BEAUFORT–PORT ROYAL
METROPOLITAN PLANNING COMMISSION

AGENDA

1911 Boundary Street, Beaufort, SC 29902
Phone: 843-525-7011 ~ Fax: 843-986-5606
Monday, April 20, 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 the March 16, 2015 Meeting**

IV. Review of Projects for the City of Beaufort:

A. **Five-Year Review of Comprehensive Plan**

B. **City of Beaufort - New street name.** Naming a new street on Lady's Island "Sea Point Drive."

C. **Council Update**

V. New Business:

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

A. **Town of Port Royal – Annexation.** Annex 4.04 acres on Robert Smalls Parkway. The property is further identified as District 100, Map 28, Parcel 120B. The applicant is The Palmetto State Bank (owner).

B. **Town of Port Royal – Zoning Request**. Zone 4.04 acres on Robert Smalls Parkway. The property is further identified as District 100, Map 28, Parcel 120B. The applicant is The Palmetto State Bank (owner). The requested zoning designation is T4 Neighborhood Center Open.

C. **Town of Port Royal – Annexation.** Annex 0.95 acres at 590 Robert Smalls Parkway. The property is further identified as District 100, Map 28, Parcel 202. The applicant is Dia Singleton (owner).

D. **Town of Port Royal – Zoning Request**. Zone 0.95 acres at 590 Robert Smalls Parkway. The property is further identified as District 100, Map 28, Parcel 202. The applicant is Dia Singleton (owner). The requested zoning designation is T4 Neighborhood Center Open.

E. **Town of Port Royal – Annexation.** Annex 10 acres near Robert Smalls Parkway. The property is further identified as District 100, Map 31, Parcel 17A. The applicant is Kevrin Simmons (owner).

F. **Town of Port Royal – Zoning Request**. Zone 10 acres near Robert Smalls Parkway. The property is further identified as District 100, Map 31, Parcel 17A. The applicant is Kevrin Simmons (owner). The requested zoning designation is T4 Neighborhood Center.

G. **Council Update**

VII. Review of Projects for the County of Beaufort:

A. No Projects.

VIII. Adjournment

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

A meeting of the Beaufort-Port Royal Metropolitan Planning Commission was held on **March 16, 2015 at 5:30 p.m.** in council chambers of the Beaufort Municipal Complex, 1911 Boundary Street. In attendance were Chairman Joe DeVito and commissioners James Crower, Bill Harris, Robert Semmler, Tim Rentz, and George Johnson, City of Beaufort planner Libby Anderson, and Town of Port Royal planner Linda Bridges.

In accordance with the 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.

CALL TO ORDER

Chairman DeVito called the meeting to order at 5:30 p.m. and led the Pledge of Allegiance.

MINUTES

Commissioner Crower made a motion, second by Commissioner Harris, to table approval of the minutes of February 16, 2015 because they were not ready in time for the meeting. The motion to table passed unanimously.

ELECTION OF OFFICERS

Commissioner Crower nominated Chairman DeVito for the position of chairman; Commissioner Johnson seconded the motion. The motion passed unanimously.

Commissioner Rentz nominated Commissioner Crower for the position of vice-chairman; Commissioner Johnson seconded the motion. The motion passed unanimously.

DISCUSSION: COUNCIL UPDATE

Ms. Anderson said the Roseida Road project received first reading from city council March 10, and second reading will be March 24.

The rezoning from residential to Office Commercial on Allison Road, which the commission had approved, received first reading by council March 10, and second reading will be March 24.

DISCUSSION: COMPREHENSIVE PLAN UPDATE

Ms. Anderson said the plan has to have a review every five years. The Civic Master Plan was an amendment to the Comprehensive Plan and was adopted as an appendix to it. Those who followed the process know it had a lot of public input and review, which led to a few changes. It develops different scenarios in regard to investment in the city, she said. Staff suggests that instead of going through another planning process after the Civic Master Plan, to say that the Civic Master Plan is the review of the Comprehensive Plan and jointly to spend time and energy on its *implementation*, not on more planning.

Ms. Anderson said the Civic Master Plan and the Comprehensive Plan both recommended form-based code (known locally as the Beaufort Code) and that has not yet been completed/reviewed. The Metropolitan Planning Commission is in charge of the Comprehensive Plan, so staff will do as much as or as little on the Comprehensive Plan as the commission feels is appropriate and desirable.

Chairman DeVito said, if they aren't going to do the Comprehensive Plan, they need to know that the Beaufort Code is going to happen. Commissioner Semmler arrived, and Chairman DeVito caught him up with this issue of the Comprehensive Plan and the Beaufort Code. Chairman DeVito said the new commission members should get a month to review the new code. Commissioner Semmler said he thinks that "is a totally reasonable thing to do," and he agreed that the new members should look that the code.

Ms. Anderson said the Northern Regional Plan Implementation Committee is undertaking the Joint Land Use Study (JLUS), and she feels that tightening the growth boundary is the thing she would most like to see come out of that study. The AICUZ should be the edge of the growth boundary; now it goes all the way to Whale Branch. If the AICUZ is wider, that is another reason she would like the Metropolitan Planning Commission look at it. Chairman DeVito said Commissioner Semmler is "the resident expert" on that and could help the Planning Commission do that. Chairman DeVito asked if they could overlay the 3 maps and take a closer look at them. He thinks that would be very beneficial. Commissioner Semmler said the mayor asked specifically that the growth boundaries be included in the JLUS. He said the growth boundaries are critical when considering the TDR process. Commissioner Semmler said he likes Ms. Anderson's suggestion.

Chairman DeVito said all of the councils might need to adopt the JLUS before they do this. Ms. Bridges said once they get the JLUS adopted, this is one of the first things the Town of Port Royal would like to see, too. The Comprehensive Plan and Civic Master Plan's focuses are the same, Ms. Anderson said. Commissioner Johnson asked if the level of refinement of the Comprehensive Plans was the same in various municipalities of the county. Ms. Anderson said she thinks that the city is fairly unique in the level of detail into which it went, but other areas had other aspects that they emphasized.

REVIEW OF PROJECTS FOR THE TOWN OF PORT ROYAL

TOWN OF PORT ROYAL – REZONING REQUEST

Rezone a portion of District 110, Map 11, Parcel 2, an undeveloped parcel at Ribaut Road and Richmond Avenue: an approximately 28-acre parcel currently split-zoned T4 Neighborhood Center–Open and T4 Neighborhood Center. The request is to unify the parcel's zoning to one designation, T4 Neighborhood Center–Open

Ms. Bridges said she had a request for rezoning. The subject parcel is 28 acres altogether on Richmond Ave. The applicant is the owner: Port Royal Properties, LLP. The 28-acre parcel is split-zoned currently. The zoning designations are T4 Neighborhood Center Open (NCO) and T4 Neighborhood Center (NC); the latter "is the part we will be looking at today," Ms. Bridges said. The applicant has requested unified zoning on the entire parcel to T4 NCO.

Ms. Bridges said the Future Land Use map provides some guidance, in that it sees a unified development standard over all of this parcel and beyond. Zoning designations are not the only rules and regulations with regard to development. There are traffic impact analyses to go through, tree evaluations on a case-by-case basis for removal, mitigation, etc., stormwater management standards, street design standards, and more. The zoning code is a comprehensive document. In regard to source protection, not a lot is yet known about the interior of the parcel, so there may be wetlands in there. Also, a tree survey has not been done. There are regulations in the town's code to deal with those issues, though, when and if they come to them.

A letter was sent to notify property owners within 400', Ms. Bridges said. T4 NCO has a few more uses that T4 NC. Commissioner Crower said if its changed to T4 NCO, one of the allowed uses is gas stations. There are other restrictions on gas station locations, and he wondered whether one would be allowed there. Ms. Bridges said, even without this zoning change, it's allowed on Ribaut Road. If T4 NCO is spread to this property, gas stations are not allowed on this section of road – only on Savannah Highway, Ribaut Road, etc. None would be allowed under this rezoning on this part of the property.

Ms. Bridges said multi-family residential is already allowed; community residences, which are things like assisted living facilities, shelters, etc., would be extended to *all* the property, not just the northern half The retail uses are similar in both, personal storage facilities would be allowed in the front, and a hospital would be allowed in the front. A tavern would be allowed anywhere on the whole property. Open-air retail would now be allowed, as would vehicle sales (as a condition). A larger church would eventually be allowed if the change were made. The T4 NCO was a slight bump up from T4 NC, Ms. Bridges added.

Commissioner Crower said there are additional building types that are allowed, which he named. In terms of the types, as opposed to the uses, they would be allowing "substantially larger buildings on the property if the designation changes to 'Open.'"

John Trask, representing the property, explained where it is located. Commissioner Semmler asked what he is going to do with the property. Mr. Trask said, "We are in talks with someone about an assisted living-type of facility."

Chairman DeVito said split-zoning has been done reluctantly in the past. Ms. Bridges

said the map ended up looking like this because of the Port Royal code. A big parcel might have many uses, anyway, but a split zoning creates a problem if the owner wants to do a unified development. She is also concerned that as-is, they might have design issues, such as having all the parking in one place and not another. Design should drive design she said, not zoning driving design.

Ms. Bridges said that buffers would be required between uses for residential and commercial, for example. There would be an archeological study, and topographic and tree surveys required as part of the first step to start the evaluation of the property. There are freshwater wetland standards in the Town of Port Royal code. The Corps of Engineers regulates jurisdictional wetlands, but not freshwater wetlands. **Commissioner Rentz made a motion to recommend approval of the rezoning, and Commissioner Johnson seconded the motion.** Commissioner Johnson asked if the county had approved it, and Ms. Bridges said yes. She indicated a third piece of the parcel that is across Richmond Avenue. **The motion passed unanimously.**

TOWN OF PORT ROYAL – TEXT AMENDMENT

Amend The Port Royal Code, Article 5, Section 5.4.40, Architectural Expression and Formality, Table 5.4.40 B; Lowcountry Vernacular, C. Openings, Table 5.4.40 C; Village Revival. Openings, Table 5.4.40 D; Main Street Classical, C. Openings

Ms. Bridges said there is a shutter standard, which she read to the commission. She said staff feels the language is more restrictive than necessary. The building code protects safety issues and durability and applies to every project in town. It has standards for the protection of windows, not just shutters, she said. The language also seems to limit the shutter style. It allows only one type – a bi-fold style – though there are other appropriate styles, Ms. Bridges said. They may be decorative, but the code takes away that aspect. She "would like the decorativeness put back." There was an older code that said "the shutters, when used, *should appear to be operable*," which she is bringing forward for the change. Chairman DeVito said the code's review committee has asked to stay involved with any changes to it, so he wanted to ensure that they have seen it.

Ms. Bridges described to the commissioners where in the code this point is. She showed a photo of what the allowed shutters would look like. A top swing shutter would not be allowed, and she showed a photo of that type. Commissioner Harris said he would agree that it is too limiting in allowing only one type of shutter; however, in Main Street zones – though maybe not in *every* zone – "where the shutters can be seen, touched, and gotten close to," screw-on shutters seem to him to be fake/false. Chairman DeVito suggested that maybe at certain build-to lines, operable shutters could be required, but from the first floor up, or at a certain setback, they could only *appear* to be operable. Commissioner Harris said that if shutters aren't going to work, there's no one being forced to install them. He feels, "If they are going to be done, they should really be done."

Ms. Bridges said they could begin with the Main Street Classical and not amend the language in that vernacular. Chairman DeVito said that doesn't give the advantage they want, then. Ms. Bridges said she could find language that makes them operable in one place but only appear to be operable in another. The caveat can be that a shutter cannot be decorative if it's in Main Street Classical – so then "you are doing it for real," she said, which will get rid of the "must be the same height" requirement. Chairman DeVito asked Ms. Bridges if she needed more time to think about it.

Commissioner Harris said this matter "is really fine-grained" when you start looking at buildings. She said she would go back and look at it some more. Commissioner Harris said it makes more sense for those floors that aren't being seen or touched, but then they might look obviously different than the operable ones, if they did that. He said the lower floor in Main Street Classical is not going to have residential, which would be on the upper floors. Commissioner Semmler asked if there was any applicability to hurricane shutters. Ms. Bridges said this standard doesn't apply to them. Window film is another, along with hurricane shutters, and a kind of cloth that can be applied for hurricane protection. Plywood can still be applied, Ms. Bridges said, in the event of a hurricane. **Commissioner Crower made a motion to defer action to allow Ms. Bridges to further refine what she would like; Commissioner Harris seconded the motion. The motion passed unanimously.**

Town Council update

Council allowed the radio and TV transmission tower that the Planning Commission had voted unanimously in favor of, Ms. Bridges said.

In regard to the 11.92 acres at Savannah and Shell Point Road, Ms. Bridges said, the zoning went forward as T4 Neighborhood Center and T3 Suburban Neighborhood, and those were assigned per the county's current zoning. The Planning Commission recommended T3 Suburban for the entire property, but that's not what town council has done: the public hearing and second reading on the matter are still to come.

