

**BEAUFORT–PORT ROYAL  
METROPOLITAN PLANNING COMMISSION**

**AGENDA**

1911 Boundary Street, Beaufort, SC 29902

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

**Monday, February 16, 2015, 5:30 P.M.**

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

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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."

**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 Commission Meeting Minutes:**

**A. Minutes of the January 12, 2015 Meeting**

**B. Minutes of December 15, 2014 Meeting**

**C. Minutes of November 17, 2014 Meeting**

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

**A. Town of Port Royal – Annexation.** Annex 11.92 acres at Shell Point Road and Savannah Highway. The property is 19 parcels and is further identified as District 100, Map 33A, Parcels 22, 26, 27, 53, 54, 55, 56, 61, 122, 163, 164, 165, 166, 167, 168, 169, 170, 171, and 172. The applicant is Shell Point Investments, LLC. Also annex 4003 Hickory Street, a 0.04 acre parcel owned by the Town of Port Royal, described as District 100, Map 33A, Parcel 23.

**B. Town of Port Royal – Zoning Request.** Zone 11.92 acres at Shell Point Road and Savannah Highway. The property is 19 parcels and is further identified as District 100, Map 33A, Parcels 22, 26, 27, 53, 54, 55, 56, 61, 122, 163, 164, 165, 166, 167, 168, 169, 170, 171, and 172 and 4003 Hickory Street, a 0.04 acre parcel owned by the Town of Port Royal, described as District 100, Map 33A, Parcel 23. The requested zoning designation is T4 Neighborhood Center and T3 Neighborhood.

**C. Town of Port Royal – Comprehensive Plan Update.**  
Adopt The Town of Port Royal Comprehensive Plan Update 2014

**D. Council Update**

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

- A. City of Beaufort – Subdivision Review.** Review of preliminary plat for City Walk, a new 47-Lot subdivision located off Huguenin Drive in the West End Neighborhood. Applicant: East-West Communities.
- B. City of Beaufort – Street Name.** Naming two new streets in the proposed City Walk subdivision, City Walk Way” and “Creek's End Lane.” Applicant: East-West Communities.
- C. City of Beaufort – Annexation and Rezoning.** Annexation and rezoning of property located at 810 Roseida Road, identified as R100 025 000 012C 0000. The existing zoning is S1 Industrial. The proposed zoning is Highway Commercial District. Applicant: Gregory Parker.
- D. City of Beaufort – Rezoning.** Rezoning of property located at 2402 Allison Road, identified as R120 005 000 0265 0000. The existing zoning is R-2 Medium Density Single-Family Residential District. The proposed zoning is Office Commercial District. Applicant: Albert Smith.
- E. City of Beaufort – Subdivision Review.** Conceptual review of a new 76-lot subdivision located on Lady’s Island at the corner of Sea Island Parkway and Meridian Road to be named Whitehall Park.
- F. Council Update**

**VI. Review of Projects for the County of Beaufort:**

- A.** No Projects.

**VII. Discussion:**

**VIII. Adjournment**

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