

**BEAUFORT–PORT ROYAL  
METROPOLITAN PLANNING COMMISSION**

**AGENDA**

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

**Monday, November 16, 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/84365393864?pwd=bHlaU2txWmpCZXoxNETlSXJyc1BLUT09>

Password: 239635    Meeting ID: 843 6539 3864    Call in Phone #: 1 + 929 205 6099

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**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.    October 19, 2020 Regular Meeting Minutes

IV.    **Questions Relating to Military Operations**

V.     **Review of Projects for the City of Beaufort:**

    A.    Lady's Island Marina Village PUD Text Amendment. The applicant, Thomas Daniels on behalf of X Marks the Spot. LLC, has requested an amendment to amend the (Lady's Island Marina) Marina Village Planned United Development (PUD).

    A.    Update of Council Actions

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

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

    A.    None.

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 – October 19, 2020

### 1. CALL TO ORDER 2:56

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A meeting of the Metropolitan Planning Commission was held via Zoom on October 19, 2020, at 5:30 pm.

### 2. ATTENDEES

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

Staff in attendance: David Prichard (City of Beaufort Director of Community and Economic Development) and Dan Frazier (City of Beaufort Senior Planner of Community and Economic Development)

### 3. REVIEW OF MINUTES 4:06

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Mr. Crower noted his last name was misspelled on page 2 in the motion for the Whitehall Sketch Plan. Mr. Crower made a motion to approve the September 21, 2020 minutes noted; seconded by Mr. Alling. The motion passed unanimously.

### 4. QUESTIONS RELATING TO MILITARY OPERATIONS 5:20

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No questions at this time.

### 5. NEW BUSINESS 6:03

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City of Beaufort Agenda Items:

- A. **Annexation and rezoning** of two contiguous parcels totaling approximately 1.29 acres and located at 2506 Boundary Street and 6 Neil Road. The property is further identified as District 100, Map 29, Parcels 4R & 4T. Both parcels are currently zoned C5RCMU Regional Center Mixed Use. Contingent upon annexation, the requested zoning for both parcels are T5-Urban Corridor (T5-UC) District. Applicant: Tidewater Development Group, on behalf of the property owner, Corfe LLC.

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

**Motion:** Mr. Crower made a motion to approve the annexation of the two parcels; seconded by Ms. Fermin. The motion passed unanimously.

**Motion:** Ms. Fermin made a motion to approve the zoning of both parcels to T5-Urban Corridor District (T5-UC); seconded by Ms. Alling. The motion passed unanimously.

- B. Rezoning** of approximately 0.43 acres at 46 Robert Smalls Parkway. **17:10**  
The property is further identified as District R120, Map 29, Parcel 4F. The current zoning is T5-Urban Corridor District (T5-UC). The requested zoning is T5-Urban Corridor District/Regional Mixed-Use (T5-UC/RMX). Applicant: Lisa Wandrick for the property owner, LCW Commercial Properties, LLC

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

**Motion:** Ms. Alling made a motion to approve the request for the rezoning of the parcel; seconded by Ms. Fermin. The motion passed unanimously.

- C. Update of Council Actions** **29:17**
- D. Update of pending applications/status of approved projects.**

## **6. ADJOURN** **36:06**

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Mr. Crower made a motion to adjourn the meeting; seconded by Mr. Hinchler. The motion passed unanimously. The meeting ended at 6:06 pm.

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](mailto:iburgess@cityofbeaufort.org).



BEAUFORT CODE TEXT AMENDMENT APPLICATION

Department of Planning & Development Services
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Application Fee: \$400

Receipt # 138761

ZA 20-02

OFFICE USE ONLY: Date Filed: 10/20 Application #: 21160

\$ PAID 10/20 CC

Submittal Requirements: All forms shall be complete and may be submitted digitally to Julie Bachety - jbachety@cityofbeaufort.org.

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

Applicant Information

Applicant Name: THOMAS DANIELS ON BEHALF OF X MARKS THE SPOT DBA LADY'S ISLAND MARINA
Applicant Address: 73 Sea Island Pkwy # 10 Beaufort, SC 29907
Applicant E-mail: DANIELS@LADYSISLANDMARINA.COM Applicant Phone Number: 843 522 0430

Amendment Request Information

List section(s) of the Beaufort Code proposed to be changed: LADY'S ISLAND MARINA PUD
MAYNARD VILLAGE RD 11/10/06

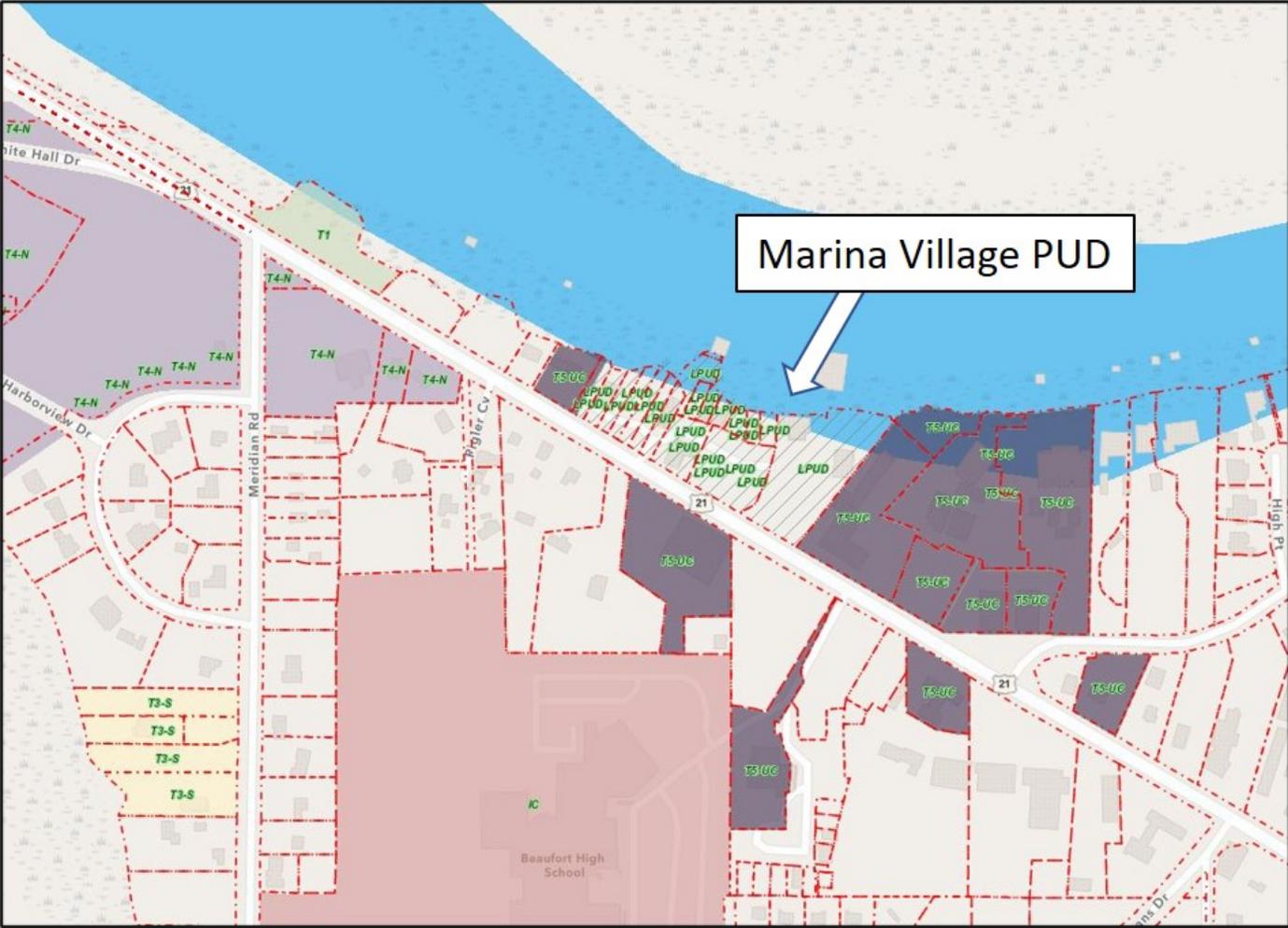
List proposed modification(s) - attached separate page if necessary: PAGE 4: REMOVE
DUBIOUS ASTERISKS (XX) NOTE "2-ACCESSES UP TO 1500 SQ FT
(STATUS) USE ON THE CONDITION EXISTING (STATUS) IS REMOVED"