Commissioner Crower said he'd been thinking about his motion to recommend zoning that parcel uniformly T3 and the fact that council didn't follow that recommendation. He said afterwards, he thought about it, and both T4 and T3 closely matched the zoning that was already in the county, so he wondered if his recommendation to zone it all at a less-dense zoning would, in fact, be harmful to the owners – that it might be a downzoning of those in T4 – he thought it might be unjust for the town to follow his recommendation and downzone that when the property owners had been expecting to get the zoning that the county had been doing.

Ms. Bridges showed the county and town zoning maps overlaid on an overhead graphic. She said there are parcel lines that are "single-family lots in the manner that Shell Point

is." Council put T3 Suburban Neighborhood around the southern edge but reserved the top northern part of the property for the T4 zoning. Commissioner Crower said his justification was that there is really no access there to Savannah Highway or Parris Island Gateway.

There being no further business to come before the commission, **Commissioner Crower made a motion to adjourn. The motion passed unanimously**, and the meeting was adjourned at 6:27 p.m.

DRAFT

City of Beaufort Department of Planning and Development Services

MEMORANDUM

TO: **Beaufort--Port Royal Metropolitan Planning Commission**

FROM: **Libby Anderson, City of Beaufort Planning Director**

DATE: **April 15, 2015**

SUBJECT: **Review of City of Beaufort Comprehensive Plan**

The City's comprehensive plan was adopted in December 2009. State law requires that "the local planning commission shall review the comprehensive plan or elements of it as often as necessary, but not less than once every five years, to determine whether changes in the amount, kind, or direction of development of the area or other reasons make it desirable to make additions or amendments to the plan."

The Civic Master Plan, adopted by City Council in February 2014, takes the principles of the comprehensive plan and applies them on a neighborhood by neighborhood basis. As you know, the Civic Master Plan was adopted after an extensive public input and public review process. The Civic Master Plan identifies desired land uses and land use densities and intensities on key redevelopment parcels in the City. The Civic Master Plan was adopted as an appendix to the comprehensive plan.

Staff is suggesting that preparation and adoption of the Civic Master Plan suffice for review of the comprehensive plan. Rather than spend staff and Commission time reviewing and updating another planning level document, staff recommends we direct resources to preparing the Beaufort Code, the form-based code that was recommended as a key implementation action in the comprehensive plan and the Civic Master Plan. Staff would like to discuss the issue of update of the comprehensive plan at your upcoming meeting.

I have attached the Executive Summary from the 2009 comprehensive plan for your review.

Beaufort Code Status Report

At your March meeting, you asked for a status report on the Beaufort Code. Staff is in the process of completing the draft ordinance. Once the code is to the point where we feel comfortable releasing it for public review, we will ask Council to reconvene a technical review committee. The visioning, charrettes, and policies on which the code is based have already been done as part of adoption of the comprehensive plan and more recently, preparation and adoption of the Civic Master Plan. The challenge now is to translate the policies set out in these planning documents into a comprehensive, form-based, and streamlined development code. Given the

work ahead, it is important that the committee be technical in nature—well-versed in using development codes, and familiar with the City's current development review process. It is also important that the committee of a size that staff members can manage, and that can comfortably be accommodated in existing conference room space.

Staff is recommending a committee comprised of a member of City Council, both City representatives on the Metropolitan Planning Commission, and the chairs (or representative) of the Historic District Review Board, the Design Review Board, the Zoning Board of Appeals, and the Redevelopment Commission. This seven-member committee would provide staff with feedback on the technical aspects of the code. The chair of the committee might be one the Planning Commission representatives, given the Commission's experience with the City's planning documents and current development code.

We anticipate being ready to reconvene the review committee in the fall, with release to the general public for review in the spring. Adoption will hopefully occur late in 2016.

1 EXECUTIVE SUMMARY

Chapter Highlights

1.1 Priorities for Implementation

The Comprehensive Plan, in its purest form, represents the synthesis of a community's vision for its growth and development. Far too often vision statements are never accurately translated into a detailed working plan with achievable action items, schedules, and budgets. Far too often Comprehensive Plans have been relegated to black and white policy documents that collect more dust than success.

The modern plan balances the very best in planning and design. By articulating a vision and illustrating that vision in a real-world setting, the community has a better understanding of the plan's aspirations. Beaufort has begun this process with the undertaking of the 2009 Comprehensive Plan. The broad consensus generated by tapping into a wide cross-section of the community will help to ensure its usefulness for years to come.

As Beaufort enters our 4th century we recognize that a successful 21st century community is anchored by the triple-bottom line of environmental, social, and economic sustainability. As a result, the organization of this Plan breaks from the norm of the "element-based" comprehensive plan derived from the South Carolina Code of Law. Rather, it organizes itself around fully immersive ideas that integrate the triple bottom line in a fashion that is perhaps more consistent with a company's business plan than a regulatory document.

Unlike many of our peers across South Carolina we have chosen to focus not on a exhaustive analysis of what currently is and simply project trends of what was, but rather this plan is a true vision what we wish to become and what tools and resources are needed to achieve that vision. Most importantly, it focuses on implementation.

City leaders will be quick to stress that this plan is a convergence of visionary leadership, capital investments, and efficient delivery of government services. It is also through this mindset that the City continues to actively participate in discussions related to the growth and development in Northern Beaufort County. It is through these discussion that not only must the participating jurisdiction agree on land use considerations, but they have a singular opportunity to create a plan for the efficient and responsive delivery of government services the taxpayers deserve.

"I have been impressed with the urgency of DOING. Knowing is not enough; we must apply. Being willing is not enough; we must DO."
~Leonardo da Vinci

Beaufort has long been a community that valued the importance of plans and the planning process. This comprehensive plan seeks to bridge the importance of PLANNING with the important of DOING. It is this importance of DOING, as da Vinci suggests, that is prime amongst all things in Beaufort. And, as our plan suggests, it is DOING that will prepare us for our next 100 years.

"I think it's great when you get the community involved in the development process of the city because the people of the community will work with the developers in a much more favorable light. Meetings like this are important. Keeping not just the old buildings but the people and the neighborhoods intact—helping the entire city belong...I think that is what's important."

~Lifelong Beaufortonian

1.1 PRIORITIES FOR IMPLEMENTATION

In order for the vision and recommendations expressed by this Plan to be realized, specific action items will need to be implemented by the City of Beaufort. Many of the action items seek to provide the conditions under which the vision can be achieved, by way of providing sensible land use regulation, necessary public investments, the development of appropriate programs and policies, encouraging catalyst projects and other actions. The list of high priority items, organized by major topic area, are shown on the next few pages. The complete list of recommendations for this plan can be found in Chapter 13.

Key to Action Items

Level of Public Funding Required (Order of Magnitude $ - $$$$)

Operating or Capital Expenditure (City)

Private or Non-City Expenditure

Code Change Only

[$$] [O+C] [Private] [6-10] [Code]

Timeframe for Implementation [1-5] [6-10] [11-15] [16-20] or On-going

The action items in the table below are prioritized based on the legend noted at the beginning of each Chapter and to the left. The Funding is listed as an order of magnitude as way to evaluate the relative costs of one action over another. As a means of attempting to quantify these relative costs over the twenty year period, the table below summarizes an estimated range of cost values that may be used. With the exception of those specific costs for Capital Projects that were identified in this Chapter, no other specific cost estimates have been provided.

Order of Magnitude	Estimated Cost Range
$	$1 - $50,000
$$	$50,000 - $250,000
$$$	$250,000 - $1 million
$$$$	$1 million+

Reference Number	Project/Task	Page Number	Level of Public Funding Required	Operating or Capital Expenditure	Private or Non-City Expenditure	On-going	Year 1-5	Year 6-10	Year 11-15	Year 16-20	Year 20+	Code/Policy
FIVE: A FRAMEWORK FOR GROWTH												
FG 2.3	Explore a service delivery model that employs a metro-like structure.	73	$	0		X						
FG 2.1	Annexation areas should be contiguous to the primary service area or within a maximum of 2 miles.	73										X
FG 2.2	The provision of municipal services to previously annexed tracts or tracts beyond the 2 mile boundary shall be subject to adequacy and availability of municipal services.	73										X
FG 3.1	Require Incremental Growth to be Medium to High Density and Utilize the Traditional Neighborhood Unit.	76										X
FG 4.1	Update the UDO as a complete form-based code.	77										X
SIX: NATURAL INFRASTRUCTURE												
NI 3.3	Continue to Partner with Regional Agencies/ Organizations and Land Owners to Aggressively Protect Open Lands	93	$$$	O+C		X						
NI 3.4	Expand Use of Density Bonuses and TDR in Exchange for Preservation of Sensitive Environmental Features	93	$$	0		X						
NI 1.2	Revise Current Development Regulation to Require/ Incentivize Low Impact Development Using the Light Imprint Handbook	84	$	0			X					
NI 1.3	Develop Regional/Small Area Storm Water Plans	85	$	0			X					

Reference Number	Project/Task	Page Number	Level of Public Funding Required	Operating or Capital Expenditure	Private or Non-City Expenditure	On-going	Year 1-5	Year 6-10	Year 11-15	Year 16-20	Year 20+	Code /Policy
NI 1.5	Adopt Baseline Standards for Critical Line Setbacks and Natural Vegetative Buffers	85	$	0			X					
NI 1.9	Adopt Baseline Standards for the Protection of Freshwater Wetlands	87	$	0			X					
NI 4.1	Complete an Urban Tree Canopy Survey	94	$$	0			X					
NI 4.2	Establish a Baseline Tree Canopy Coverage and Set Key Goals for Preservation and Expansion of the Canopy	94	$	0			X					
SEVEN: CLIMATE CHANGE & ENERGY												
CE 1.3	Prioritize Transit, Bike and Pedestrian Improvements with the Goal of Reducing VMT	100	$$-$$$$	0+C		X						
CE 1.4	The City will Seek Out Best Practices for the Reduction of GHG Emissions	101	$	0		X						
CE 5.2	Endeavor to Make Sustainable Construction Practices Part of the Culture of Development in Beaufort	111	$$	0		X						
CE 1.1	Conduct an Emissions Inventory of City Operations	99	$	0			X					
CE 1.2	Enact Land Use Policies and UDO Changes with the Goal of Reducing VMT	100	$	0			X					
CE 2.2	Work with Beaufort County to Develop a Plan that Addresses the Potential Impacts of Sea Level Change	103	$	0			X					
CE 3.1	Consider Conducting an Energy Audit	107	$$	0			X					
CE 3.3	Remove Regulatory Barriers to Renewable Energy and Provide Incentives for Their Use	107	$	0			X					
CE 3.4	Protect Solar Access	107	$	0			X					
CE 5.1	Establish a City Policy for Sustainable Building and Infrastructure Practices	110	$	0			X					
CE 5.3	Establish Incentives to Implement Context-Sensitive Environmentally Sustainable Building and Development Practices	111	$	0			X					
EIGHT: SOCIAL INFRASTRUCTURE												
SI 2.1	Prepare Small Area Plans for Neighborhoods and Districts	119	$$	0		X						
SI 2.2	Create a Dedicated Revenue Stream for Neighborhood Reinvestment	120	$$	0+C		X						
SI 1.1	Complete an Inventory of Needs for the Improvement of the Existing Neighborhood Parks	115	$	0			X					
SI 1.2	Identify a Regular Funding Mechanism for the Maintenance and Improvement of the Park System	117	$	0			X					
SI 1.3	Plan and Improve the Southside Park	117	$$$$	C	Private		X	X	X	X		
SI 4.1	Conduct Sector (Small Area) Planning & Implementation	133	$-$$	0			X	X				
SI 4.10	Provide Technical Support to Historic Neighborhoods and Property Owners	136	$-$$$	0+C			X	X				
SI 4.12	Prioritize and Implement Recommendations for Infrastructure in Historic Districts	137	$$-$$$	0+C			X	X				X

