BEAUFORT–PORT ROYAL
1911 BOUNDARY STREET
BEAUFORT MUNICIPAL COMPLEX
(843) 525-7011
METROPOLITAN PLANNING COMMISSION
WORKSHOP AND REGULAR MEETING AGENDA

Monday, May 16, 2016

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."

WORKSHOP – CITY COUNCIL CHAMBERS, 2ND FLOOR

I. CALL TO ORDER **4:30 P.M.**
Joe DeVito, Chairman

II. PRESENTATION
A. Review of Draft Beaufort Code.

MPC MEETING – COUNCIL CHAMBERS, 2ND FLOOR

I. CALL TO ORDER **5:30 P.M.**
Joe DeVito, Chairman

II. PLEDGE OF ALLEGIANCE
Joe DeVito, Chairman

III. REVIEW COMMISSION MEETING MINUTES
A. Minutes of April 18, 2016 Meeting

IV. REVIEW OF PROJECTS FOR BEAUFORT COUNTY
A. "Lady's Island Map Amendment / Rezoning Request for R200 010 000 0022 0000 (known as Greenheath Planned Unit Development (PUD), 98.35 acres off Brickyard Point Road and Fiddler Drive); Owner: Greenheath LLC, Agent: David Tedder, Esq."

V. REVIEW PROJECTS FOR THE CITY OF BEAUFORT
A. Review of Draft Beaufort Code.
B. Council Update

VI. 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 **April 18, 2016 at 5:30 p.m.** in council chambers of the Beaufort Municipal Complex, 1911 Boundary Street. In attendance were Chairman Joe DeVito, Commissioners James Crower, Robert Semmler, George Johnston, and Tim Rentz, Linda Bridges, Town of Port Royal planner, and Libby Anderson, City of Beaufort planner.

Commissioner Bill Harris 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 Rentz made a motion, seconded by Commissioner Semmler, to approve the minutes of the March 21, 2016. Commissioner Crower and Commissioner Johnston said their names were misspelled in the document. Chairman DeVito was not present at the meeting, so he abstained from voting. **The motion to approve the minutes as corrected was approved 4-0.**

Commissioner Semmler made a motion, seconded by Commissioner Rentz, to amend the agenda to make the military overview the first presentation. The motion passed unanimously.

OVERVIEW OF MISSION/OPERATIONS OF AIR STATION, RECRUIT DEPOT, AND NAVAL HOSPITAL

Chairman DeVito explained that these base representatives were present because, with the Northern Regional Plan and the Joint Land Use Study (JLUS), the Metropolitan Planning Commission will be "the body that hears concerns from citizens about what's happening on the bases, and the JLUS is part of that." There will be more such reports to the MPC in the future, Chairman DeVito said. Commissioner Semmler said, "The county and city are working closely to see if we can broadcast the MPC."

Capt. **Ron Martel**, executive officer Naval Hospital Beaufort, said the hospital employs 1008 people. He described the numbers of civilians, officers, etc.; there are 18,000 beneficiaries. The ward has gone from 60 beds to 8. The naval hospital "work(s) heavily with the VA" on projects, which he detailed. It has an urgent care center, Capt. Martel said, for the beneficiaries, and is "involved with 'South Carolina Safe Care'."

"The biggest thing happening" is renovation of the hospital's "core systems," Capt. Martel said. The building that had been anticipated to begin in the next few years has been pushed back to 2020.

Colonel Pugliese is director of operations at the Marine Corps Recruit Depot (MCRD) at Parris Island, where, he said, "Our three missions are not going to change, particularly over the next year":
1. The MCRD trains 17,000–19,000 recruits per year, Col. Pugliese said: 49% of the males and 100% of the females nationwide. They expect to increase the number of female recruits to 3600, "as part of a phenomenon" that he said is occurring at Parris Island. At graduation, males used to have 5 visitors and females had 7 visitors. The number has increased to 8 visitors per graduate, he said, and they project 175,000–200,000 visitors coming into the area next year.
2. The commanding general is responsible for all recruiting east of the Mississippi.
3. In terms of base operations, there is a "rather significant energy project coming to the Depot," Col. Pugliese said, and Parris Island will be self-generating "quite a bit of power" through renewable sources. "Public-private partnerships are working out pretty well for us," he said, giving examples of the homes on the base and the new gate, where there are fewer traffic back-ups than in the past. The gates are being manned in a way that gets the increased numbers of visitors onto Parris Island, but their "vigilance" is also increasing. There are a lot of facilities renovations going on, Col. Pugliese said, including the ranges. These are multi-million dollar projects.