Reasons for requesting amendment: Commercial Development Flexibility
while not increasing size amount of allowed commercial
development currently offered in the PUD

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

Applicant's Signature: [Signature] Date: 10/20/20

# MARINA VILLAGE PLANNED UNIT DEVELOPMENT (PUD)



LOCATION MAP

**ORIGINAL  
MARINA VILLAGE PUD  
ADOPTED APRIL 10, 2001**

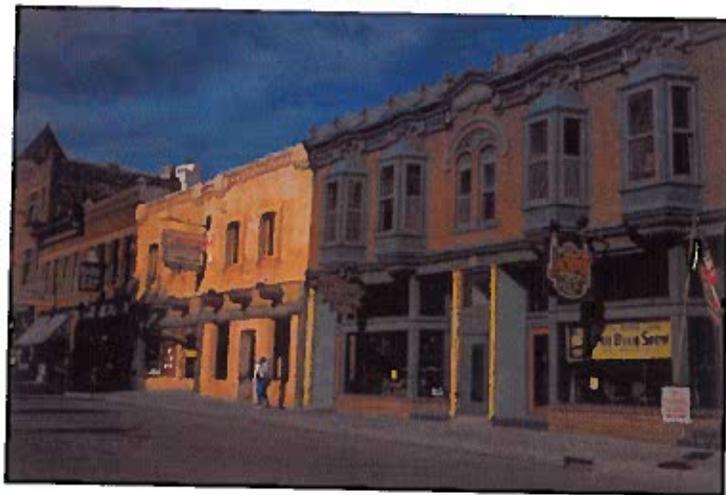
**Official Copy**

**Adopted April 10, 2001**

**Lady's Island Marina**

**Marina Village**

**Planned Unit Development...**



**A mixed—Use Redevelopment by:  
Factory Creek Landings Group, LLC**

# Lady's Island Marina

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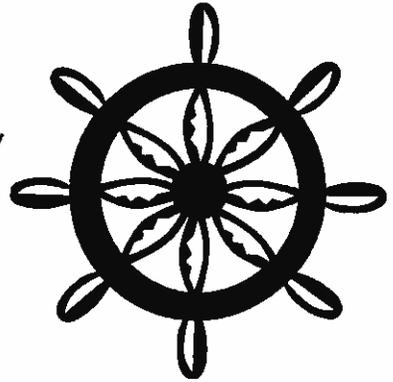
### Attachments;

- A. Master Lot Plan
- B. Conceptual Plan
- C. As-built survey and Marina Plan

## Marina Village

### Project Description

Marina Village is a proposed new 5.64 acre mixed use infill redevelopment project located in the City of Beaufort, South Carolina. The intent of this project is to enhance the urban fabric of Lady's Island, improve the current blighted conditions and offer new opportunities for residential, business and recreational use. It is our intent for this project to have a major roll in reshaping development on Lady's Island and to help set the standard for future development.



The urban design of Marina Village draws its inspiration from the history and nature of downtown Beaufort. Main points that stand out in this regard are the fishing village legacy, its proximity to downtown, and the 740'+ of Highway 21 frontage. The project will highlight a redeveloped and restored 80 slip modern marina facility. The marina and over the water building facility will be a landmark property and will lead and motivate other redevelopment projects. The curb cuts to the project will be reduced from the (5) five presently in use to (3) three. Traffic and parking on the site will be buffered from street view. A new sense of community will be encouraged.

A public marsh boardwalk could eventually connect this marina property to adjacent developed properties along Factory Creek and the public boat landing, as well as to the swing bridge and downtown Beaufort. The developer will allow public access via a walkway over the marsh in front of the property provided that all three of the following conditions are met : 1) the walkway created is a public project 2) the developer is not required to support financially the construction and/or maintenance of the walkway 3) both landowners on either side of the property also allow public access on walkways over the marsh in front of their properties. The Marina Village shall conform to the City of Beaufort's current noise ordinance.

The proposed uses are very similar to what currently exist in downtown Beaufort. Our current conceptual design calls for multi-story structures that may have different uses on separate levels. Retail and commercial fit very well into the first floor areas in a storefront type setting similar to downtown Beaufort, while office and residential will utilize the upper levels. Also planned is the refurbishing of the existing Ollie's restaurant, residential town homes and Charleston style single family homes. This important project seeks to promote the current character of Beaufort while redeveloping a non-contributing blighted property.

This development plan has taken into account and planned for the possibility of adjacent property's future traffic flows. The Marina Village will serve as an entryway from the Sea Islands into the City as well as serve as another example of development that makes a positive contribution to the community.

# Lady's Island Marina

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## Land Use Table

Building Area	65,340 SF= 1.5 ACRES
Parking, drives and walkways non porous surfaces	43,560 SF= 1 ACRE
Parking, drives and walkways porous surfaces	43,560 SF= 1 ACRE
Open natural or planted spaces	93,127 SF= 2.14 ACRES
	<u>245,587 SF= 5.64 ACRES total 100%</u>

Non porous areas 100,188 sq. ft.= 2.3 acres	44.3%
Porous areas 145,399 sq.ft.=3.34 acres	55.7%
	<u>100%</u>

## Lot Type / Land Use

Residential town or single family homes	35 units
Loft homes (above "mixed use")	17 units
Mixed-use (Commercial/Retail/Office/Residential)	26,500 sq.ft.
Existing restaurant	3,300 sq.ft.
Marina and existing building over the water	80 slips

## Land Use Tables (Marina Village)

	<u>Sq. Ft.</u>	<u>Percentage</u>
1. Residential (with internal parking)	34,880	14.2%
2. New mixed-use commercial/residential	26,500	10.8%
3. Restaurant ( currently 3,300 SF )	3,960	1.6%
<u>Total gross building footprint</u>	<u>65,340</u>	<u>26.6%</u>
Surface parking, roads and walkways	87,120	35.5%
Parks and nature areas	93,127	37.9%
<u>Total Site Area</u>	<u>245,587</u>	<u>100%</u>

## Permitted Buildout\*

	Gross
1. Residential (including internal parking)	35 units
2. Mixed Use (Commercial/residential)	26,500 sq.ft. commercial plus 17 Loft units above mixed use
3. Restaurant	3,960 sq.ft.