Reference Number	Project/Task	Page Number	Level of Public Funding Required	Operating or Capital Expenditure	Private or Non-City Expenditure	On-going	Year 1-5	Year 6-10	Year 11-15	Year 16-20	Year 20+	Code /Policy
NINE: ACCESS & MOBILITY												
AM 1.1	Establish an On-Going Multi-Jurisdictional Transportation Planning Process	145	$	O		X						
AM 1.8	Prepare a Collector Street Plan for the Urban Growth Boundary	153	$$	O+C		X						
AM 2.4	Complete and Implement the Pedestrian Improvement Master Plan	163	$$	C		X						
AM 1.2/ PI 3.1	Implement the Current Planned and Committed Transportation Projects in the Northern Beaufort County Regional Plan	145	$$$$	C			X	X				
AM 1.4	Evaluate the Re-designation of US 21 Around the City	149	$$	O+C			X					
AM 1.9	Develop Specific Plan/Recommendations for Strategic Community Corridors	153	$$	O			X	X	X			
AM 2.1	Implement the Pedestrian and Bicycle Connections Shown in the Northern Beaufort County Regional Plan (Project #1)	161	$$	C			X					
AM 2.2	Create a Master Plan for Bikeways, Greenways, Sidewalks and Trails	161	$$	O+C			X					
TEN: ECONOMIC PROSPERITY												
EP 1.2	Take Leadership Role in Institutional Development	177	$	O		X						
EP 1.4	Create Business License Program that Is Tied to Economic Development Goals	177	$	O			X					
EP 2.1	Refocus on the Downtown	179	$$	O			X					
EP 2.2	Continue Implementation of the Boundary Street Master Plan	179	$$$$	C			X					
EP 2.3	Complete Neighborhood and District Redevelopment Plans	179	$$	O			X	X				
EP 2.5	Target Sites for Redevelopment	180	$$	O			X	X				
EP 2.6	Replace the Current Redevelopment Incentive Program with a New Program	180										X
EP 1.1	Support the Expansion of the Current Economic Base - Higher Education, Medical Services, and the Military	176			Private							
EP 1.3	Focus on Small Business Recruitment and Retention	177			Private							
EP 1.5	Support Expansion of Higher Education	177			Private							
EP 1.6	Continue to Seek Ways to Expand Tourism	178			Private							
EP 2.4	Consider the Use of Municipal Improvements Districts (MID)	179			Revenue							
ELEVEN: SERVING OUR CITIZENS												
SC 1.1	Continue to Maintain a Strong Cash Position with a Well-Funded Fund Balance	199	$	O		X						
SC 1.2	Balance Revenue from Tax Base and Other Operating Revenues	199	$	O		X						
SC 1.3	Advocate for a Change in State Legislation to Ensure Fiscal Flexibility for Local Governments	200	$	O		X						

Reference Number	Project/Task	Page Number	Level of Public Funding Required	Operating or Capital Expenditure	Private or Non-City Expenditure	On-going	Year 1-5	Year 6-10	Year 11-15	Year 16-20	Year 20+	Code /Policy
SC 1.4	Seek Revenue Sharing/Partnership Arrangements to Better Manage the Maintenance of SC DOT-Owned Rights-of-Way	200	$	0		X						
SC 1.5	Consider Levying Impact Fees to Mitigate the Costs of Growth in Remote Annexation	201	$	0		X						
SC 1.6	Further Develop Cash Flow Reporting	201	$	0		X						
SC 2.1	Divest of Loss-Generating Enterprises	204										
SC 2.2	Audit Recurring Expenditures	204										
SC 2.3	Evaluate Government Service Delivery Options within the Northern Area Growth Boundary	204	$	0		X						
SC 3.1	Expand the List of Business and Development Incentives	205	$	0		X						
SC 3.2	Balance the Regulatory Environment to Protect the City's Core Assets as well as Allowing for a Competitive Business Environment	205	$	0		X						
SC 3.3	Create Balance of Assets such as a Mix of Land Uses, Businesses, and Living Options for all Residents	205	$	0		X						
SC 3.4	Consider Service Delivery in the Design of our Community	205	$	0		X						
SC 3.5	Seek out Partnerships Wherever Possible	205	$	0		X						
SC 3.6	Evaluate Alternative Funding Sources for Capital, Operations and Maintenance Beyond the Current Taxing Structure	205	$	0		X						
SC 3.7	Expand the Capital Improvements Program (CIP) to Create a Comprehensive Capital Asset and Project Planning Program	205	$	0		X						
THIRTEEN: SETTING PRIORITIES FOR IMPLEMENTATION												
PI 1.1	Monitor and Report on Plan Implementation	235	$	0		X						
PI 1.4	Explore New Institutional Arrangements	235	$	0		X						
PI 2.2	Identify Existing Deficiencies and Future Capital Improvements Needs	235	$	0		X						
PI 2.3	Work Cooperatively with the School District	236	$	0		X						
PI 2.4	Develop an Overall Funding Strategy	236	$	0		X						
PI 2.5	Focus First on Available Funding Tools	236	$	0		X						
PI 2.6	Update the Fiscal Impact Analysis on a Regular Basis	236	$	0		X						
PI 2.7	Consider Funding Tools that Require Changes in State Legislation	236	$	0		X						
PI 1.2	Update the Plan	235	$$	0			X	X	X	X	X	
PI 3.2	Implement the Other Identified Capital Projects in the Northern Beaufort County Regional Plan	237	$$$$	C			X	X				
PI 4.1	Annually Update the Ten Year Capital Imp. Plan	238	$	0			X	X	X	X	X	
PI 4.2	Complete the Boundary Street Master Plan	238	$$$$	C			X	X	X	X		
PI 2.1	Adopt Regional Level of Service Standards	235										X

City of Beaufort Department of Planning and Development Services

MEMORANDUM

TO: **Beaufort–Port Royal Metropolitan Planning Commission**

FROM: **Libby Anderson, City of Beaufort Planning Director**

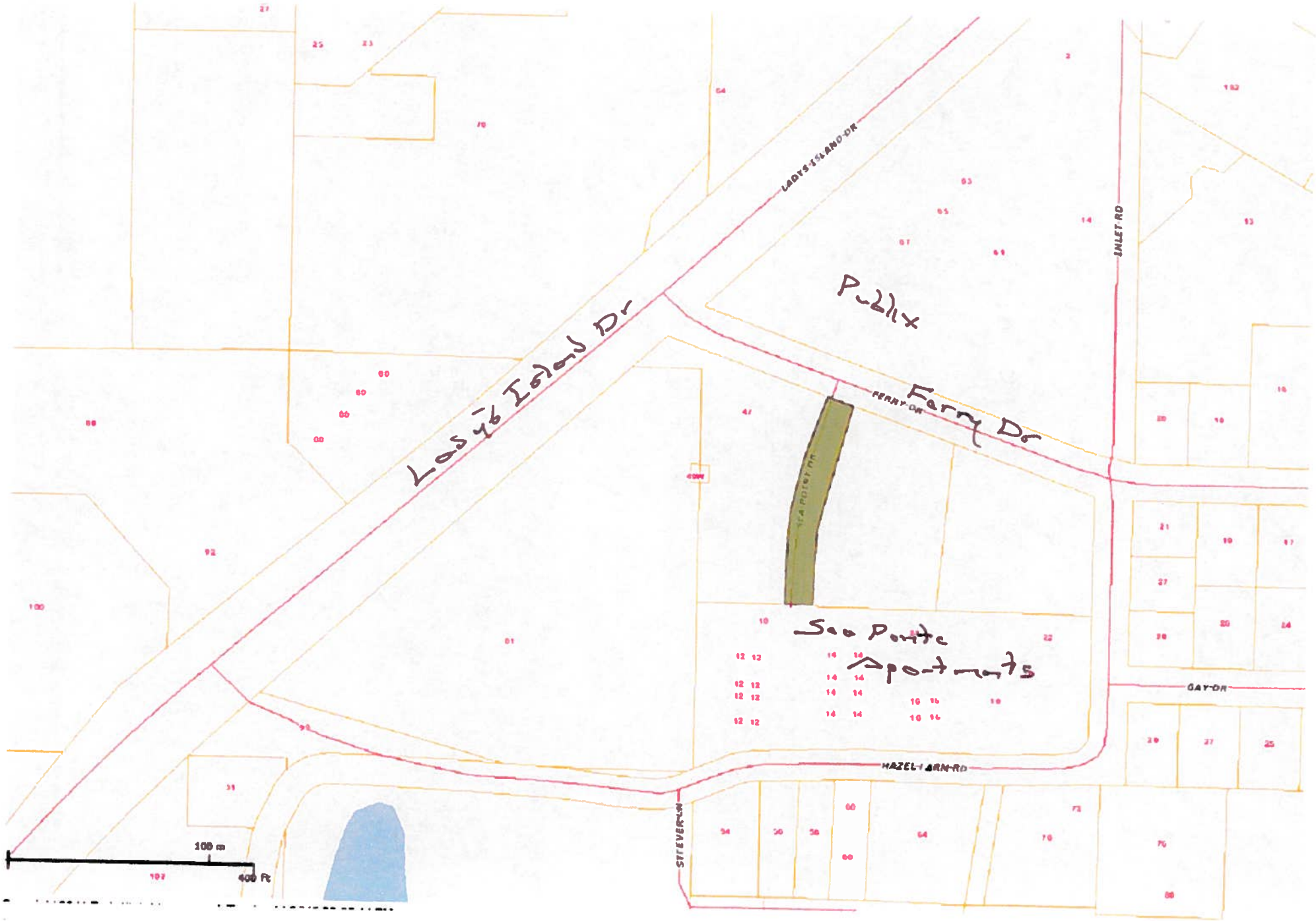
DATE: **April 15, 2015**

SUBJECT: **Request for New Street Name**

According to the Unified Development Ordinance (UDO), the Planning Commission approves the name of new streets. An existing street right-of-way on Lady's Island is proposed to be named "Sea Point Drive." The street will serve the new Sea Pointe Apartment complex, to be located behind Publix off Ferry Drive. The proposed street name has been approved by the County E911 Office on the condition that the word "Point" not have an "e." The E911 Office has already reserved the street name as shown on the attached map.

attachment

Sea Point Drive



City of Beaufort Department of Planning and Development Services

M E M O R A N D U M

TO: **Beaufort--Port Royal Metropolitan Planning Commission**

FROM: **Libby Anderson, City of Beaufort Planning Director**

DATE: **April 15, 2015**

SUBJECT: **Status Report on City Council Actions**

Annexation and Rezoning of Property Located at 810 Roseida Road. Second reading of the ordinances annexing and rezoning the property was held at the March 24 City Council meeting.

Rezoning Property Located at 2402 Allison Road. Second reading of the ordinance rezoning the property was held at the March 24 City Council meeting.

City of Beaufort - Town of Port Royal
Joint Planning Commission
Rezoning Analysis PR-AX 03-15
Meeting Date: April 20, 2015

Applicant
Palmetto State Bank owner, Steve Mitchell, agent

Site
Approximately 4.04 acres owned by Palmetto State Bank.
The plat map reference for this property is: District 100, Map 28, Parcel 120B. The property is not addressed.
The property is undeveloped. **Exhibit A**

Present Zoning
The parcel is currently zoned C4 Community Center Mixed Use (Current Zoning Exhibit attached). The Beaufort County Community Development Code states that the C4 zone provides for a limited number of retail, service and office uses intended to serve the surrounding neighborhood. These are smaller uses not highway service type uses. The intensity standards are set to ensure that the uses have the same suburban character as the surrounding suburban residential areas. They are intended to blend with the surrounding areas, not threaten the character of the area. This zone shall not consist of strip developments but rather neighborhood centers with a sense of place. Please see **Exhibit B**

The Annexation

Comprehensive Plan
This parcel is included on **The Future Land Use Map** in the Land Use Element of the Town's Comprehensive Plan. The parcel is within the Future Growth Boundary for the town.

Delivery of Services
The parcel is located in an area served by the Beaufort Jasper Water and Sewer Authority. The Burton Fire Department will be the first deliverer of services for this area, with Port Royal as backup. The Town holds an agreement with Burton Fire District. This agreement allocates funds annually from the town to the Burton Fire Dept.
The current corporate boundaries are contiguous to and beyond this property therefore:

- The Port Royal Police Department has adequate staff levels to deliver services to this area.
- If developed residentially the town will provide (by contractor or town employee) curb side household garbage pick-up, curbside yard debris pick-up, curbside bulk item pick-up, and mandatory recycling pick-up.

Zoning

Land Use Compatibility and the Comprehensive Plan

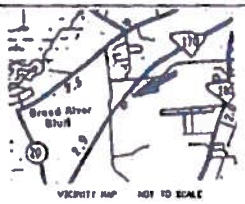
Please see **Exhibits, The Future Land Use Map (Exhibit C)** and **The Town's Zoning Map (Exhibit D).**
The parcel is found on the town's Future Land Use Map and is located in an Intended Growth Sector. The following graphic illustrates these sectors.

These locations can support substantial mixed use by virtue of their proximity to major roadways and existing or proposed development. Pedestrian accessibility and scale are complemented by an interconnected street network, typically in a traditional grid pattern with compact blocks. Activity centers, by definition, are areas which draw people in from Port Royal and the region. The attraction to these areas may be due to a number of factors – shopping and entertainment opportunities, a vibrant atmosphere, special events, or natural or historic resources.
Other activity centers may be suitable for larger-scale regional commercial, such as major grocery stores or retailers, which would not be appropriate in the immediate context of residential neighborhoods. These areas may also provide smaller, neighborhood scale commercial on the periphery, as the uses transition to a more residential character.

