BEAUFORT–PORT ROYAL
METROPOLITAN PLANNING COMMISSION

AGENDA

1911 Boundary Street, Beaufort, SC 29902
Phone: 843-525-7011 ~ Fax: 843-986-5606
Monday, September 15, 2014 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 August 18, 2014.**

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

A. **Town of Port Royal – Annexation.** Annex 547 Broad River Blvd. The property is further identified as District 100, Map 28, Parcel 100A. The applicant is Lady's Island Real Estate Group, LLC.

B. **Town of Port Royal – Zoning Request.** Zone 547 Broad River Blvd. The property is further identified as District 100, Map 28, Parcel 100A. The applicant is Lady's Island Real Estate Group, LLC. The requested zoning designation is T4 Neighborhood Center.

C. **Town of Port Royal – Zoning Map Amendment.** Amend the zoning map, correcting a mapping error, changing parcels R110 011 000 67B, 73, 68, 69, 69A, 70, 67A, 72, 71, 78, 261, 352, 80, 81, 82, 206 and 427 from T5 Main Street to T4 Neighborhood Center.

D. **Town of Port Royal – Comprehensive Plan Update.** Preliminary presentation and discussion for the state mandated update of the town's Comprehensive Plan.

V. Review of Projects for the City of Beaufort:

A. **City of Beaufort – Rezoning Request.** Rezoning property identified as District 122, Tax Map 29, Parcels 103F, 233, 242, 243, 244,490, and District 100, Tax Map 29, Parcel 481 (also proposed for annexation). The current zoning of the lots is "General Commercial District." The proposed zoning is "Highway Commercial District."

B. **City of Beaufort – UDO Amendment.** Revising Section 6.8, "Boundary Street Redevelopment District," to provide more flexibility in development standards. Applicant: City of Beaufort Planning Department.

C. **City of Beaufort – UDO Amendment.** Revising Section 6.5.K, "Measurement and Exceptions; Height," to require the finished first floor of all new residential construction to be elevated a minimum of 18" about finished grade. Applicant: City of Beaufort Planning Department.

D. **City of Beaufort – UDO Amendment.** Revising Section 7, "General Development Standards," to require silt fencing during new residential and commercial construction. Applicant: City of Beaufort Planning Department.

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

VI. Review of Projects for the County of Beaufort:

A. **Beaufort County** – "Zoning Map Amendment/Rezoning from Lady's Island Community Preservation (LICP) District & Lady's Island Expanded Home Office District to Planned Unit Development (PUD) for R200 015 000 0051 0000, R200 015 000 051A 0000, R200 015 000 0724 0000, and R200 015 000 0725 0000 (39.09 acres, known as The Village at Oyster Bluff PUD, formerly known as The Village at Lady's Island); Owner: Bennett McNeal / Agent: Josh Tiller"

VII. 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 **August 18, 2014 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, Alice Howard, and Bill Harris, and City Planner Libby Anderson.

Commissioner Robert Semmler was absent.

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 Howard, to approve the minutes of July 21, 2014. Commissioner Harris said the minutes said he was present, but he was not. **The motion to approve the minutes as amended passed unanimously.** Commissioner Harris abstained from voting because he was not present at the meeting.

REVIEW OF PROJECTS FOR THE CITY OF BEAUFORT

City of Beaufort – UDO AMENDMENT

Revisions to Section 6.8 addressing building and development standards in the Boundary Street Redevelopment District Ordinance

Ms. Anderson requested that this be withdrawn from the agenda so staff can continue research on building height, which may have an impact on other things in the ordinance, and she hopes to have a complete packet of changes at the next meeting.

City of Beaufort – UDO AMENDMENT

Revisions to Section 5.4.G. "Setback and Other Yard Requirements for Accessory Structures" addressing setbacks for side-loaded garages

Applicant: City of Beaufort

Ms. Anderson said the side-loading garages have created an issue with the setbacks. A side-loading garage requires a 22' turning radius at a minimum to have both bays be useable. Commissioner Howard said a regulation garage is 20'. Ms. Anderson said that's with front-loading; this is so you can physically get into the garage. Commissioner Harris asked if there is an ordinance for how close the pavement can be. Ms. Anderson said they could put the driveway right on the property line. Commissioner Howard said they could have paving up to the adjacent property. Ms. Anderson said yes.

Commissioner Harris asked if the code was to keep the building back, or if they need language about screening. Chairman DeVito asked why this is a city ordinance. Ms. Anderson said if the

next plan comes in at 19', and she tells them the car won't fit, with the ordinance as-is, city staff can't say that someone can't do whatever they want to. This just sets the standard. Commissioner Harris said if they have a front-loading garage but a side-loading golf cart, it could be smaller than 22' and work fine. Ms. Anderson said the garage has to be built to building code standards. Chairman DeVito said there are garages with openings sized for golf carts on Dataw. Chairman DeVito said she might want to add "automotive access." Commissioner Harris suggested "automobile garage doors," and this would prevent the golf carts from being a problem. **Commissioner Howard made a motion to adopt the change to 22' from the side property, using the word "automobile doors." Commissioner Harris seconded. The motion passed unanimously.**

CITY OF BEAUFORT – UPDATE ON COUNCIL ACTIONS

Ms. Anderson said the amendment pertaining to tree conservation and landscaping is scheduled for public hearing August 26; the drive-through facilities matter will be added into the Boundary Street code. Ms. Anderson said there's no rush on it, and it will be folded in. They are proceeding on the signs for gas stations, which is also scheduled for a public hearing before council.

Commissioner Howard asked about form-based code; Ms. Anderson said they had received a draft from the consultant and they already had made a lot of charges. She said she doesn't foresee anything happening with the committee until the late fall

Chairman DeVito said section 5 of the Spanish Moss Trail from Depot to Burton Hill Road has been released for construction, but they don't have final comment from DOT, and they expect it September 1-2. Construction will hopefully start by November 1. They hope to have it completed in 2014. Chairman DeVito said people are using the incomplete sections, judging by the trash in the bins. People are parking and walking up to the bridge over Albergotti Creek. Chairman DeVito said they are producing tree plaques, and they are still working on phase 2A, which is across Ribaut Road. They are working with the Port Authority, but they haven't yet secured that easement. They have agreed to remove the railroad tracks. 2 donors are donating water fountains with spigots for adults, children, and dogs.

There being no further business to come before the commission, Commissioner Howard made a motion to adjourn. The motion passed unanimously, and the meeting was adjourned at 5:49 p.m.