
CITY OF BEAUFORT
REZONING ANALYSIS RZ14-05
PUBLIC HEARING DATE: OCTOBER 14, 2014

Applicant

The applicant is Burton Properties.

Site

Seven parcels of property, located in the Robert Smalls Parkway/Burton Hill Road area, are proposed for rezoning (see attached Site Location Map). The property addresses and property identification number of each lot are outlined below.

<u>Address</u>	<u>District, Map, Parcel</u>
188 Robert Smalls Pkwy	R122, 29, 103F
No address	R122, 29, 233
203 Robert Smalls Pkwy	R122, 29, 242
No address	R122, 29, 243
No address	R122, 29, 244
No address	R122, 29, 490
23 Horton Dr	R100, 29, 481

All the lots are undeveloped.

Present Zoning

All of the lots currently in the city limits are zoned “GC General District” (GC). The GC District is a fairly intense urban commercial zone. All types of office and retail uses are permitted. Restaurants are permitted, but cannot have drive-thrus facilities. Limited Vehicle Service (ex., a “quick lube”) is permitted, but full service vehicle repair is not allowed. Vehicle sales are not permitted in the GC District.

Parcel 481 (23 Horton Drive) is zoned Commercial Regional District (CR) under the County’s Zoning and Development Standards ordinance. The CR district is the most intense commercial zoning district set out in the County code. The district permits a full range of retail, service, and office uses. Restaurants with drive-thrus, and vehicle sales and service are permitted in the CR zone.

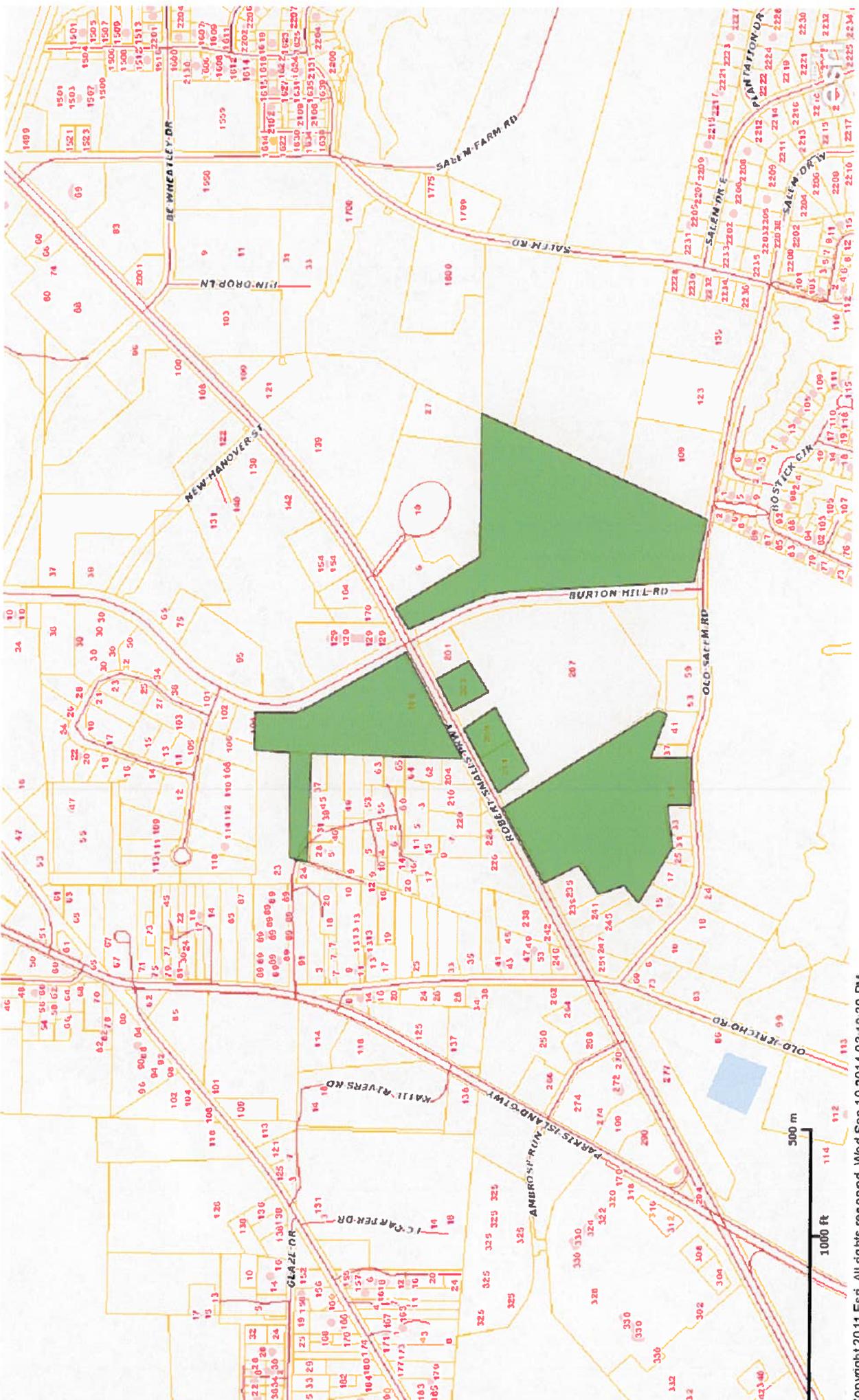
The attached map shows the current zoning pattern in the area. As noted, the Robert Smalls Parkway area is currently a blend of GC and HC zoning.

