Possible New Community/Mixed Use Node (walkable retail mixed use)
- Port Royal Boundary
- Water Bodies
- Building Footprints
- Existing Parks
- Street Type A**
+ Multipurpose path off road
- Street Type B**
+ Sidewalks plus bike lane in road

Source: Beaufort County