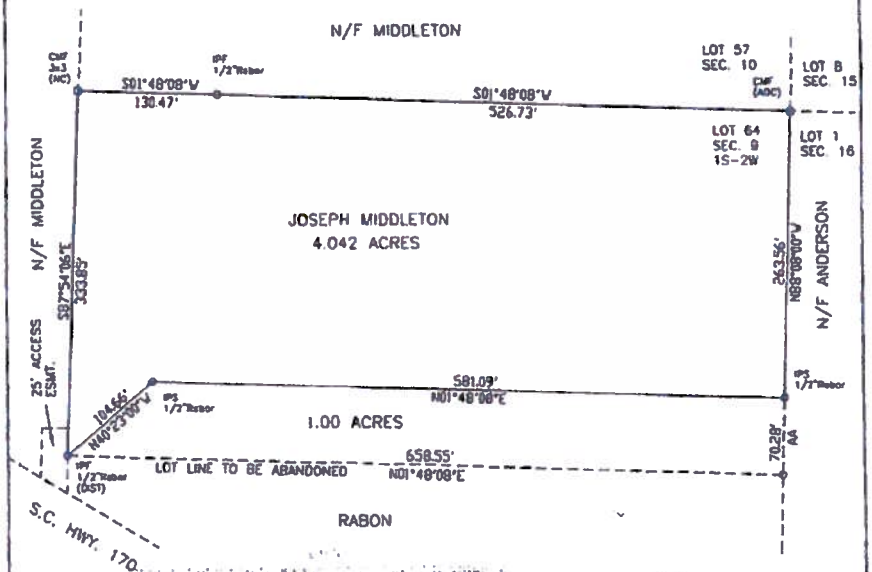
Proposed Zoning
Please reference Article 3, Section 3.2.70 for the Specific to Zone standards and **Article 4, Section 4.1.30,** for the Specific to Use allowances
The proposed zoning is T4 Neighborhood Center Open.
The Neighborhood Center (T4NC) Zone is intended to integrate appropriate, medium-density residential building types, such as duplexes, townhouses, small courtyard housing, and mansion apartments into a neighborhood framework that is conducive to walking and bicycling. Civic, transit, and commercial functions are located within walking distance.
The intent of the **T4NC-O Sub-Zone** is to provide neighborhoods with a broader amount of retail and service uses in the scale and character of the T4NC zone.
The property has an access easement to Robert Smalls Parkway.

Environmental Issues
There are no environmental issues.

Public Notification
Letters were sent to property owners within 400 feet of the property being rezoned.



NO.	BEARING	DISTANCE
AA	N88°08'00"W	70.28'



Lot Area: 1 Density: Section 1S/W - 9 (16)
Certified by: [signature]
Date: 11/29/12

SOUTH CAROLINA BEAUFORT SURVEYING INC. No. 00189 CERTIFICATE OF AUTHORIZATION

LOT LINE CORRECTION
PLAT PREPARED FOR
SCOTT A RABON

THE SAME BEING A PORTION OF LOT 64, SEC. 9, 1S-2W AS SHOWN ON A PLAT BY DAVID S YOUMANS DATED MARCH 2, 1992.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS PROPERTY IS LOCATED IN ZONE C AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450025 0085 D, DATED 9-29-86.

R100-028-000-120B-0000

0 50' 100' 200' 300'

SCALE 1" = 100'

APRIL 9, 2002
P9889/MMA

DAVID S. YOUMANS RLS 9765
BEAUFORT SURVEYING, INC.
1613 PARIS AVENUE
PORT ROYAL, S.C. 29935
PHONE (843) 524-3261 525-1175

R100 028 000 0120B 0000

Exhibit A

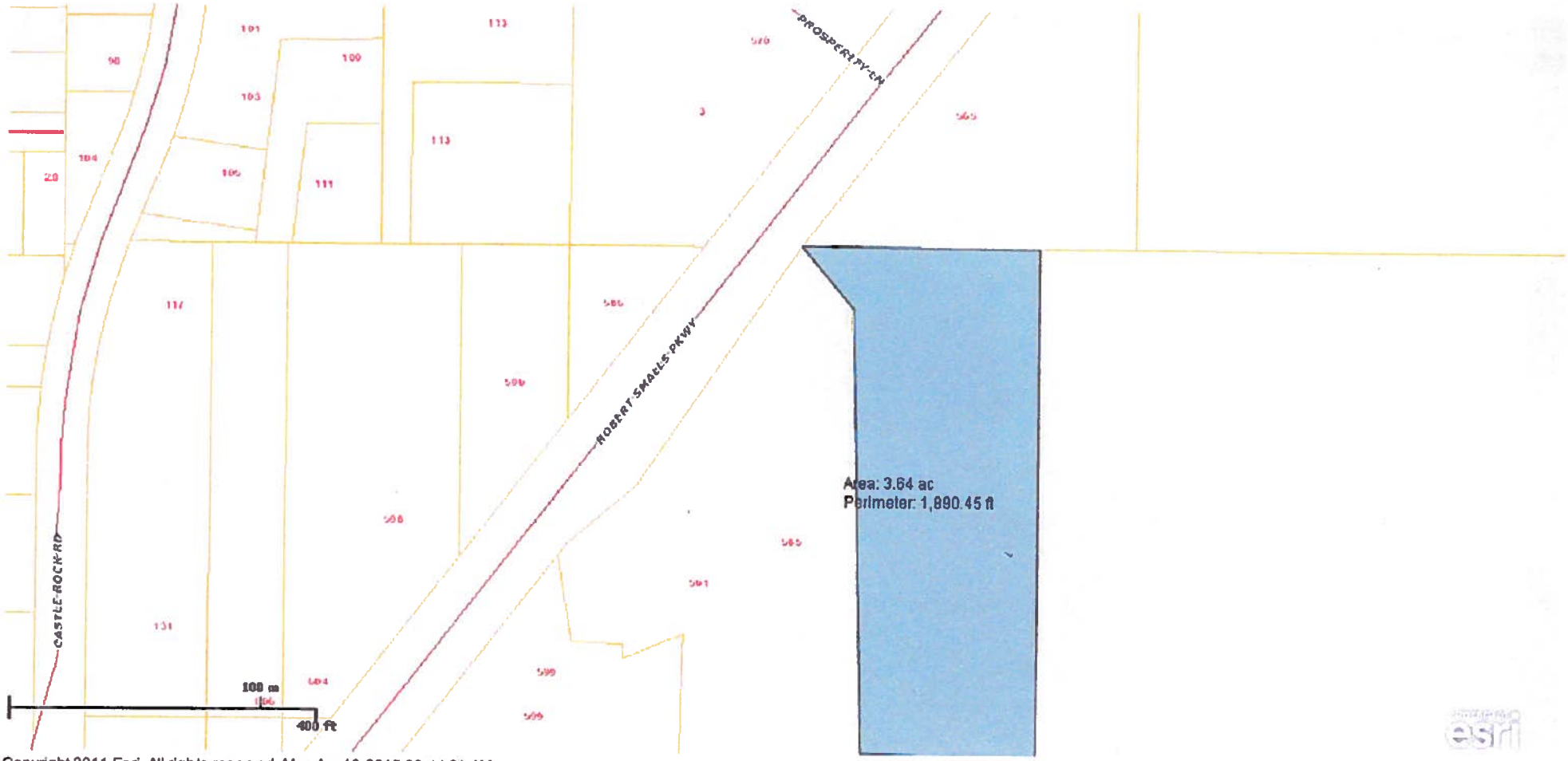


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Exhibit B

3.3.40 Community Center Mixed Use (C4) Zone Standards

A. Purpose

The Community Center Mixed Use (C4) Zone provides for a limited number of retail, service, and office uses intended to serve the surrounding neighborhood. These are smaller uses and not highway service types of uses. The intensity standards are set to ensure that the uses have the same suburban character as the surrounding suburban residential areas. They are intended to blend with the surrounding areas, not threaten the character of the area. This Zone shall not consist of strip developments but rather neighborhood centers with a sense of place.

B. Building Placement

Setback (Distance from ROW/Property Line)	
Front	20' min.
Side:	
Side, Main Building	10' min.
Side, Ancillary Building	10' min.
Rear	15' min.
Lot Size	
Lot Size	5,000 SF min.
Width	50' min.
Minimum Site Area	
Single Family and Duplex	5,000 SF
Multi-Family	21,780 SF

Note:

For development within a Traditional Community Plan meeting the requirements of Division 2.3, setback, minimum lot size and minimum site area requirements of the transect zone established and delineated on the regulating plan shall apply.

C. Building Form

Building Height	
Single Family and Duplex	2.5 stories max.
Multi-Family	3 stories max.
Non-Residential Buildings	2 stories max.
Ground Floor Finish Level	No minimum

D. Gross Density[1] and Floor Area Ratio

Gross Density	12 d.u./acre max.
Floor Area Ratio[2]	0.23 max.

[1]Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F)

[2]Requirement applies to non-residential buildings.

E. Parking

Required Spaces: Residential Uses	
Single-family detached	3 per unit
Single-family attached/duplex	2 per unit
Multi-family units	1.25 per unit
Accessory dwelling unit	1 per unit
Community residence	1 per bedroom
Live/work	2 per unit plus 1 per 300 GSF of work area
Required Spaces: Service or Retail Uses	
Retail, offices, services	1 per 300 GSF
Restaurant, Café, Coffee Shop	1 per 150 GSF
Gas station/fuel sales	1 per pump plus requirement for retail
Lodging: Bed and breakfast	2 spaces plus 1 per guest room
Lodging: Inn/hotel	1 per room
Required Spaces: Industrial Uses	
Light manufacturing, processing and packaging	1 per 500 GSF

For parking requirements for all other allowed uses see Table 5.5.40.B (Parking Space Requirements).

E. C4 Allowed Uses

Land Use Type[1]	Specific Use Regulations	C4
Agriculture		
Agricultural Support Services		P
Forestry		P
Residential		
Dwelling: Single-Family Detached Unit	2.3	TCP
Dwelling: Single-Family Attached Unit	2.3	TCP
Dwelling: Two Family Unit (Duplex)	2.3	TCP
Dwelling: Multi-Family Unit		P
Dwelling: Accessory Unit	2.3	TCP
Dwelling: Family Compound	2.7.40	C
Dwelling: Group Home	2.3	TCP
Community Residence (dorms, convents, assisted living, temporary shelters	2.3	TCP
Home Office	4.2.90	C
Home Business	2.3	TCP
Live/Work		P
Retail & Restaurants		
General Retail 50,000 SF or less		P
General Retail with Drive-Through Facilities	4.1.120 4.1.70	C
Bar, Tavern, Nightclub		P
Gas Station/Fuel Sales	4.1.100	C
Restaurant, Café, Coffee Shop		P
Restaurant, Café, Coffee Shop with Drive-Through Facilities	4.1.70	C
Vehicle Sales & Rental: Light	4.1.260	C
Offices & Services		
General Offices & Services 25,000 SF or less		P
General Offices & Services with Drive-Through Facilities	4.1.110 4.1.70	C
Animal Services: Clinic/Hospital		P
Animal Services: Kennel	4.1.40	C
Day Care: Family Home (up to 8 clients)	2.3	TCP
Day Care: Commercial Center (9 or more clients)	4.1.60	C
Lodging: Bed & Breakfast (5 rooms or less)	2.3	TCP
Lodging: Inn (up to 24 rooms)		P
Lodging: Hotel		P

Land Use Type[1]	Specific Use Regulations	C4
Offices & Services (Continued)		
Medical Services: Clinics/Offices		P
Residential Storage Facility	4.1.220	C
Vehicle Services: Minor Maintenance and Repair	4.1.270	C
Vehicle Services: Major Maintenance and Repair	4.1.270	C
Recreation, Education, Safety, Public Assembly		
Community Oriented Cultural Facility (Less than 15,000 SF)		P
Community Oriented Cultural Facility (15,000 SF or greater)		P
Community Public Safety Facility		P
Institutional Care Facility		P
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Park, Playground, Outdoor Recreation Areas		P
Recreation Facility: Commercial Indoor		P
Recreation Facility: Commercial Outdoor	4.1.200	C
Recreation Facility: Community-Based		P
School, Public or Private		P
School: Specialized Training/Studio		P
School: College or University	7.2.130	S
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Parking Facility, Public or Commercial		P
Transportation Terminal		P
Waste Management: Community Waste Collection & Recycling	4.1.290	C
Wireless Communications Facility	4.1.320	S
Industrial		
Manufacturing, Processing, and Packaging - Light (Less than 15,000 SF)	4.1.140	C

Key	
P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
TCP	Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3
---	Use Not Allowed

End Notes

[1] A definition of each listed use type is in Table 3.1.70 Land Use Definitions.

