

**BEAUFORT–PORT ROYAL
METROPOLITAN PLANNING COMMISSION**

AGENDA

1911 Boundary Street, Beaufort, SC 29902

Phone: 843-525-7011 ~ Fax: 843-986-5606

Monday, February 21, 2011 5:30 P.M.

City Hall Council Chambers, 1911 Boundary Street, Beaufort, SC

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."

The commission may alter the order of items on the agenda to address those of most interest to the public in attendance first. Also, in an effort to ensure that all interested persons are given the opportunity to speak on every case, a two (2) minute time limit on public comment will be in effect. Individuals wishing to speak during the hearing will be asked to sign up in advance, and will be recognized by the Chairman during the public comment section of the hearing.

I. Call to Order

II. Pledge of Allegiance

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

No projects.

IV. Review of Projects for the City of Beaufort:

- A. City of Beaufort – UDO Amendment.** Revising Sections 5.1, "Use Tables," and Section 5.3.D, "Specific Use Standards, Commercial Uses," to permit Short Term Rentals by Special Exception in residential zoning districts. Applicants: John and Erica Dickerson.
- B. City of Beaufort – Rezoning.** Rezoning a parcel of property located at 1403 Greenlawn Drive, identified as District 120, Tax Map 1, Parcel 263. The existing zoning is "Neighborhood Commercial District." The proposed zoning is "Marsh Gardens Planned Unit Development." Applicant: 303 Associates, LLC.
- C. City of Beaufort – Rezoning.** Rezoning 6 parcels of property located at 88 Robert Smalls Parkway (Stokes Honda), identified as R120, Map 29, Parcels 201 and 202, and R100, Map 29, parcels 142, 143, 179 and 4X. The existing zoning is General Commercial District and Commercial Regional District. The proposed zoning is Highway Commercial District. Applicant: S & S Properties LLC.

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- D. **City of Beaufort** – **UDO Amendment.** Revising Section 5.1, “Use Tables,” and Section 5.3.D “Specific Use Standards, Commercial Uses,” to allow Entertainment uses such as community clubhouses and pools as conditional uses in residential zoning districts. Applicant: City of Beaufort.
- E. **City of Beaufort** – Update on Council Actions.

V. Redevelopment Projects for Beaufort County

- A. **County of Beaufort** – Port Royal Island Map Amendment/Rezoning for R100 024 0000 0042 AND 0362 (known as Burlington Planned Unit Development; 545.99 and 103.74 acres, respectively; off Joe Frazier Road in Burton), from Planned Unit Development (PUD) to Rural with Transitional Overlay (R-TO); Owner: Riverstone Properties II LLC (rezoning is County staff-initiated).
- B. **County of Beaufort** – Lady’s Island Map Amendment/Rezoning for R200 015 0000 0051 AND 051A (known as The Village at Lady’s Island Planned Unit Development; approximately 35+ acres total, bordered by Sam’s Point and Oyster Factory Roads), from Planned Unit Development (PUD) to Lady’s Island Community Preservation (LICP) and Lady’s Island Expanded Home Business (LIEHB); Owner: B McNeal Partnership LP (rezoning is County staff initiated).

VI. Discussion:

- A. **Review of Rules of Procedures**

VII. Review Commission Meeting Minutes:

- A. **Minutes of the January 10, 2011 Meeting.**

VIII. Adjournment

Note: If you have special needs due to a physical challenge, please call Julie Bachety at (843) 525-7011 for additional information.