

**BEAUFORT–PORT ROYAL
METROPOLITAN PLANNING COMMISSION**

AGENDA

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

Monday, August 17, 2015, 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 Commission Meeting Minutes:

A. Minutes of July 20, 2015 Meeting

B. Minutes of July 29, 2015 Special Meeting

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

A. Town of Port Royal – Rezoning Request. Rezone District 112, Map 31, Parcel 1 and District 112, Map 28, Parcels 110, and 885 through 894. These are undeveloped and unaddressed parcels on Castle Rock Road. The current zoning is T4 Neighborhood Center – Open. The requested zoning is T3 Neighborhood.

B. Council Update

V. Review of Projects for Beaufort County:

A. Beaufort County – Lady’s Island Map Amendment for Fourteen (14) Parcels, near Sea Island Parkway, between Lady’s Island Commons and Youmans Road, from T4-HC (Hamlet Center) to T4-HCO (Hamlet Center Open); Applicant: Beaufort County Planning Staff. (Affected parcels: R200 015 000 0165 0000, R200 015 000 0169 0000, R200 015 000 0721 0000, R200 015 000 0820 0000, R200 015 000 0866 0000, R200 015 000 0867 0000, R200 015 000 0868 0000, R200 015 000 0869 0000, R200 015 000 0870 0000, R200 015 000 0871 0000, R200 015 000 0872 0000, R200 015 000 0873 0000, R200 015 000 0874 0000, and R200 015 000 0875 0000).

- B. Beaufort County** – Lady’s Island Map Amendment for Sixteen (16) Parcels, north and south of Sea Island Parkway between Gay Drive and Dow Road; from T3-N (Neighborhood) and T3-HN (Hamlet Neighborhood) to T4-NC (Neighborhood Center) for north of Sea Island Parkway; and T4-HCO (Hamlet Center Open) for south of Sea Island Parkway; Applicant: Beaufort County Planning Staff. (Affected Parcels North of Sea Island Parkway: R200 015 000 0114 0000, R200 015 000 114B 0000, R200 015 000 114C 0000, R200 015 000 114D 0000 , R200 015 000 114G 0000, and R200 015 000 0638 0000; and South of Sea Island Parkway: R200 018 00A 0147 0000, R200 018 00A 0148 0000, R200 018 00A 0149 0000, R200 018 00A 0150 0000, R200 018 00A 0161 0000, R200 018 00A 0162 0000, R200 018 00A 0163 0000, R200 018 00A 0191 0000, R200 018 00A 0193 0000, and R200 018 00A 0248 0000).

VI. Review Projects for the City of Beaufort:

- A. City of Beaufort – UDO Amendment.** Revising Sections 5.1.A, 5.3.D, and 11.2 of the UDO to add “Trail-Related Uses and Restaurants Without Drive-thrus as conditional uses in the Limited Industrial District. Applicant: City of Beaufort Planning Department.
- B. City of Beaufort – Rezoning.** Rezoning four parcels of property located on Simms Street, identified as District 120, Tax Map 3, Parcels 834, 835, 836, and 837 from “R-3 Medium-High Density Single-Family Residential District” to “R-4 High Density Single-Family Residential District.” Applicant: Palmary, LLC.
- C. Council Update.**

VII. New Business:

VIII. Adjournment

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