\*Does not include service, storage or outdoor space.

**Parking Analysis** (as per Beaufort City Zoning Ordinance.)

	Modifier	Required
Residential (35 units)	1 per unit	35
Mixed-use commercial (26,500 SF.)	1 per 300 sq.ft.	88
Mixed-use residential (17)	1 per unit	17
Restaurant	1 per 4 seats	40
Marina	N.A.	21
<b>Parking Required</b>		<b>201</b>
25% reduction		(50)
<b><u>Total Parking Required</u></b>		<b><u>151</u></b>

**Provided Parking**

Surface lots	130
Residential	70

**Total Parking Provided** 200

**Net Surplus (deficit)** 49 extra spaces

**Marina Village Development Standards**

**Lot and Building Design**

Minimum Lot Width:	20'
Minimum Lot Depth:	40'
Maximum Site Coverage:	100%
Maximum Height:	50' as measured from the average grade at the foundation to the roof peak
Minimum Height:	20'
Build to line (front US 21):	0'-12'
Side set back:	0'
Rear set back:	0'
Minimum Porch/Awning coverage:	10%

**Lot Layout**

The tables above show the minimum lot sub-division requirements. These lot areas are simply the total area that may be developed for the building site. Later sub-division of these areas will allow for smaller lots to be sold or leased as required. Some of the lots "front" open spaces, not right of ways or streets as required. Legal right of way access for these properties will be provided. The primary vertical wall of the building structures that front US 21 will cover a minimum of 40% of the highway. A landscaped buffer and berm will be permitted to run along the western boundary and continue east along Highway 21 in back of sidewalk for 150'.

# Lady's Island Marina

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## Utility access

Utilities are presently served and available to this property.

### Sewer Loading Calculations:

Based on SCDHEC Unit Contributory Loadings:

35 Residential units @300 GPD/unit	10,500
17 loft homes @ 300 GPD/unit	5,100
Commercial office retail	900
Restaurant 140 seats	5600
Total Average Daily sewer flow	22,100 GPD

Marina Village will use the existing sewer taps on us 21

### Water Loading Calculations:

$$\begin{aligned}\text{Water Loading} &= 1.5 \times \text{Sewer Loading} \\ &= 1.5 \times 22,100\end{aligned}$$

$$\text{Total average daily water flow} = \underline{33,150 \text{ GPD}}$$

Marina Village will use the existing 16" water main along US 21.

## General Specifications

### Lot & Building Design

New buildings will be setback thirty feet (30') from the critical line. There may be special areas where the buildings may be set back no less than twenty feet (20') from the critical line. These special areas shall require approval from the Corridor Development Board (CDB). Special areas may comprise no more than twenty five (25%) of the property along the critical line. The process for receiving approval for these areas from the CDB shall not require public notice. No lot lines are required but would be necessary if the land is subdivided. Porches and overhangs are encouraged and permitted to encroach over lot lines.

### Landscaping and Tree Ordinance:

The City of Beaufort's Village Center Landscaping and Tree ordinance will serve as a guideline to Marina Village. It is understood that this property is unique in size, shape and location and that the standards shall be applied in a flexible manner by the Corridor Development Board if justified. Specifically, the CDB will take into account existing footprints of parking areas, existing non-permeable surfaces and current buildings. Parking will be permitted underneath tree canopies in an effort to preserve as many overstory trees as possible. It is understood that Marina Village could be subdivided into various parcels and that flexibility within the ordinance pertaining to internal landscape buffers and setbacks will be necessary for a successful and functional project. It is expressly the intent of this article not to stifle creativity or curtail imaginative solutions to the design process while allowing for the permitted land uses as outlined in this PUD document.

### Permitted Uses:

General Commercial Zoning per the City of Beaufort zoning ordinance in effect at the date of adoption of this submittal. The uses will be consistent with the Lady's Island Overlay District with the exceptions of items C and D in section 5-6239(1) of that document.

### Default Regulations:

For items not noted in this document, the City of Beaufort's General Commercial zoning ordinance in effect at the date of adoption of this submittal shall take effect.

### Open Space and Buffers:

This property consists of 5.64 acres and approximately 5 acres of marina. The property will have 55.4% porous land.



**Signage:**

Signage for this project will be governed by the City Highway Corridor Overlay Zoning standards. The exception being Marina Village will retain its current billboard for two years from the adoption of this PUD.

**Fire Access:**

New buildings will fully comply with the Current City of Beaufort Building and Life Safety Codes. Final Street design will incorporate design turning radii of current (12-01-00) City Fire Equipment.

*Development*  
**Corridor Review Board:**

*Development*  
The Corridor Review Board will have jurisdiction over design standards to insure consistency within the Village Center and will use the City of Beaufort's Lady's Island Village guidelines.

**Drainage Requirements**

The proposed redevelopment for the 5.64 acre site including new non porous surfaces and building footprints will result in a total impervious area of 2.5 acres or 108,900 square feet. This gives a total impervious area of 44%. The South Carolina Department of Health and Environmental Control's office of Ocean and Coastal Resource Management (OCRM) requires that the first half (1/2) inch of runoff over the entire site or the first one (1) inch of runoff over the built upon portion of the site, whichever is greater, be stored and released over a twenty four hour (24) period. We are planning to retain the greater amount required. Storm water runoff for this site will be collected into OCRM approved underground retention and filtration systems.



# MARINA VILLAGE ON FACTORY CREEK

Beaufort, South Carolina

PREPARED FOR:  
FACTORY CREEK LANDINGS GROUP, LLC

PREPARED BY:  
Land Planning  
J. K. TILLER ASSOCIATES, INC.  
Bluffton, South Carolina