Proposed Zoning

The proposed zoning for all the parcels is “HC Highway Commercial District” (HC). As described in the UDO:

The HC Highway Commercial zoning district is intended to be developed and reserved for general business purposes and with particular consideration for the automobile-oriented

Property Proposed for Rezoning



commercial development existing or proposed along the City's roadways. The regulations which apply within this district are designed to encourage the formation and continuance of a compatible and economically healthy environment for business, financial, service and professional uses which benefit from being located in close proximity to each other; and to discourage any encroachment by industrial, residential or other uses considered capable of adversely affecting the basic commercial character of the district.

The HC District permits all types of office and commercial uses. A variety of auto-oriented uses are permitted including drive-thru and drive-in restaurants, vehicle sales and service, gas stations, and car washes. Warehousing, wholesale sales, and light industrial services are also permitted.

Consistency with Comprehensive Plan

The Framework Plan in the City's Comprehensive Land Use Plan designates these lots as Growth Sector 3 "Neighborhood Mixed Use" and "Corridor Mixed Use" (red) (see attached map). According to the comprehensive plan, "The G-3 sector is intended to apply along high capacity regional thoroughfares at major transportation nodes, or along portions of highly-traveled corridors. G-3 land generally falls within areas for higher-intensity regional-serving development, marked by the dark purple ½ mile radius circles . . . Corridor Mixed Use designations (G3-B) are intended for a mixture of regional-serving commercial, residential, and institutional destinations." Appropriate land uses in the G-3 sector include: residential development, neighborhood-serving commercial uses (retail and office), civic uses, and neighborhood centers, regional centers, and industrial districts.

An excerpt from the Comprehensive Plan describing the G-3 district is attached. The proposed rezoning appears to be consistent with the Framework Map in the Comprehensive Plan.

Draft Form-Based Code Map

The draft form-based code map shows the area to be rezoned as T5-Urban Corridor District (UC). The proposed T5-UC transect is comparable to existing Highway Commercial zoning. The draft code shows drive-thru facilities permitted in the T5- UC district as conditional uses.

Land Use Compatibility

The Robert Smalls Parkway corridor contains a mix of intense commercial land uses including auto sales, restaurants with drive-thru facilities, and various other office and retail uses.

Suitability of Property for Uses Permitted in Current Zoning District

The lots can accommodate the commercial uses permitted by the current GC zoning.