Exhibit C
The Future Land Use Map

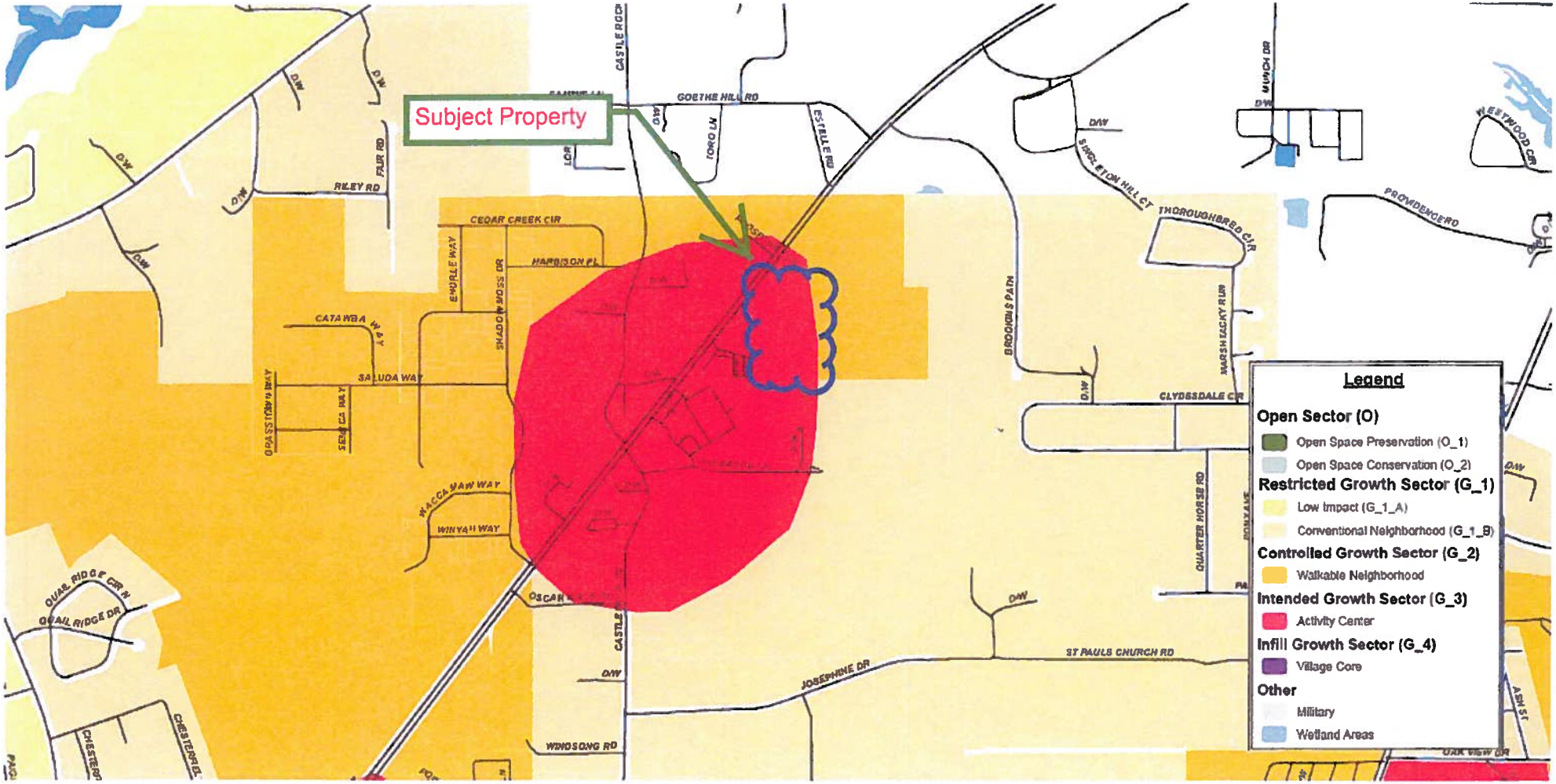
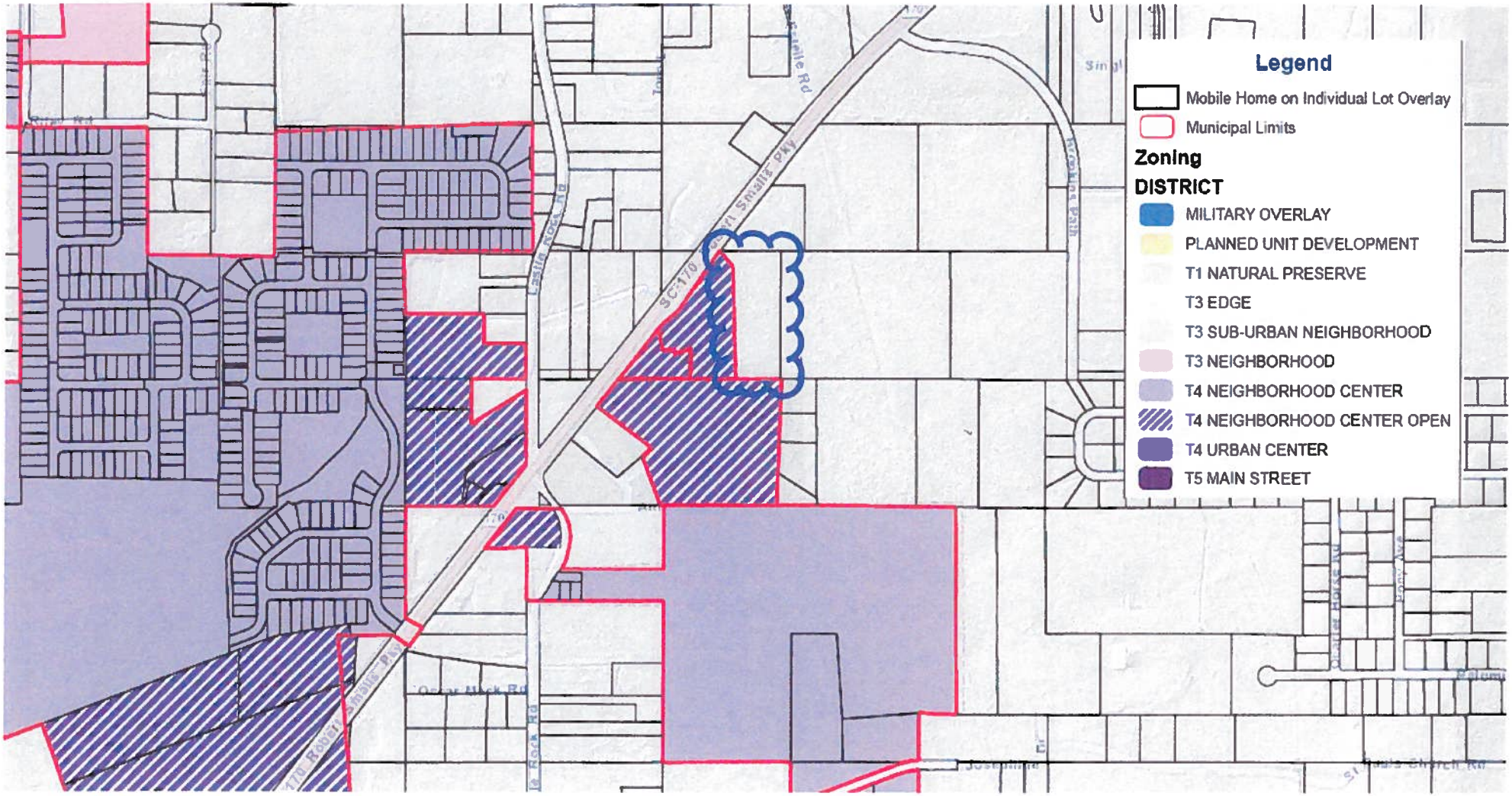


Exhibit D
Zoning Map



TOWN OF PORT ROYAL
ANNEXATION PETITION REQUEST FORM

Please fill in all information and return to 700 Paris Avenue, Port Royal, SC or mail to PO Drawer 9, Port Royal, SC 29935 or e mail to tpayne@portroyal.org

Date of request: 3.13.2015

Name and address of all owners as listed on deed:

Name: PALMETTO STATE BANK Name: ATTN: JAN MALINOWSKI

Address: P.O. BOX 219 Address:

City: BEAUFORT City:

State: SC Zip: 29901 State: Zip:

District, Map and Parcel(s) number:

R 100 028 000 1205 0000

911 address of property to be annexed:

UNKNOWN

Approximate number of acres to be annexed: 4.04

Requested zoning for property to be annexed: T-4 NCO

Number of dwellings on this property: ϕ Other structures: ϕ

Approximate number of residents: ϕ Racial make-up: ϕ

Once your request has been received and processed, it will be scheduled for:

Review by the Joint Municipal Planning Commission for recommendation
First Reading
Public Hearing
Final Reading by Council

If no problems incur, this process takes approximately sixty days.

Contact person for this annexation: STEVE MITCHELL, P.E.

Contact information: Phone #: 706.421.5029 FAX #:

email address: bscusa@gmail.com

This form must be accompanied by an 8 ½" by 11" copy of a current property plat.

For questions pertaining to this form please call 843-986-2211.

City of Beaufort - Town of Port Royal
Joint Planning Commission
Rezoning Analysis PR-AX 02-15
Meeting Date: April 20, 2015

Applicant
Dia Singleton owner, Steve Mitchell, agent

Site
Approximately 0.95 acres owned by Dia Singleton.
The plat map reference for this property is: District 100, Map 28, Parcel 202. The address for the parcel is 590 Robert Smalls Parkway.
The property is undeveloped. **Exhibit A**

Present Zoning
The parcel is currently zoned C4 Community Center Mixed Use (Current Zoning Exhibit attached). The Beaufort County Community Development Code states that the C4 zone provides for a limited number of retail, service and office uses intended to serve the surrounding neighborhood. These are smaller uses not highway service type uses. The intensity standards are set to ensure that the uses have the same suburban character as the surrounding suburban residential areas. They are intended to blend with the surrounding areas, not threaten the character of the area. This zone shall not consist of strip developments but rather neighborhood centers with a sense of place. Please see **Exhibit B**

The Annexation

Comprehensive Plan
This parcel is included on **The Future Land Use Map** in the Land Use Element of the Town's Comprehensive Plan. The parcel is within the Future Growth Boundary for the town.

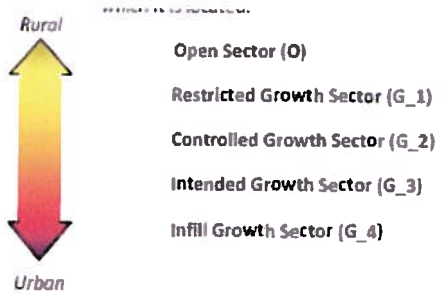
Delivery of Services
The parcel is located in an area served by the Beaufort Jasper Water and Sewer Authority. The Burton Fire Department will be the first deliverer of services for this area, with Port Royal as backup. The Town holds an agreement with Burton Fire District. This agreement allocates funds annually from the town to the Burton Fire Dept.
The current corporate boundaries are contiguous to and beyond this property therefore:

- The Port Royal Police Department has adequate staff levels to deliver services to this area.
- If developed residentially the town will provide (by contractor or town employee) curb side household garbage pick-up, curbside yard debris pick-up, curbside bulk item pick-up, and mandatory recycling pick-up.

Zoning

Land Use Compatibility and the Comprehensive Plan

Please see **Exhibits, The Future Land Use Map (Exhibit C)** and **The Town's Zoning Map (Exhibit D).**
The parcel is found on the town's Future Land Use Map and is located in an Intended Growth Sector. The following graphic illustrates these sectors.



These locations can support substantial mixed use by virtue of their proximity to major roadways and existing or proposed development. Pedestrian accessibility and scale are complemented by an interconnected street network, typically in a traditional grid pattern with compact blocks. Activity centers, by definition, are areas which draw people in from Port Royal and the region. The attraction to these areas may be due to a number of factors – shopping and entertainment opportunities, a vibrant atmosphere, special events, or natural or historic resources.
Other activity centers may be suitable for larger-scale regional commercial, such as major grocery stores or retailers, which would not be appropriate in the immediate context of residential neighborhoods. These areas may also provide smaller, neighborhood scale commercial on the periphery, as the uses transition to a more residential character.

Proposed Zoning
Please reference Article 3, Section 3.2.70 for the Specific to Zone standards and **Article 4, Section 4.1.30,** for the Specific to Use allowances
The proposed zoning is T4 Neighborhood Center Open.
The Neighborhood Center (T4NC) Zone is intended to integrate appropriate, medium-density residential building types, such as duplexes, townhouses, small courtyard housing, and mansion apartments into a neighborhood framework that is conducive to walking and bicycling. Civic, transit, and commercial functions are located within walking distance.
The intent of the **T4NC-O Sub-Zone** is to provide neighborhoods with a broader amount of retail and service uses in the scale and character of the T4NC zone.
The property has frontage on Robert Smalls Parkway.

Environmental Issues
There are no environmental issues.

Public Notification
Letters were sent to property owners within 400 feet of the property being rezoned.