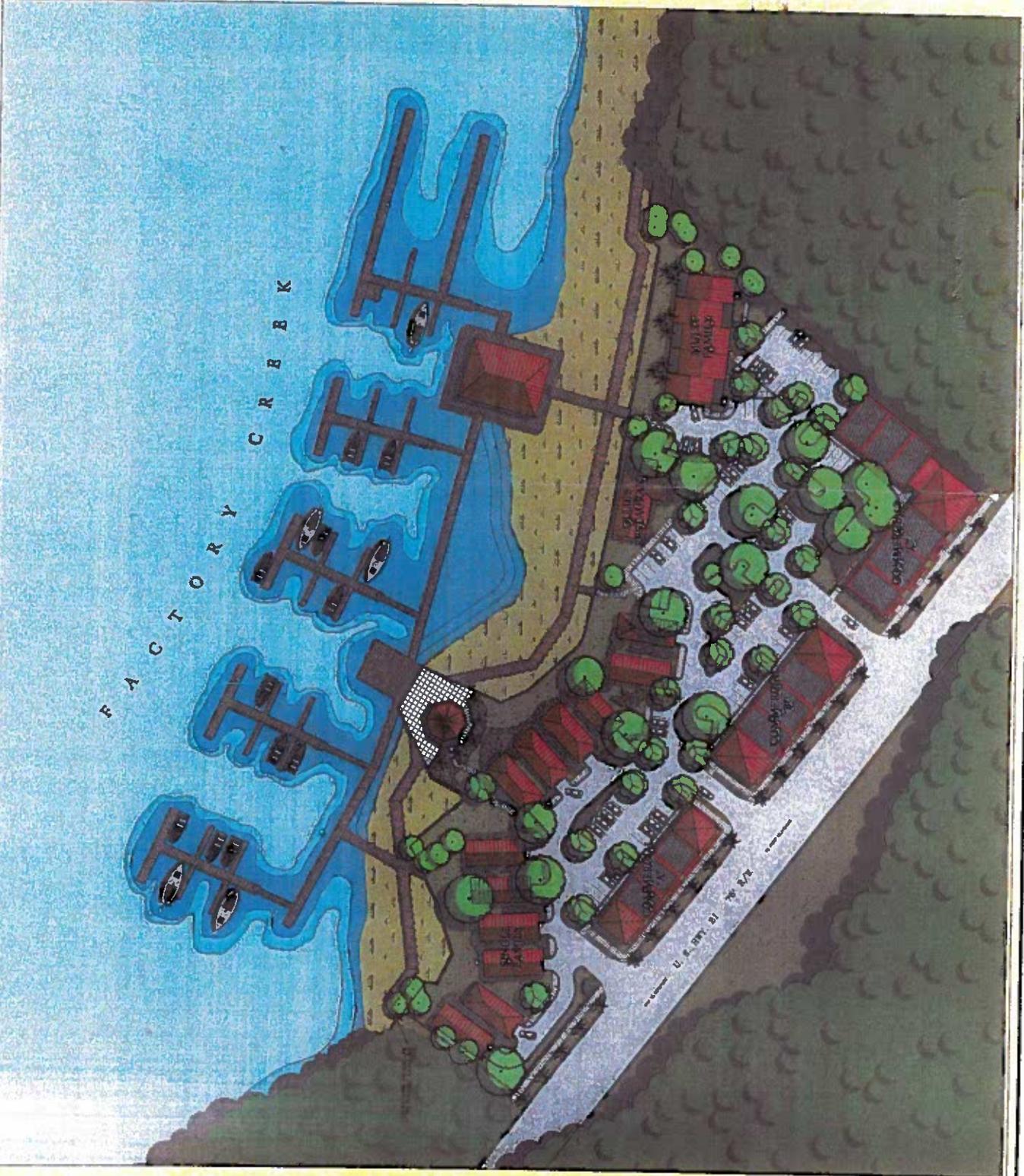
LOCATION MAP (N.T.S.)



SCALE 1"=100'

NORTH 0 50 100 150'

February 21, 2001





# MARINA VILLAGE ON FACTORY CREEK

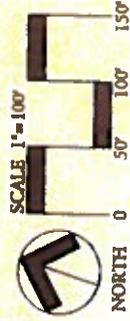
Beaufort, South Carolina

PREPARED FOR:  
FACTORY CREEK LANDINGS GROUP, LLC.

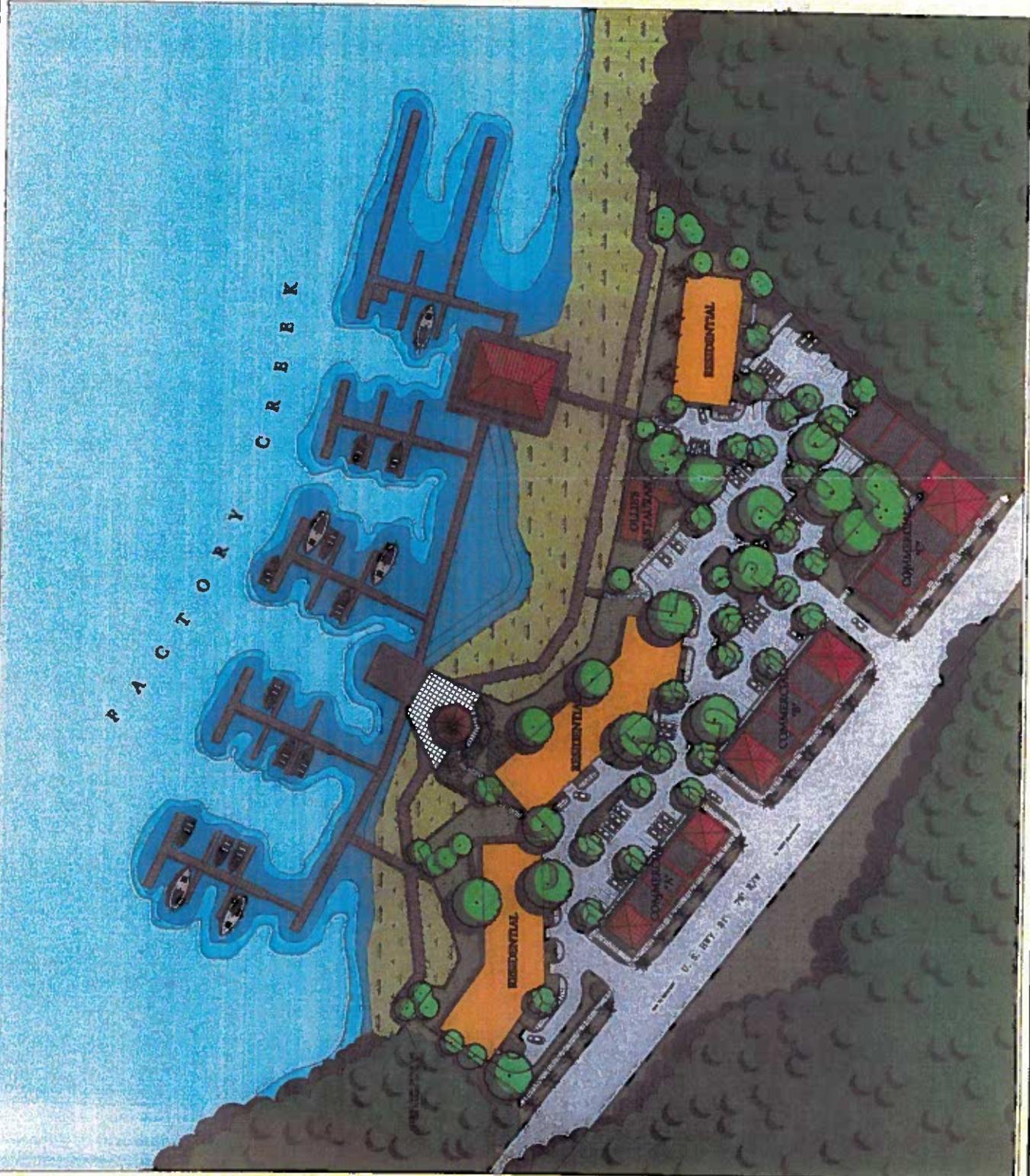
PREPARED BY:  
Land Planning  
J. K. TILLER ASSOCIATES, INC.  
Beaufort, South Carolina



LOCATION MAP (N.T.S.)