Suitability of Property for Uses Permitted in Proposed Zoning District

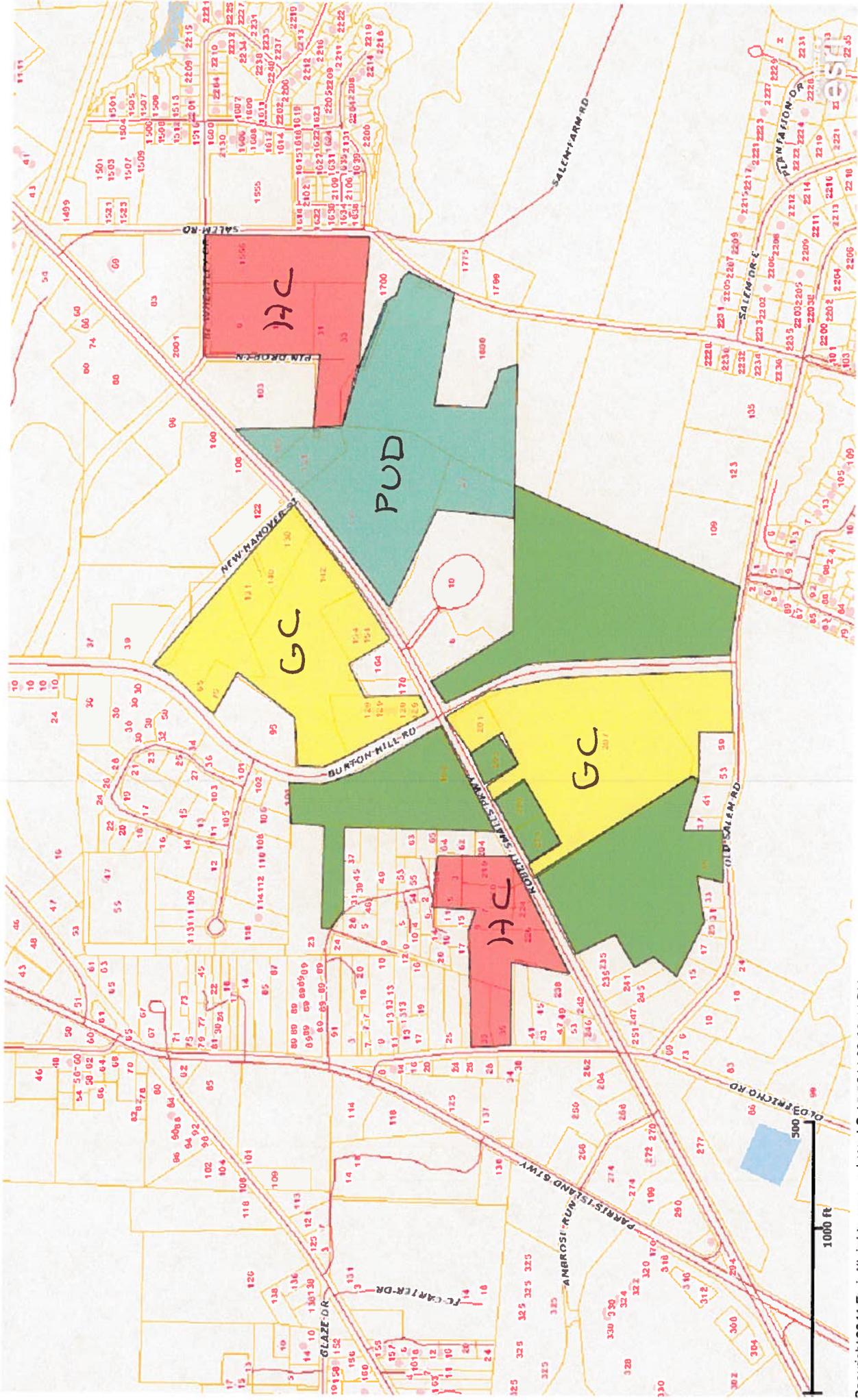
The property could also accommodate the more intense vehicle-oriented uses permitted in the HC District.

Compatibility of Uses Permitted in Proposed Zoning District with Natural Features.

There should be no more impact on natural features under the proposed zoning than under the current zoning.