Col. Pugliese said the MCRD see its "strength is (in) the linkage to the local community."

Jason Mann, community plans and liaison director at the Marine Corps Air Station (MCAS), said there has been maintenance going on to resurface the main runway, so they are seeing increased traffic on the cross-runway; this is temporary and will be completed in late summer, they expect.

MCAS's mission is to support the flying squadrons, Mr. Mann said. He described the work and missions of various squadrons and described a recent talk by someone who had returned from deployment to various battles around the world, including "dropping . . . ordinance on ISIS."

The F-35 squadron operates the only pilot training center for the F-35B's in the world, Mr. Mann said. He went on to describe what other squadrons are doing. The F-35 is the future of tactical aviation, he said. There will be F-18s on deck for another 10 years. The next F-35 squadron isn't projected until 2020.

Those who are stationed at MCAS "really enjoy the support . . . in Beaufort," Mr. Mann said. They "deploy knowing their families are in a good place," and they want to stay here and move back here.

Commissioner Semmler said the Tri-Command puts more than a billion dollars a year into the local economy, "and we need to embrace it."

There was general agreement to Ms. Anderson's suggestion that she present the overview of the draft Beaufort Code before her presentation of the city projects.

REVIEW OF PROJECTS FOR THE TOWN OF PORT ROYAL

Town of Port Royal – Annexation and Zoning

Annexing and zoning two parcels of property (1.32 acres) at 109 and 111 Savannah Highway, identified as District 100, Map 31B, Parcels 119 and 121 into the Town of Port Royal. The requested zoning designation is T4 Neighborhood Center–Open.
Applicant: 505 Elm Street, LLC

Linda Bridges said she would cover annexation and zoning in one staff report. She described what she had presented to the commissioners in their packets: the staff report, a plat of the property from the applicant, the applicant's worksheet, the county's GIS site – to show the parcels with the tax assessor's information – the relevant comp plan information and the Future Land Use map – to show "the prediction that the committee made (when) we wrote the Comprehensive Plan . . . about what zoning should be like" – a zoning map for a "flavor of zoning the area," and a letter that was sent to surrounding property owners.

The parcel at 121 Savannah Highway is vacant, and the one at 119 Savannah Highway has 5,900 square feet of commercial building on it, Ms. Bridges said. The county zoning is T-4 Hamlet Center. The Comprehensive Plan says these two parcels are "well within our growth boundary," she said. The area all around the parcels has services delivered to it, so an annexation "should be pretty seamless."

Ms. Bridges said she felt confident that there is adequate staffing in the Town of Port Royal to deliver services to this property if it is developed, or if the development on it is enhanced. For example, if future development is residential, the Town of Port Royal offers garbage, recycling, and yard waste pickup. They would entertain offering this service to commercial operations, too, if they were not too big.

Ms. Bridges showed the Future Land Use map, and said, in the Town of Port Royal's Comprehensive Plan, this area is shown to be in "a controlled growth sector." This property "is about in the middle" of it, and it is designated as G2–Walkable Neighborhood. Development and undeveloped areas are both here; it's an area "in transition," she said. Roads were laid out for a planned residential area, but it never developed beyond that, so it has potential for residential development. Ms. Bridges

discussed the parcel in terms of its development as a walkable neighborhood, including neighborhood commercial establishments.

The applicant has proposed T4-Neighborhood Center Open (NCO) zoning. Ms. Bridges showed the surrounding uses on Savannah Highway and described the intention of this proposed zoning. "We've got a good mix of things going over there," Ms. Bridges said. The applicant is proposing to use the property as a personal storage facility. There will be review of the architectural standards and guidelines for any development that happens, as is done with "anything T4 and above." T4–NCO is the only transect zone that allows this use as a conditional use, Ms. Bridges said. The "biggest condition" will be the integration of some liner buildings that will have "other activity associated with them" than just personal storage. They want space in those buildings to be rented to other retail or general service activities; "this is the benchmark for personal storage, if we go forward with that," she said.

The town has a stormwater management and utility agreement with Beaufort County, Ms. Bridges said. Whether the property is in Beaufort County or in Port Royal, "we all have the same standard . . . we're part of that utility, and we hold those same standards as Beaufort County . . . for handling our stormwater."