February 21, 2001





*"We shape our buildings, thereafter they shape us,"  
Winston Churchill*



**Lady's Island Marina**

**69 Sea Island Parkway  
Beaufort SC 29902**

**Factory Creek Landing Group, LLC.**

**Phone: 843-521-4200**

**Email: [service@ladysislandmarina](mailto:service@ladysislandmarina)**

**REVISED  
MARINA VILLAGE PUD  
ADOPTED JANUARY 10, 2006**

Lady's Island Marina  
Marina Village PUD  
January 10, 2006

Adopted January 10, 2006  
O-02-06

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## Attachments:

- A. Conceptual Plan
- B. Legal Description

# Marina Village

## Project Description

Marina Village is a 5.64 acre mixed use infill redevelopment project located in the City of Beaufort, South Carolina. This mixed use project will highlight a redeveloped and restored 80 slip modern marina facility.

A public marsh boardwalk could eventually connect this marina property to adjacent developed properties along Factory Creek and the public boat landing, as well as to the swing-bridge and downtown Beaufort. The developer will allow public access via a walkway over the marsh in front of the property provided that all three of the following conditions are met: 1) the walkway created is a public project 2) the developer is not required to support financially the construction and/or maintenance of the walkway 3) both landowners on either side of the property also allow public access on walkways over the marsh in front of their properties.

Our conceptual design calls for multi-story structures that may have different uses on separate levels. Retail and commercial fit very well into the first floor areas in a storefront type setting similar to those in downtown Beaufort, while office and residential could utilize the upper levels. Also planned are residential town homes, condominiums, and Charleston style single family homes.

# Regulating Plan

## Land Use Table

Building Area	56,880 SF = . 1.3 ACRES
Parking, drives and walkways	87,120 SF = 2 ACRES
Open natural or planted spaces	101,587 SF = 2.34 ACRES

245,587 SF= 5.64 ACRES total 100%

## Lot Type/Land Use

Multi family residential or single-family homes	58 units
Loft Units (above New General Commercial)	25 units
New General Commercial	22,000 sq. ft. **
Marina and existing building over the water	80 slips

## Land Use Tables (General Intensities)

	<u>Sq. Ft.</u>	<u>Percentage</u>
1. Residential (with internal parking)	34,880	14.2%
2. New General Commercial w/Loft Units	22,000	8.9% **
<u>Total Gross building footprint</u>	<u>56,880</u>	<u>23.1%</u>
Surface parking, roads and walkways	87,120	35.5%
Open natural or planted areas	101,587	41.4%
<u>Total Site Area</u>	<u>245,587</u>	<u>100%</u>

\* Does not include service, storage, or outdoor space.

\*\* Includes up to 1,500 sq.ft. restaurant use on the condition existing restaurant is removed.

**Parking Analysis**

	<u>Modifier</u>	<u>Required</u>
Residential (58 units)	1 per unit	58
New General Commercial (22,000 SF)	1 per 300 sq. ft.	73
Loft Units (25)	0 per unit	0
Marina	N/A	21
Parking Required		152
25% re-development reduction		(38)
<u>Total Parking Required</u>		<u>114</u>
<u>Provided Parking</u>		
Surface lots		76
Residential		88
Total Parking Provided		<u>164</u>
Net Surplus (deficit)		<u>50 Extra Spaces</u>

**Marina Village Development Standards**

**Lot Building and Design**

Minimum Lot Width: 20'  
 Minimum Lot Depth: 40'  
 Maximum Site Coverage: 100%  
 Maximum Height: 50' as measured by current City standards

Minimum Height: 20'  
 Build to line (front US 21): 0'-12'  
 Side set back: 0'  
 Rear set back: 0'  
 Minimum Porch/Awning coverage: 10%

**Lot Layout**

The tables above show the minimum lot sub-division, requirements. These lot areas are simply the total area that may be developed for the building site. Later sub-division of these areas will allow for smaller lots to be sold or leased as required. Some of the lots "front" open spaces, not right of ways or streets as required. Legal right of way access for these properties will be provided. The primary vertical wall of the building structures, including the length of the berm, that front US 21 will cover a minimum of 40% of the highway. A landscaped buffer and berm will be permitted to run along the western boundary and continue east along Highway 21 in back of sidewalk for 150'

# GENERAL SPECIFICATIONS

## **Lot & Building Design**

New buildings will be set back thirty feet (30') from the critical line. There may be special areas where the buildings may be set back no less than twenty feet (20') from the critical line. Special areas may comprise no more than twenty-five (25%) of the property along the critical line. No lot lines are required but would be necessary if the land is subdivided. Porches and overhangs are encouraged and permitted to encroach over lot lines.

## **Landscaping and Tree Ordinance:**

The City of Beaufort's Village Center Landscaping and Tree ordinance will serve as a guideline to Marina Village. It is understood that this property is unique in size, shape and location and that the standards shall be applied in a flexible manner by the Corridor Development Board if justified. Specifically, the CDB will take into account existing footprints of parking areas, existing non-permeable surfaces and current buildings. It is understood that Marina Village could be subdivided into various parcels and that flexibility within the ordinance pertaining to internal landscape buffers and setbacks will be necessary for a successful and functional project. It is expressly the intent of this article not to stifle creativity or curtail imaginative solutions to the design process while allowing for the permitted land uses as outlined in this PUD document.

## **Permitted Uses:**

General Commercial Zoning per the City of Beaufort zoning ordinance in effect at the date of adoption of this submittal.

## **Default Regulations:**

For items not noted in this document, the City of Beaufort's General Commercial zoning ordinance in effect at the date of adoption of this submittal shall take effect.

## **Signage:**

The sign regulations in the Unified Development Ordinance shall apply to this property, with the following addition: One freestanding sign of 32 square feet per side with a maximum height of 10' will be allowed. This sign shall be set back 10' from the property line. If the sign is greater than 24 square feet, the sign shall be a monument sign.

**Fire Access:**

New buildings will fully comply with the Current City of Beaufort Building and Life Safety Codes. Final Street design will incorporate design turning radii of City Fire Equipment.

**Design Review Board:**

The Design Review Board will have jurisdiction over design standards to insure consistency within the Village Center and will use the City of Beaufort's Lady's Island Village Center guidelines.