Current Area Zoning

Parcels to be Rezoned in Green

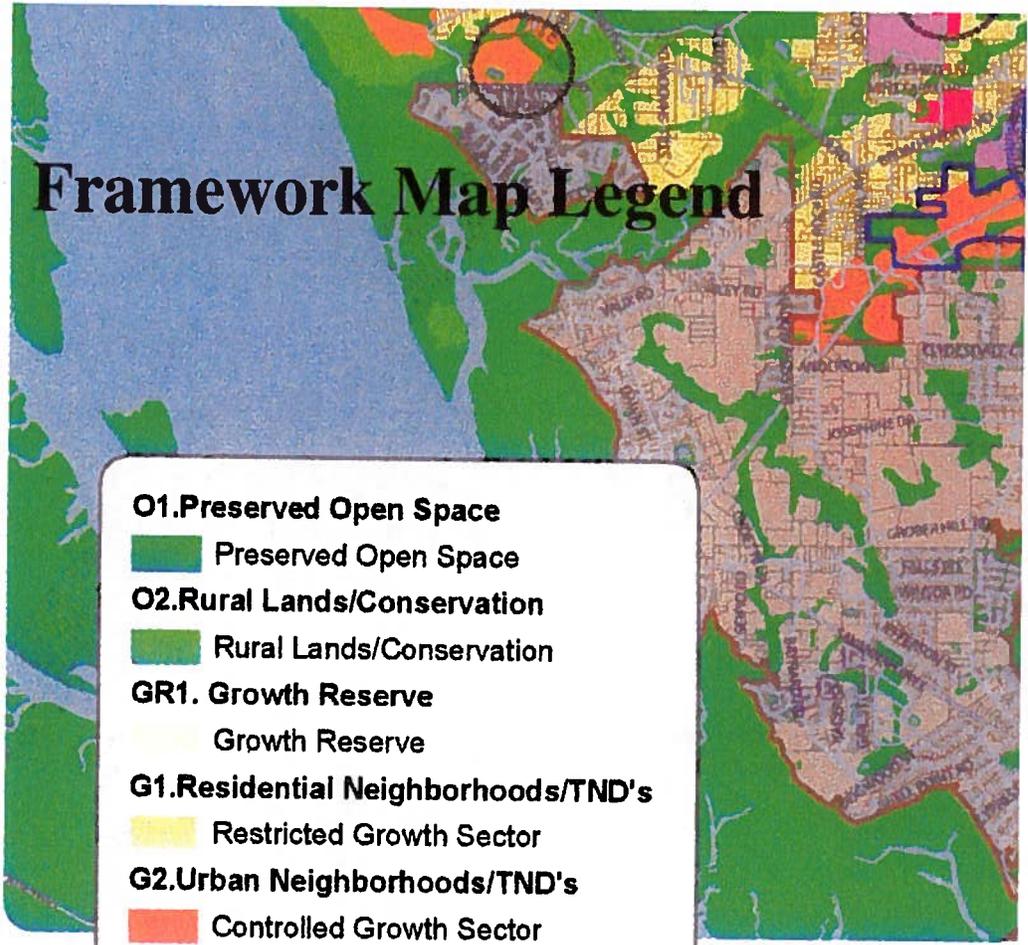


Excerpt from Framework Map from Comprehensive Plan



Rezoning Area

Framework Map Legend



O1.Preserved Open Space

 Preserved Open Space

O2.Rural Lands/Conservation

 Rural Lands/Conservation

GR1. Growth Reserve

 Growth Reserve

G1.Residential Neighborhoods/TND's

 Restricted Growth Sector

G2.Urban Neighborhoods/TND's

 Controlled Growth Sector

G3A.Neighborhood Mixed Use

 Intended Growth Sector

G3B.Corridor Mixed-Use

 Intended Growth Sector

G4.Downtown

 Infill Growth Sector

SD.Industrial/Employment Center



Civic/Hospital



USCB 1/4-Mile Buffer



Neighborhood Centers



Regional Centers



AICUZ



Military





Mixed-use town center development



Mixed-use building in a regional center with residential above retail



Regional centers contain a mixture of higher density commercial and residential uses



Industrial, warehouse, or distribution-type building

FG 1.7 GROWTH SECTOR 3 (G-3): NEIGHBORHOOD MIXED USE (G-3A) & CORRIDOR MIXED USE (G-3B)

