

**CITY OF BEAUFORT/TOWN OF PORT ROYAL
JOINT MUNICIPAL PLANNING COMMISSION**

AGENDA

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

Monday, October 11, 2010 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. Review of Projects for the Town of Port Royal:

- A. Town of Port Royal – Text Amendment.** Revising Chapter 22, Article IV, revising automobile service station conditions in General Commercial, Highway Commercial, Neighborhood Commercial and Limited Industry. Additionally, revising Chapter 15.5, Articles IV and VI, adding Gas Station Design Guidelines.
- B. Town of Port Royal – Text Amendment.** Amend Chapter 22, Article IV, deleting Section 22-77 FH flood hazard district and consolidating all Flood Damage Prevention requirements to Chapter 9, Flood Damage Prevention.
- C. Town of Port Royal – Update on Council Actions.**

III. Review of Projects for the City of Beaufort:

- A. City of Beaufort – Rezoning.** Rezoning. Rezoning seven parcels of property located at 33 Tekoa Lane and to the rear (west) of 1210, 1220, and 1224 Ribaut Road. The lots are identified as District 120, Tax Map 7, Parcels 23, 24, 25, 26, 27, 28, and 29. Existing zoning: General Residential District. Proposed zoning: General Commercial District. Applicant: Russ Fielden.
- B. City of Beaufort – Rezoning.** Rezoning. Rezoning two parcels of property, one located at 702 Bladen Street and one located at 609 Adventure Street. The lots are identified as District 120, Tax Map 3, Parcels 153 and 212 respectively. Existing zoning: General Commercial District. Proposed zoning: Neighborhood Commercial District. Applicant: Community Development Corporation.

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C. **City of Beaufort – UDO Amendment.** Revising Section 5.3.D.9, “Specific Use Standards, Commercial Uses, Fuel Sales,” and adding a Gas Station Design Guidelines to the Appendix.

D. **City of Beaufort** – Update on Council Actions.

IV. Discussion:

V. Review Commission Meeting Minutes:

A. **Minutes of the September 13, 2010 Meeting.**

VI. Adjournment

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