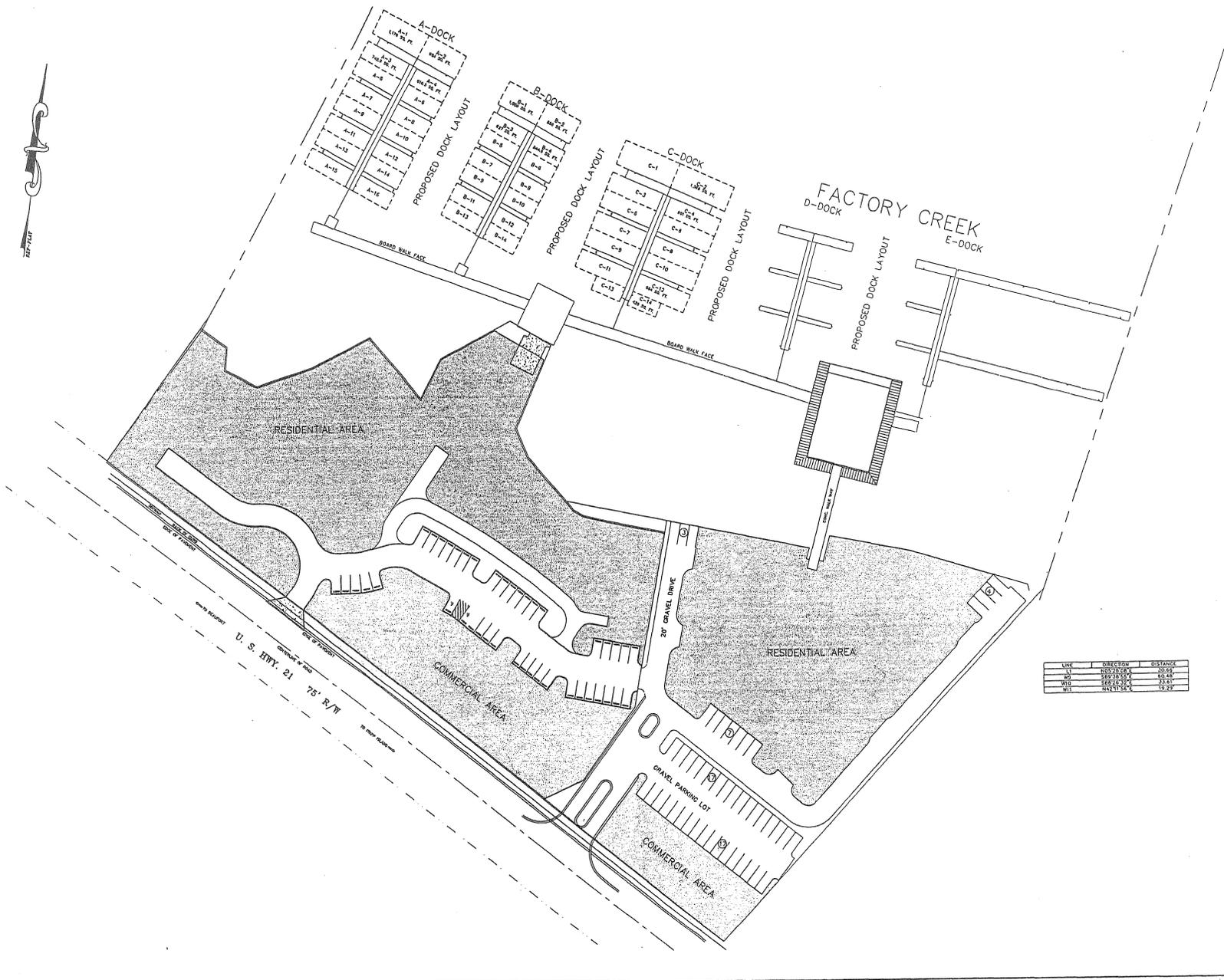
**Utility access**

Utilities are presently served and available to this property. Marina Village will use the existing water, sewer and power along US 21.

**Drainage Requirements**

The South Carolina Department of Health and Environmental Control's office of Ocean and Coastal Resource Management (OCRM) requires that the first half (1/2) inch of runoff over the entire site or the first one (1) inch of runoff over the built upon portion of the site, whichever is greater, be stored and released over a twenty-four hour (24) period. We are planning to retain the greater amount required. Storm water runoff for this site will be collected into OCRM approved underground retention and filtration systems.

G:\dwg\2005\titleek.dwg 10/31/2005 11:22:41 AM EST



**EMC ENGINEERING SERVICES, INC.**  
 1511 CHIEF, Box 1481  
 23 East Charlton Street  
 Spartanburg, SC 29302  
 Phone: 803 232-5920  
 Fax: 803 232-5920

**PRELIMINARY SITE PLAN**

No.	BY	DATE	DESCRIPTION

REVISIONS

**LADY'S ISLAND MARINA**  
**BEAUFORT, SOUTH CAROLINA**  
 prepared for:  
**E. H. FORTITUDE, INC.**

GRAPHIC SCALE: 1"=40'-0"



DESIGN: MDM  
 GRAPHICS: MDM  
 REVIEW: JMM  
 DATE: NOV. 2005  
 SCALE: 1" = 40'  
 PROJECT: 05-0357

SHEET: 1 OF 1

**REQUESTED  
MARINA VILLAGE PUD  
AMENDMENTS**

# Regulating Plan

## Land Use Table

Building Area	56,880 SF = . 1.3 ACRES
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Marina and existing building over the water	80 slips