590 Robert Smalls Parkway

Exhibit A

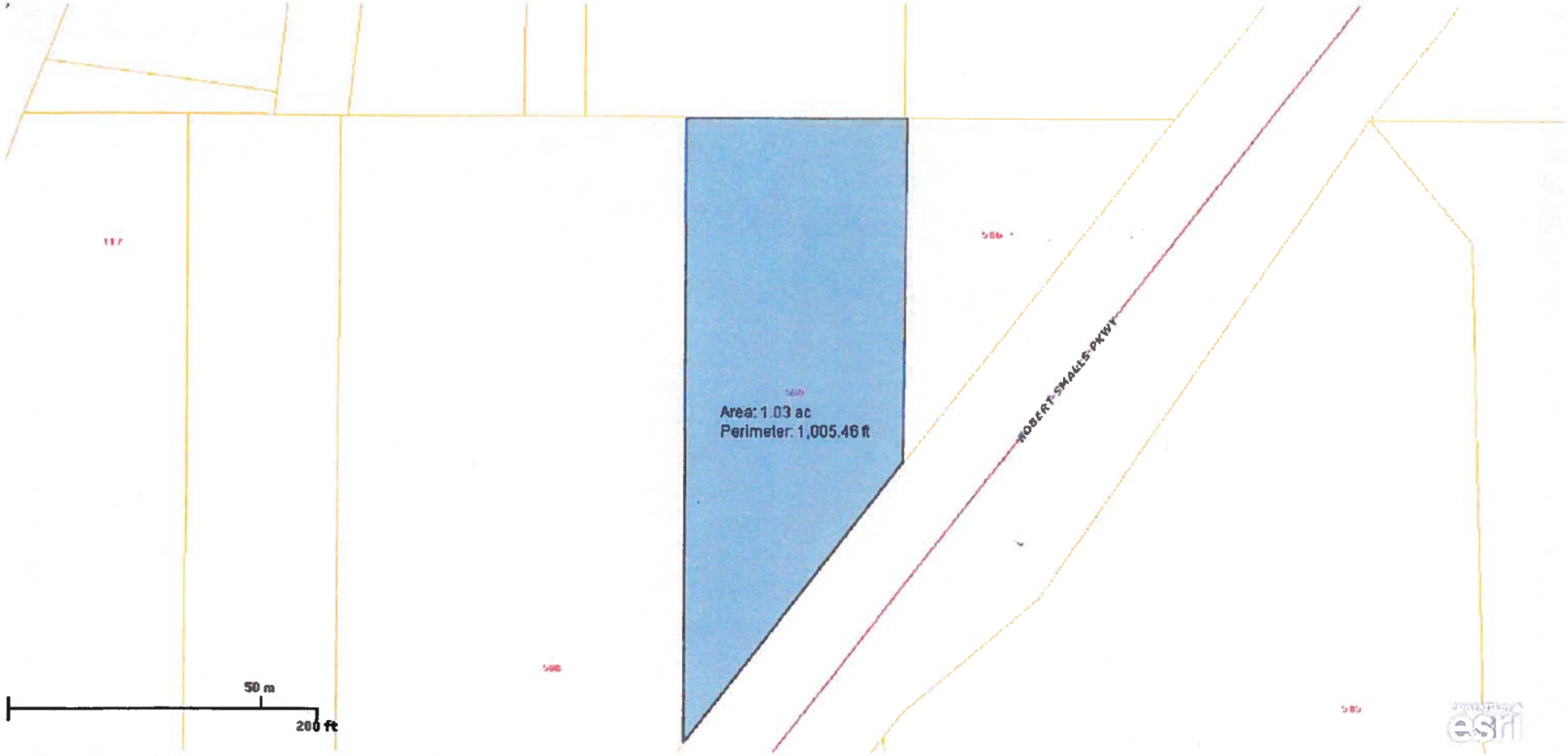


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Exhibit B

3.3.40 Community Center Mixed Use (C4) Zone Standards

A. Purpose

The Community Center Mixed Use (C4) Zone provides for a limited number of retail, service, and office uses intended to serve the surrounding neighborhood. These are smaller uses and not highway service types of uses. The intensity standards are set to ensure that the uses have the same suburban character as the surrounding suburban residential areas. They are intended to blend with the surrounding areas, not threaten the character of the area. This Zone shall not consist of strip developments but rather neighborhood centers with a sense of place.

B. Building Placement

Setback (Distance from ROW/Property Line)	
Front	20' min.
Side:	
Side, Main Building	10' min.
Side, Ancillary Building	10' min.
Rear	15' min.
Lot Size	
Lot Size	5,000 SF min.
Width	50' min.
Minimum Site Area	
Single Family and Duplex	5,000 SF
Multi-Family	21,780 SF

Note:

For development within a Traditional Community Plan meeting the requirements of Division 2.3, setback, minimum lot size and minimum site area requirements of the transect zone established and delineated on the regulating plan shall apply.

C. Building Form

Building Height	
Single Family and Duplex	2.5 stories max.
Multi-Family	3 stories max.
Non-Residential Buildings	2 stories max.
Ground Floor Finish Level	No minimum

D. Gross Density[1] and Floor Area Ratio

Gross Density	12 d.u./acre max.
Floor Area Ratio[2]	0.23 max.

[1]Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F)

[2]Requirement applies to non-residential buildings.

E. Parking

Required Spaces: Residential Uses	
Single-family detached	3 per unit
Single-family attached/duplex	2 per unit
Multi-family units	1.25 per unit
Accessory dwelling unit	1 per unit
Community residence	1 per bedroom
Live/work	2 per unit plus 1 per 300 GSF of work area
Required Spaces: Service or Retail Uses	
Retail, offices, services	1 per 300 GSF
Restaurant, Café, Coffee Shop	1 per 150 GSF
Gas station/fuel sales	1 per pump plus requirement for retail
Lodging: Bed and breakfast	2 spaces plus 1 per guest room
Lodging: Inn/hotel	1 per room
Required Spaces: Industrial Uses	
Light manufacturing, processing and packaging	1 per 500 GSF

For parking requirements for all other allowed uses see Table 5.5.40.B (Parking Space Requirements).

E. C4 Allowed Uses

Land Use Type[1]	Specific Use Regulations	C4
Agriculture		
Agricultural Support Services		P
Forestry		P
Residential		
Dwelling: Single-Family Detached Unit	2.3	TCP
Dwelling: Single-Family Attached Unit	2.3	TCP
Dwelling: Two Family Unit (Duplex)	2.3	TCP
Dwelling: Multi-Family Unit		P
Dwelling: Accessory Unit	2.3	TCP
Dwelling: Family Compound	2.7.40	C
Dwelling: Group Home	2.3	TCP
Community Residence (dorms, convents, assisted living, temporary shelters	2.3	TCP
Home Office	4.2.90	C
Home Business	2.3	TCP
Live/Work		P
Retail & Restaurants		
General Retail 50,000 SF or less		P
General Retail with Drive-Through Facilities	4.1.120 4.1.70	C
Bar, Tavern, Nightclub		P
Gas Station/Fuel Sales	4.1.100	C
Restaurant, Café, Coffee Shop		P
Restaurant, Café, Coffee Shop with Drive-Through Facilities	4.1.70	C
Vehicle Sales & Rental: Light	4.1.260	C
Offices & Services		
General Offices & Services 25,000 SF or less		P
General Offices & Services with Drive-Through Facilities	4.1.110 4.1.70	C
Animal Services: Clinic/Hospital		P
Animal Services: Kennel	4.1.40	C
Day Care: Family Home (up to 8 clients)	2.3	TCP
Day Care: Commercial Center (9 or more clients)	4.1.60	C
Lodging: Bed & Breakfast (5 rooms or less)	2.3	TCP
Lodging: Inn (up to 24 rooms)		P
Lodging: Hotel		P

Land Use Type[1]	Specific Use Regulations	C4
Offices & Services (Continued)		
Medical Services: Clinics/Offices		P
Residential Storage Facility	4.1.220	C
Vehicle Services: Minor Maintenance and Repair	4.1.270	C
Vehicle Services: Major Maintenance and Repair	4.1.270	C
Recreation, Education, Safety, Public Assembly		
Community Oriented Cultural Facility (Less than 15,000 SF)		P
Community Oriented Cultural Facility (15,000 SF or greater)		P
Community Public Safety Facility		P
Institutional Care Facility		P
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Park, Playground, Outdoor Recreation Areas		P
Recreation Facility: Commercial Indoor		P
Recreation Facility: Commercial Outdoor	4.1.200	C
Recreation Facility: Community-Based		P
School, Public or Private		P
School: Specialized Training/Studio		P
School: College or University	7.2.130	S
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Parking Facility, Public or Commercial		P
Transportation Terminal		P
Waste Management: Community Waste Collection & Recycling	4.1.290	C
Wireless Communications Facility	4.1.320	S
Industrial		
Manufacturing, Processing, and Packaging - Light (Less than 15,000 SF)	4.1.140	C

Key	
P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
TCP	Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3
---	Use Not Allowed

End Notes

[1] A definition of each listed use type is in Table 3.1.70 Land Use Definitions.

Exhibit C

The Future Land Use Map

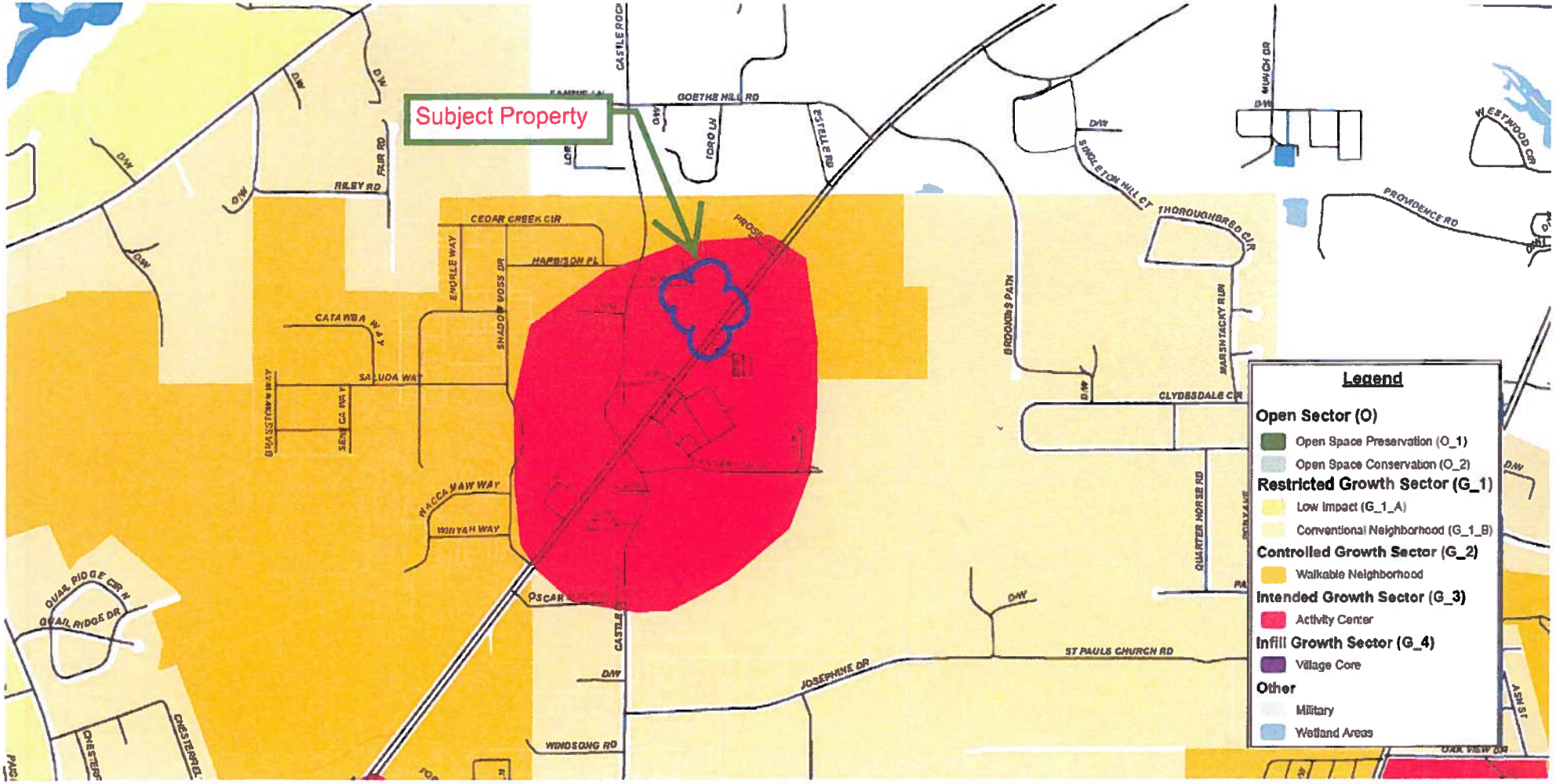
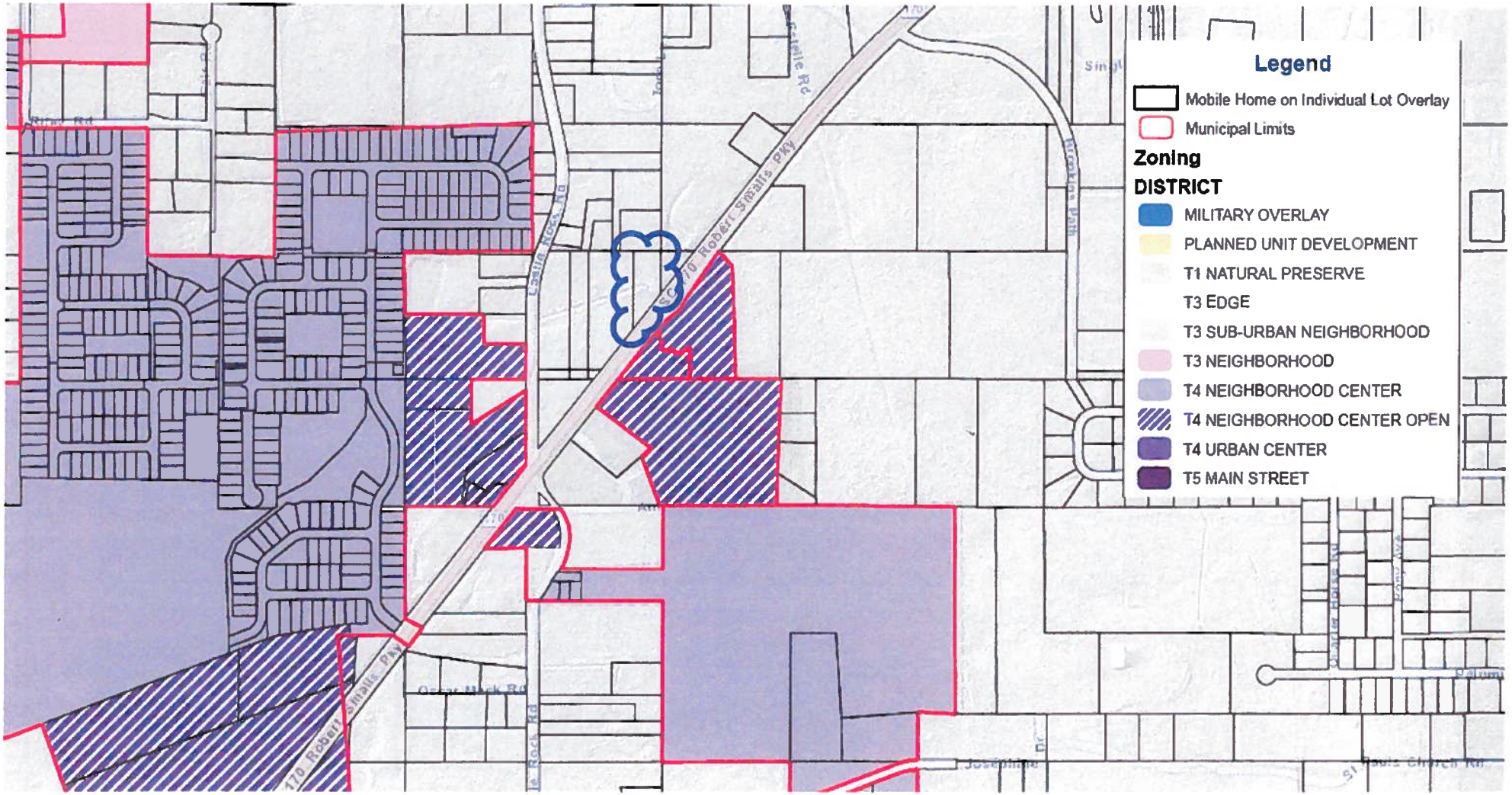