The G-3 sector indicated in lighter and darker red (respectively), is intended to apply along high capacity regional thoroughfares at major transportation nodes, or along portions of highly-traveled corridors. G-3 land generally falls within areas for higher-intensity regional-serving development, marked by the dark purple 1/2 mile radius circles. Neighborhood Mixed-Use designations (G-3A) are intended for a mixture of uses intended to serve the surrounding neighborhoods. Corridor Mixed-Use areas (G-3B) are intended for a mixture of regional-serving commercial, residential, and institutional destinations.

Care should be taken to limit the length of G-3 corridor developments to avoid the creation of lengthy, undifferentiated linear strip development. Attention to local geography and environmental conditions can assist in this definition, with special attention given to areas in O-1 and O-2 sectors along water courses and near sensitive lands.

APPROPRIATE LAND USES/DEVELOPMENT TYPES:

The full-range of community types and uses are appropriate in the G-3 sector, including:

- single-family and multifamily residential
- neighborhood-serving commercial uses (retail and office)
- civic uses
- traditional neighborhood developments
- neighborhood centers
- regional centers
- industrial districts

FG 1.8 REGIONAL CENTERS

Regional Centers are mixed-use activity centers with employment and commercial uses that attract people from beyond the immediate neighborhoods and from surrounding communities. These centers are appropriate for commercial and employment development as well as the area's highest density housing. The area of these centers is based on a 1/2 mile radius (a typical 10-minute walk)—the larger circles on the map. Regional centers are envisioned for downtown Beaufort; the emerging city-county government district at Ribaut Road and Boundary Street; around the hospital and technical college campuses; at the intersection of SC 170 and SC 280; and around the intersection of US 21/Boundary Street and Robert Smalls Parkway. These centers will provide the highest concentrations of residential, employment, and commercial services in the Plan area. Regional retail and commercial centers should be located exclusively in the Regional Centers located along SC 280 and SC 170.

FG 1.9 SPECIAL DISTRICT (SD): INDUSTRIAL/EMPLOYMENT CENTERS

As regional employment centers, industrial districts also fall into the G-3 sector. Industrial development is shown around the existing Beaufort Commerce Park and in areas where industrial and distribution facilities are currently located or approved for development by current zoning.

Marketability of Property for Uses Permitted by Current Zoning District

The property would likely be more marketable under HC zoning, as a wider variety of uses, including auto-oriented uses, are permitted.

Availability of Infrastructure

The lots are located on Robert Smalls Parkway, a 5-lane arterial road with sidewalks on both sides. The area is served with water and sewer. The Robert Smalls Parkway/Burton Hill Road intersection is signalized.

Public Notification

Letters were sent to adjoining property owners on September 2. To date, staff has received no public comments on the proposed rezoning.

Planning Commission Recommendation

The Beaufort--Port Royal Metropolitan Planning Commission considered this rezoning application at their meeting on September 15. The Commission unanimously recommended denial of the rezoning from General Commercial District to Highway Commercial District for the properties that are already in the city limits. With regard to Parcel 481, 23 Horton Drive, the Commission recommended that the property be annexed, but recommended that the property be zoned General Commercial District, rather than Highway Commercial District.

Staff Recommendation

Staff agrees with the Planning Commission's concern that too great an area is being zoned Highway Commercial, the City's most intense commercial zoning district. Property along Salem Road for example, which is residential in character, is not appropriate for wholesale rezoning to Highway Commercial District at this time. Instead, staff is recommending that the property frontages along Robert Smalls Parkway be rezoned to a depth of 500' (see attached map), and that Parcel 481 (to be annexed) be zoned General Commercial District. Under this scenario, the entirety of Parcels 242, 243, and 244 (the Lowes' outparcels) would be zoned Highway Commercial District. The SC 170 frontage of Parcels 103F, 233, and 490 would be zoned Highway Commercial to a depth of 500', with the remainder of the parcels staying in General Commercial zoning.

Staff Zoning Recommendation

Only SC 170 Frontages Zoned HC