## Land Use Tables (General Intensities)

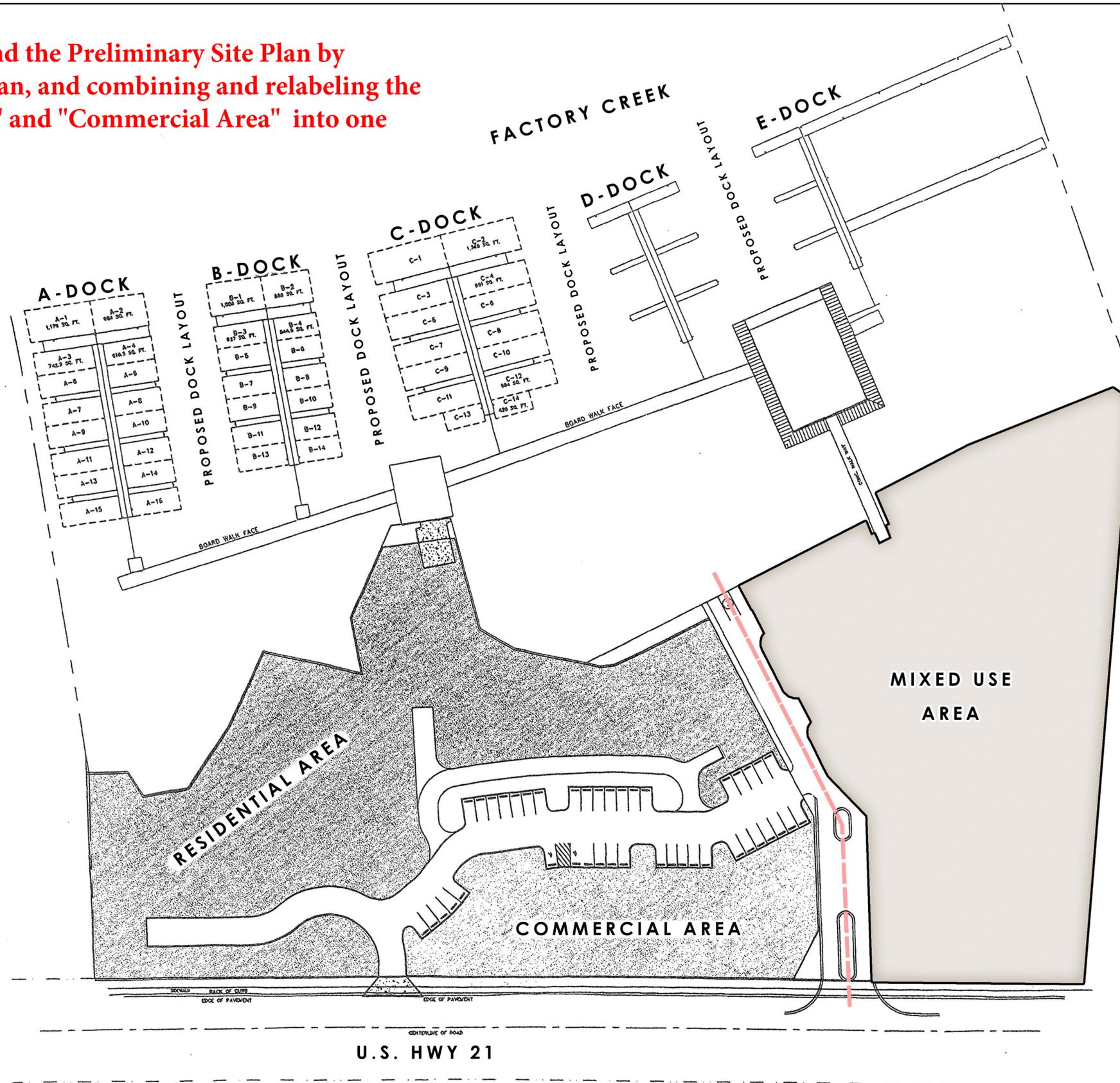
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1. Residential (with internal parking)	34,880	14.2%
2. New General Commercial w/Loft Units	22,000	8.9% **
<u>Total Gross building footprint</u>	<u>56,880</u>	<u>23.1%</u>
Surface parking, roads and walkways	87,120	35.5%
Open natural or planted areas	101,587	41.4%
<u>Total Site Area</u>	<u>245,587</u>	<u>100%</u>

\* Does not include service, storage, or outdoor space.

~~\*\* Includes up to 1,500 sq.ft. restaurant use on the condition existing restaurant is removed.~~

**Amend the text on page 4 under the heading “Regulating Plan” by removing the double asterisks references and the text that reads “\*\*Includes up to 1,500 sq. ft. restaurant use on the condition existing restaurant is removed.”**

The applicant requests to amend the Preliminary Site Plan by retitling it as the Regulating Plan, and combining and relabeling the easternmost "Residential Area" and "Commercial Area" into one "Mixed-Use Area".



REGULATORY PLAN  
 FOR  
**LADY'S ISLAND MARINA**  
 BEAUFORT, SOUTH CAROLINA



# Staff Report for Metropolitan Planning Commission

From the Department of Community and Economic Development

November 16, 2020

## 1 SUBJECT

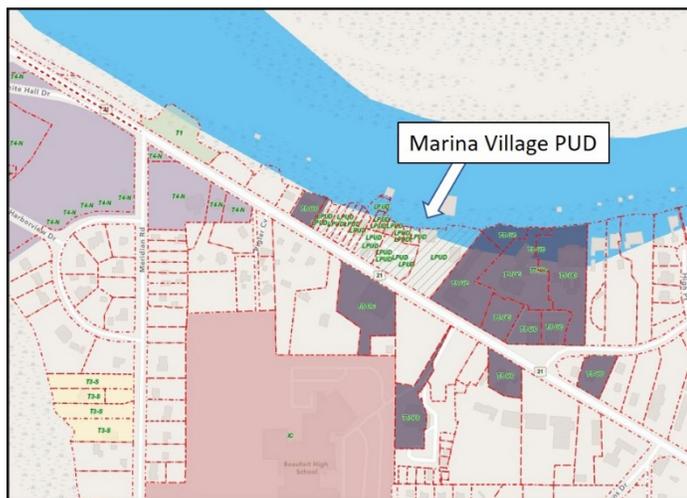
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Request to amend the (Lady's Island Marina) Marina Village Planned Unit Development (PUD). The PUD is further described as a 5.64-acre mixed-use redevelopment project, and the 2.82-acre subject parcel for this PUD amendment is the easternmost parcel. The applicant, Thomas Daniels, on behalf of X Marks the Spot, LLC, is owner of the subject parcel, further identified as 73 Sea Island Parkway (R123 015 000 0139 0000).

Background: The PUD was originally adopted on April 10, 2001 and revised on January 10, 2006. It is located on the north side of Sea Island Parkway on Lady's Island, approximately 1500 feet east of the approach to the Woods Memorial Bridge.

**Current zoning:** The Marina Village PUD is in the Legacy PUD (LPUD) Zoning District.

**Permitted uses:** Per the General Specifications of the Marina Village PUD, permitted uses are those uses permitted in the "General Commercial Zoning per the City of Beaufort zoning ordinance in effect at the date of adoption of this submittal" (January 10, 2006). The permitted uses are included as Attachment A.



**Size:** The subject property is the easternmost 2.82 acres of the 5.64-acre Marina Village PUD.

**Current land use subject parcel:** Restaurant, boat dealer, and parking.

**Public Hearing:** Scheduled for November 10, 2020 at 7 pm via Zoom meeting.

The applicant, Tom Daniels on behalf of X Marks the Spot, LLC, is requesting to amend the PUD document as follows:

1. Amend the text on page 4 under the heading "Regulating Plan" by removing the double asterisks references and the text that reads "\*\*\*Includes up to 1,500 sq. ft. restaurant use on the condition existing restaurant is removed."

2. Included as part of the 2006 PUD approval was a Preliminary Site Plan showing a conceptual layout of the PUD. The applicant requests to amend the Preliminary Site Plan by retitling it as the Regulating Plan, and combining and relabeling the easternmost "Residential Area" and "Commercial Area" that are both under the applicant's ownership into one "Mixed-Use Area". The revised Regulating Plan has been included as part of this submittal.

## 2 STAFF ASSESSMENT

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The Marina Village PUD was originally adopted on April 10, 2001. This original PUD document allowed a permitted buildout of 26,500 square feet of "General Commercial Zoning per the City of Beaufort zoning ordinance in effect at the date of adoption of this submittal". In addition, the PUD document allowed a total of 3,960 square feet of restaurant and noted that the existing 3,300 square foot Ollie's Restaurant was planned to be refurbished as part of PUD. This original PUD included a Master Lot Plan and Conceptual Plan as attachments.