Exhibit D

Zoning Map



TOWN OF PORT ROYAL
ANNEXATION PETITION REQUEST FORM

Please fill in all information and return to 700 Paris Avenue, Port Royal, SC or mail to PO Drawer 9, Port Royal, SC 29935 or e mail to mayne@portroyal.org

Date of request: 3·15·2015

Name and address of all owners as listed on deed:

Name: DIA Singleton Name: _____

Address: P.O. Box 29767 Address: _____

City: Elkins Park City: _____

State: PA Zip: 19027-0967 State: _____ Zip: _____

District, Map and Parcel(s) number:

R 100 – 028 – 000 – 0202 – 000 0

911 address of property to be annexed:

590 Robert Smalls Parkway

Approximate number of acres to be annexed: 0.95

Requested zoning for property to be annexed: T4 – NCO

Number of dwellings on this property: ϕ Other structures: ϕ

Approximate number of residents: ϕ Racial make-up: ϕ

Once your request has been received and processed, it will be scheduled for:

Review by the Joint Municipal Planning Commission for recommendation
First Reading
Public Hearing
Final Reading by Council

If no problems incur, this process takes approximately sixty days.

Contact person for this annexation: Steve Mitchell, P.E.

Contact information: Phone #: 706.421.5029 FAX #: _____

email address: bscosa@gmail.com

This form must be accompanied by an 8 ½" by 11" copy of a current property plat.

For questions pertaining to this form please call 843-986-2211.

City of Beaufort - Town of Port Royal
Joint Planning Commission
Rezoning Analysis PR-AX 04-15
Meeting Date: April 20, 2015

Applicant
Kevrin Simmons owner, Danny Lightsey, agent

Site
Approximately 10 acres.
The plat map reference for this property is: District 100, Map 31, Parcel 17A. The property is not addressed.
The property is undeveloped. **Exhibit A**

Present Zoning
The parcel is currently zoned C3 Neighborhood Mixed Use (Current Zoning Exhibit attached). The Beaufort County Community Development Code states that the C3 zone provides for high quality, moderate density (averaging under 3 dwelling units per acre) residential development, with denser areas of multi-family and mixed –use development to provide walkability and affordable housing options. The design requirements are intended to provide a suburban character and encourage pedestrian, as well as automobile, access. Open spaces shall be provided in sufficient quantity to ensure an open quality with a predominance of green space. Non-residential uses shall be limited to parcels having access to arterial or collector street or within a Traditional Community Plan. This Zone provides for the lower densities of areas designated Neighborhood Mixed-Use in the Comprehensive Plan. It is intended to support the development of communities with a diverse range of housing types and uses.
Please see **Exhibit B**

The Annexation

Comprehensive Plan
This parcel is included on **The Future Land Use Map** in the Land Use Element of the Town's Comprehensive Plan. The parcel is within the Future Growth Boundary for the town.

Delivery of Services
The parcel is located in an area served by the Beaufort Jasper Water and Sewer Authority. The Burton Fire Department will be the first deliverer of services for this area, with Port Royal as backup. The Town holds an agreement with Burton Fire District. This agreement allocates funds annually from the town to the Burton Fire Dept.
The current corporate boundaries are contiguous to and beyond this property therefore:

- The Port Royal Police Department has adequate staff levels to deliver services to this area.
- If developed residentially the town will provide (by contractor or town employee) curb side household garbage pick-up, curbside yard debris pick-up, curbside bulk item pick-up, and mandatory recycling pick-up.

Zoning

Land Use Compatibility and the Comprehensive Plan

Please see **Exhibits, The Future Land Use Map (Exhibit C)** and **The Town's Zoning Map (Exhibit D).**
The parcel is found on the town's Future Land Use Map and is located in a Controlled Growth Sector. The following graphic illustrates these sectors.

This sector includes a mix of existing development and undeveloped areas. Frequently located near activity centers, walkable neighborhoods include sidewalks, smaller lots, and housing diversity. Streets should be interconnected, typically in a traditional grid pattern with moderate to compact blocks.

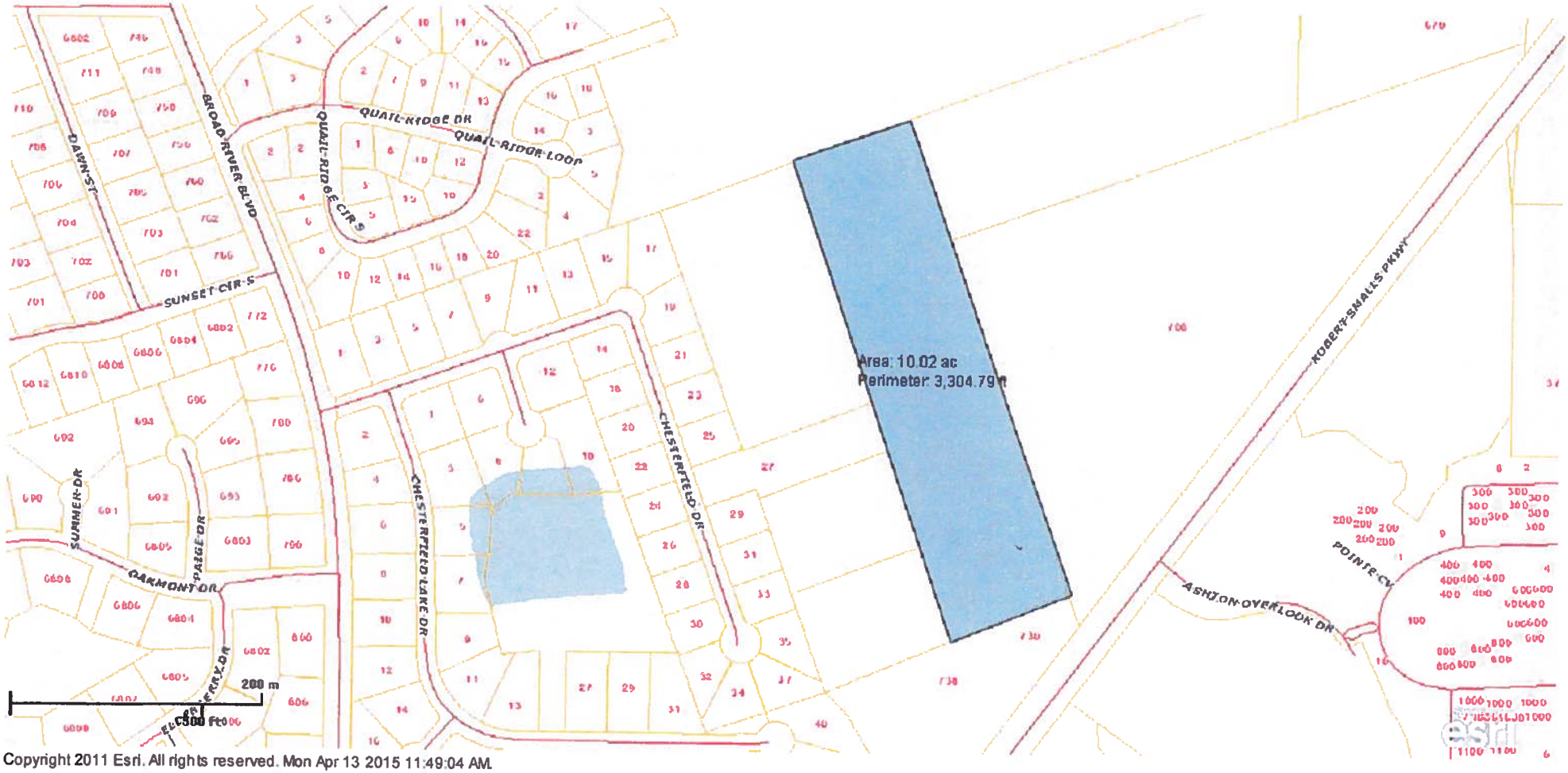
Proposed Zoning
Please reference Article 3, Section 3.2.70 for the Specific to Zone standards and **Article 4, Section 4.1.30,** for the Specific to Use allowances
The proposed zoning is T4 Neighborhood Center Open.
The Neighborhood Center (T4NC) Zone is intended to integrate appropriate, medium-density residential building types, such as duplexes, townhouses, small courtyard housing, and mansion apartments into a neighborhood framework that is conducive to walking and bicycling. Civic, transit, and commercial functions are located within walking distance.
The property does not have access to Robert Smalls Parkway.

Environmental Issues
There are no environmental issues.

Public Notification
Letters were sent to property owners within 400 feet of the property being rezoned.

R100 031 000 017A 0000

Exhibit A



Copyright 2011 Esri. All rights reserved. Mon Apr 13 2015 11:49:04 AM

Exhibit B

3.3.30 Neighborhood Mixed Use (C3) Zone Standards

A. Purpose

The Neighborhood Mixed Use (C3) Zone provides for high-quality, moderate-density (averaging under three dwelling units per acre) residential development, with denser areas of multi-family and mixed-use development to provide walkability and affordable housing options. The design requirements are intended to provide a suburban character and encourage pedestrian, as well as automobile, access. Open spaces shall be provided in sufficient quantity to ensure an open quality with a predominance of green space. Non-residential uses shall be limited to parcels having access to arterial or collector streets or within a Traditional Community Plan. This Zone provides for the lower densities of areas designated Neighborhood Mixed-Use in the Comprehensive Plan. It is intended to support the development of communities with a diverse range of housing types and uses.

B. Building Placement

Setback (Distance from ROW/Property Line)	
Front	30' min.[1]
Side:	
Side, Main Building	10' min.
Side, Ancillary Building	10' min.
Rear	50' min.

[1]The minimum front setback for mansion apartments in a Multi-family community on internal streets is 15 feet.