A revised Marina Village PUD was adopted on January 10, 2006. This revised PUD reduced the permitted buildout of general commercial/restaurant from a total of 30,460 square feet to 22,000 square feet. The revision also replaced the Master Lot Plan and Conceptual Plan with a Preliminary Site Plan that identified commercial areas, residential areas, and a conceptual parking layout.

Staff feels that the applicant's request to remove the restriction on restaurant use is acceptable. Similarly, staff feels that the consolidation of the easternmost residential and commercial areas into one mixed-use area is acceptable. The overall impact of granting this PUD amendment will be to allow more flexibility in site design without increasing development intensity.

## 3 STAFF RECOMMENDATION

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**Staff recommends approval of the PUD text amendment.**



# Beaufort, South Carolina Unified Development Ordinance

**ADOPTED**

**January 28, 2003**

Revised September 1, 2005

The online version of the City of Beaufort's Unified Development Ordinance is provided as a customer service. Since the Ordinance is constantly undergoing changes, it is only as accurate as the last date revised. Should you desire updated information, please contact the Planning Department at (843) 525-7011.

## Article 5. Use Regulations

### 5.1 Use Tables

#### A. Types of Use

All of the Use Categories listed in the Use Table are defined and described in the sections immediately following the Table.

##### 1. Uses Permitted By Right

A “P” indicates that a use is allowed by right in the respective district. Such uses are subject to all other applicable regulations of this UDO.

##### 2. Conditional Use

A “C” indicates a use that is allowed conditionally, provided that it meets the additional listed standards contained in Section 5.3, Specific Use Standards. Conditional uses are subject to all other applicable regulations of this UDO.

##### 3. Special Exception

An “S” indicates that a use is allowed only if reviewed and approved as a Special Exception, provided that it meets the listed standards contained in Section 5.3, Specific Use Standards. Special exceptions are subject to all other applicable regulations of this UDO.

##### 4. Existing Building

An “E” indicates a use category that is allowed only in existing buildings, provided that it meets the additional listed standards contained in Section 5.3.

#### B. Uses Not Allowed

A blank cell in the Use Table indicates that a Use Category is not allowed in the respective district.

#### C. Uses Not Listed

The Administrator shall determine whether or not an unlisted use is part of an existing Use Category or is substantially similar to an already defined use, using the criteria in Section 5.2, Use Categories.

		Residential							Nonresidential					Special Purpose				
Use Category	Specific Use	TR	RE	R-1	R-2	R-3, R-4	GR	TBR	MHP	NC	OC	CC	GC	HC	LI	MED	CP	NOTES:
P = Permitted By Right		E = In Existing Building Only					C = Conditional Use			S = Special Exception Use								
<b>RESIDENTIAL (See Section 5.2D)</b>																		
<b>Household Living</b>	Single-Family, Detached	P	P	P	P	P	P	P		C	C		E	E	E	E		
	Zero Lot Line				C	C	C			C	C							
	Village House				C	C	C			C	C							
	Cluster Development	C	C	C	C	C	C			C	C							
	Two-Family Dwelling						P	P		C	C							
	Townhouse Dwelling						P			P	C							
	Residential, Upper Story									P	P	P	P	P				
	Manufactured Housing Park or Subdivision								P									
	Multifamily Dwelling						P			P	P	P	P	P				
	Live-Aboard Boat																	C
	Accessory Dwelling	C	C	C	C	C	C	C		C	C							
	Home Occupation 1	P	P	P	P	P	P	P		P	P	P						
	Home Occupation 2	P	S	S	S	S	S	S		P	P	P						
<b>Group Living</b>	Group Dwelling						S			P		P	P	P				
<b>PUBLIC, CIVIC, INSTITUTIONAL (See Section 5.2E)</b>																		
<b>Community Service</b>		S		S	S	S	S	S		P	P	P	P	P	S		P	
<b>Daycare</b>								C		P	P		P	P		P		
<b>Educational Facilities</b>	College/University										P		P	P				
	School, Public/Private		C	C	C	C	C	C		P	C		P	P				
	School, Trade/Vocational										C		P	P	P			
<b>Government Facilities</b>										P	P	P	P	P	P	P		
<b>Health Care Facilities</b>											P		P	P		P		
<b>Institutions</b>											S		P	P				

# ATTACHMENT A

## Article Article 5: Use Regulations Section 5.1: Use Tables

		Residential							Nonresidential					Special Purpose				
Use Category	Specific Use	TR	RE	R-1	R-2	R-3, R-4	GR	TBR	MHP	NC	OC	CC	GC	HC	LI	MED	CP	NOTES:
Parks and Open Space	Cemetery													C			C	
	Park, Community/Neighborhood	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Passenger Terminals													P	P	P			
Religious Institution		C	C	C	C	C	C	C		P	P	P	P	P			E	
Utilities	Major Utility													S	P			
	Minor Utility		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Public Utility Substation		C	C	C	C	C	C		C	C	C	C	C	C	C	C	
<b>COMMERCIAL (see Section 5.2F)</b>																		
Eating Establishments	Restaurant, w/ Drive-thru													P				
	Restaurant, w/o Drive-thru									C	C	P	P	P		P		
	Restaurant, w/o Seating									C		P	P	P				
	Restaurant, Drive-in													P				
Entertainment	Indoor Entertainment									C		P	P	P				
	Outdoor Entertainment													P				
	Sexually-Oriented Business														C			
Office	Medical Office/Clinic									C	P	P	P	P		P		
	Other Offices									C	P	P	P	P	P	P		
Overnight Guest Accommodation	Bed and Breakfast						S	S		P	P	P	E					
	Inn (up to 24 units)									P	P	P	P	P				
	Motel/Hotel/Extended Stay											P	P	P				
	Housing, Short Term Rental									P	P	P	P			P		
	Recreational Vehicle Park													C				
Parking, Commercial										C	P	P	C	P	P	P		
Retail Sales and Service	Animal Hospital/Kennel												C	C	P			
	Bakery									C		C	C	C	P			

		Residential							Nonresidential					Special Purpose				
Use Category	Specific Use	TR	RE	R-1	R-2	R-3, R-4	GR	TBR	MHP	NC	OC	CC	GC	HC	LI	MED	CP	NOTES:
	Body Piercing Facility														C			
	Drug Store/Pharmacy									C		C	P	P		P		
	Tattoo Facility														C			
	Other Retail Sales and Services									C		C	P	P				
Self-Service Storage	Single-Story														P			
	Multi-Story													P	P			
Vehicle Sales and Service	Vehicle Service and Repair													P	P			
	Car Wash												C	P	P			
	Fuel Sales												S	C	C			
	Vehicle Service, Limited												C	P	P			
	Other Vehicle Sales and Service													P	P			
<b>INDUSTRIAL (See Section 5.2G)</b>																		
Aviation Services																		
Light Industrial Services																		
Manufacturing and Production																		
Truck Terminal																		
Warehousing																		
Waste-Related Service																		
Wholesale Sales																		
<b>OTHER (See Section 5.2H)</b>																		
Agriculture	Agriculture/Horticulture	P																
	Silviculture, Tree Farm												C	C	C			
Water Oriented Facilities																		
Telecommunication Towers																		