Lot Size	
Lot Size	10,890 SF min.
Width	70' min.

Minimum Site Area	
Single Family and Duplex	10,890 SF
Multi-Family	21,780 SF

Note:

For development within a Traditional Community Plan meeting the requirements of Division 2.3, setback, minimum lot size and minimum site area requirements of the transect zone established and delineated on the regulating plan shall apply.

C. Building Form

Building Height	
Single Family and Duplex	2.5 stories max.
Multi-Family	2.5 stories max.
Non-Residential Buildings	2 stories max.
Ground Floor Finish Level	No minimum

Multi-Family housing shall utilize the Mansion Apartment Building Type requirements in 5.1.110.

D. Gross Density[1] and Floor Area Ratio

Gross Density	
Single Family Detached	2.6 d.u./acre
Two Family Unit	2.6 d.u./acre
Multi-Family Unit	12 d.u./acre, Maximum of 80 dwelling units
Traditional Community Plan	3.5 d.u./acre[2]

[2]Subject to the requirements in Division 2.3

Floor Area Ratio	
Non-residential buildings	0.18 max.

[1]Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F)

E. Parking

Required Spaces: Residential Uses	
Single-family detached	3 per unit
Single-family attached/duplex	2 per unit
Multi-family units	1.25 per unit
Accessory dwelling unit	1 per unit
Community residence	1 per bedroom
Live/work	2 per unit plus 1 per 300 GSF of work area

Required Spaces: Service or Retail Uses	
Retail, offices, services	1 per 300 GSF
Restaurant, Café, Coffee Shop	1 per 150 GSF
Gas station/fuel sales	1 per pump plus requirement for retail
Lodging: Bed and breakfast	2 spaces plus 1 per guest room
Lodging: Inn/hotel	1 per room

For parking requirements for all other allowed uses see Table 5.5.40.B (Parking Space Requirements).

G. C3 Allowed Uses

Land Use Type[1]	Specific Use Regulations	C3
Agricultural		
Agriculture & Crop Harvesting		P
Agricultural Support Services	2.3	TCP
Seasonal Farmworker Housing	4.1.90	C
Forestry		P
Commercial Stables	4.1.50	C
Residential		
Dwelling: Single Family Detached Unit		P
Dwelling: Single Family Attached Unit		P
Dwelling: Two Family Unit (Duplex)		P
Dwelling: Multi-Family Unit	4.1.170	C
Dwelling: Accessory Unit	4.2.30	C
Dwelling: Group Home		P
Dwelling: Family Compound	2.7.40	C
Community Residence (dorms, convents, assisted living, temporary shelters	2.3	TCP
Home Office	4.2.90	C
Home Business	4.2.80	C
Live/Work	2.3	TCP
Manufactured Home Community	4.1.130	C
Retail & Restaurants		
General Retail 3,500 SF or less	2.3	TCP
Gas Station/Fuel Sales	4.1.100	C
Restaurant, Café, Coffee Shop	2.3	TCP

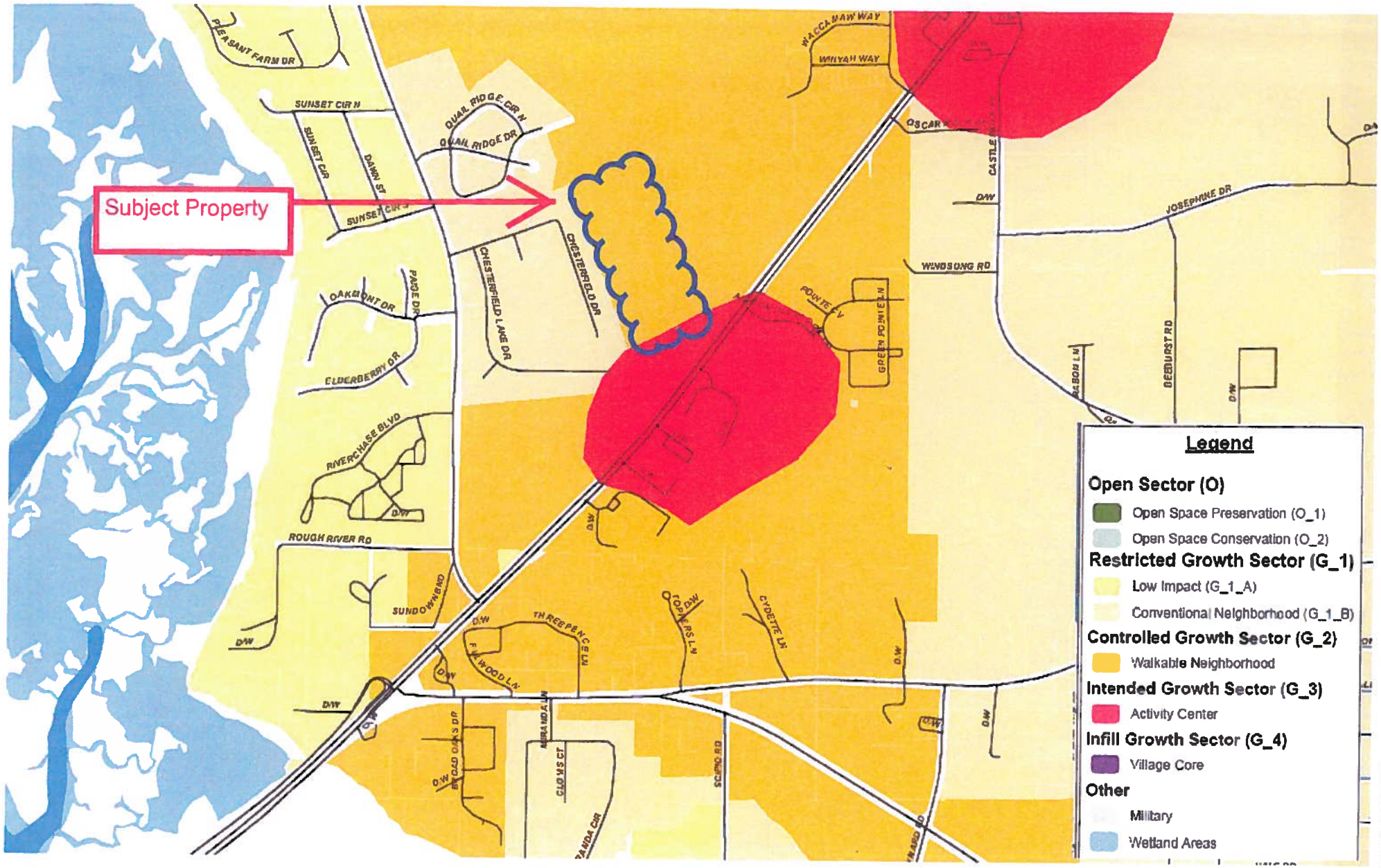
Land Use Type[1]	Specific Use Regulations	C3
Offices & Services		
General Offices & Services 3,500 SF or less	4.1.110	C
Animal Services: Clinic/Hospital	2.3	TCP
Day Care: Family Home (up to 8 clients)		P
Day Care: Commercial Center (9 or More clients)	2.3	TCP
Lodging: Bed & Breakfast (5 rooms or less)	2.3	TCP
Lodging: Inn (up to 24 rooms)	2.3	TCP
Medical Service: Clinics/Offices	2.3	TCP
Recreation, Education, Safety, Public Assembly		
Community Oriented Cultural Facility (less than 15,000 SF)	2.3	TCP
Community Public Safety Facility		P
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Park, Playground, Outdoor Recreation Areas		P
Recreation Facility: Golf Course		P
School: Public or Private		P
School: Specialized Training/Studio		P
School: College or University	7.2.130	S
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Wireless Communications Facility	4.1.320	S

Key	
P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
TCP	Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3
---	Use Not Allowed

End Notes

[1] A definition of each listed use type is in Table 3.1.70 Land Use Definitions.

Exhibit C
Future Land Use Map



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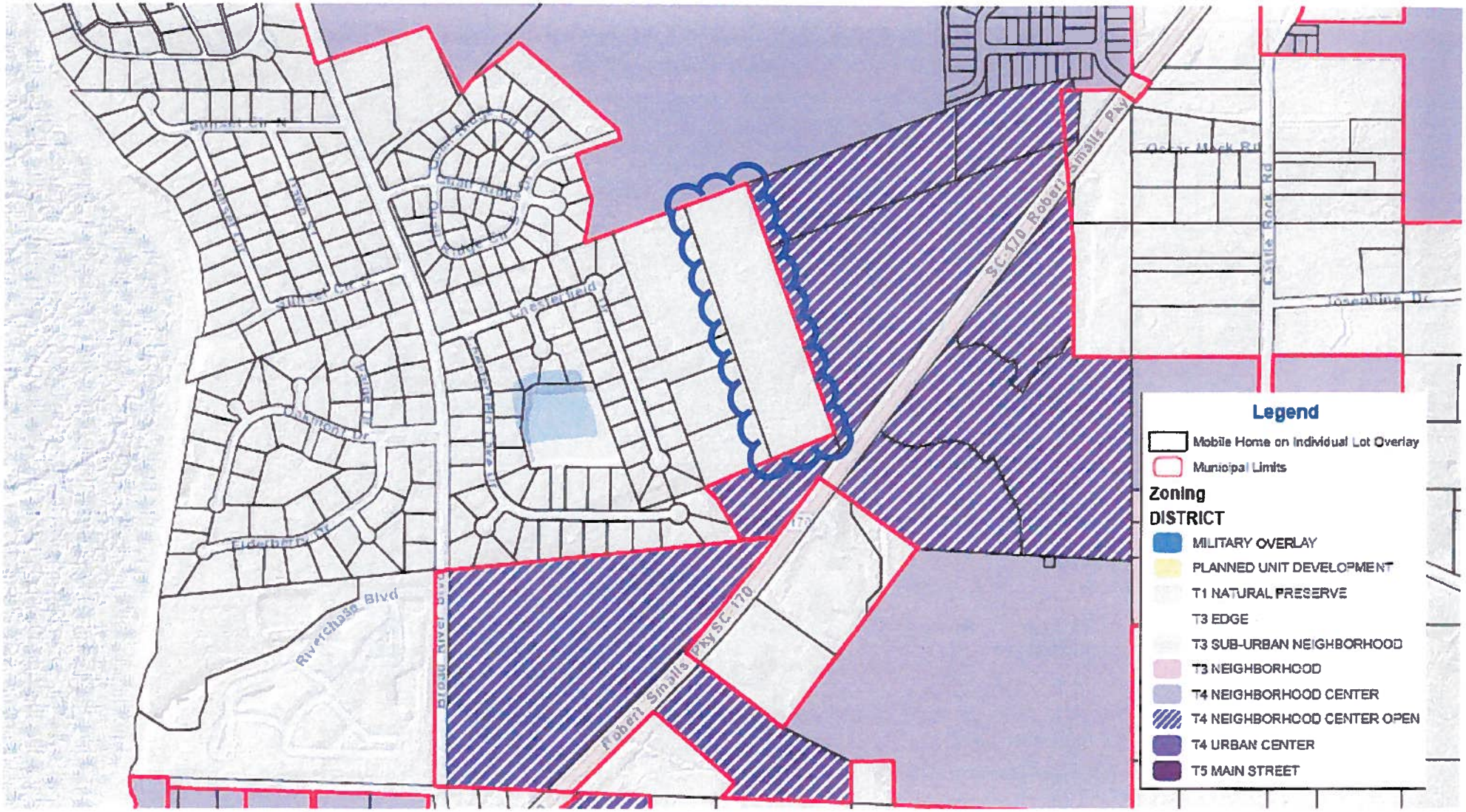
Zoning Map



TOWN OF PORT ROYAL
ANNEXATION PETITION REQUEST FORM

Please fill in all information and return to 700 Paris Avenue, Port Royal, SC or mail to PO Drawer 9, Port Royal, SC 29935 or e mail to tpayne@portroyal.org

Date of request: 3-24-15

Name and address of all owners as listed on deed:

Name: KEVRIN L. SIMMONS

Address: 9 SAMMIE LANE

City: BEAUFORT

State: SC Zip: 29906

Name: _____

Address: _____

City: _____

State: _____ Zip: _____

District, Map and Parcel(s) number:

R100 031 000 017A 0000

911 address of property to be annexed:

_____

Approximate number of acres to be annexed: 10.0

Requested zoning for property to be annexed: ~~[illegible]~~ T4 NC

Number of dwellings on this property: 0 Other structures: 0

Approximate number of residents: 0 Racial make-up: 0

Once your request has been received and processed, it will be scheduled for:

Review by the Joint Municipal Planning Commission for recommendation
First Reading
Public Hearing
Final Reading by Council

If no problems incur, this process takes approximately sixty days.

Contact person for this annexation: KEVRIN SIMMONS

Contact information: Phone #: 843-575-6365 FAX #: _____

email address: SIMMONSKEVRIN@yahoo.com

This form must be accompanied by an 8 ½" by 11" copy of a current property plat.

For questions pertaining to this form please call 843-986-2211.

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