In regard to environmental issues, Ms. Bridges said they don't expect to find anything environmentally concerning with these parcels. It's not close to any wetlands and has been partially developed at one point. She said public notice was made, and letters were sent to property owners in the Shell Point area; the application has received no public comments.

Commissioner Semmler asked about the intended "personal storage" units; those between the Bi-Lo and Enmark are "nice," but others nearby "look like a dump." He asked, "Which one(s) are we going to get?" Ms. Bridges said these will be like those between the Bi-Lo and Enmark; they have development regulations now. The less desirable storage units that Commissioner Semmler had noted were "developed in a completely different era" than the newer ones. If the storage units meet the standards of the Technical Review Committee (TRC), she added, the applicant will not have to go to a public design review board.

The applicant, **Skeet Burrows**, said the company he represents, 505 Elm Street, had completed a redevelopment project at 90 Laurel Bay Road that is a good representation of their work. There will be no roll-up doors on these units, and he feels certain this will be "a positive initiative" and will pass review by the TRC.

Commissioner Rentz made a motion to recommend annexation of the property. Commissioner Semmler seconded. The motion passed unanimously. Commissioner

Johnston made a motion to recommend the zoning as specified. Commissioner Semmler seconded. The motion passed unanimously.

OVERVIEW OF DRAFT BEAUFORT CODE

Ms. Anderson said the existing code needed to be updated because the current code is 16 years old. The Civic Master Plan was adopted in February 2014 after long development and review processes. One important aspect of the master plan is that it sets out redevelopment scenarios for areas that are ripe for change, but in many cases, the vision of the Civic Master Plan is not able to proceed under the current UDO. The new code allows redevelopment to happen, Ms. Anderson said. The Civic Master Plan also specifically recommended development of a "transect-based" code with this regulatory framework. Beaufort County and the Town of Port Royal have already adopted codes using the transect model, and the goal is for Beaufort to have a code that is coordinated with those.

Ms. Anderson said many of the aspects of the current UDO are being brought to the new code; it allows everything that's allowed today, but it offers "more flexibility." The transect-based terminology is new, as is "a different way of thinking about zoning."

Ms. Anderson showed the transect spectrum, which she called "a continuum of urban development and design." She reviewed the "natural progression of how cities have evolved over time." One major purpose of the new code is to be more flexible and to not focus on the "use" of a project but on the context into which it is going. The code considers "Where are you in that continuum?"

The following are applicable transects in Beaufort with examples:
The natural area (e.g., Waterfront Park)
Suburban (e.g., "many areas of Mossy Oaks")
General urban areas (e.g., Pigeon Point and "some of the West End neighborhoods")
Downtown urban center (e.g., the downtown core and Boundary Street)

Some areas didn't fit into these transects, Ms. Anderson said, so they have "special districts" (e.g., TCL and the Beaufort Memorial Hospital, mobile home parks, and MCAS).

The Boundary Street Code is a type of form-based code, i.e., a code that looks at form more than at function, Ms. Anderson said. She showed a photo of Starbucks on Boundary Street, a building that is "versatile" and "doesn't scream out that it's a Starbucks," so another business could move into the building if Starbucks were to leave. She showed photos of two historic buildings on Charles Street that could have retail *or* residential uses.

The new code has specific goals, Ms. Anderson said, but before detailing them, she pointed out things the code is *not* intended to do (e.g., eliminate the Historic District Review Board [HDRB], make development more difficult, etc.) The goals of the new code include

Making the code easy to read, understand and use: it's about 300 pages long, and it is better organized, Ms. Anderson said.

Streamlining the development and review process and making it more predictable: These are major goals of Beaufort's city council, Ms. Anderson said. The new code allows more options for staff review. She pointed out that there is still a use table, but it has transect zones.

Preserving historic, natural, and cultural resources while promoting appropriate new development, particularly infill development: The current standards that the HDRB uses are good for renovations, but fall short for new construction, Ms. Anderson said, so they have added specific standards for infill, and "integrities based on nominations to the National Historic Register." Everything is based on context, she said: "not *what* it is but *where* it is."

In other efforts to fit the code to current needs, it introduces provisions for renewable energy and for food trucks, Ms. Anderson said.

She presented two examples of infill in two different neighborhoods that have "good street presence." As an example of the emphasis on form over function, she showed a historic structure on Carteret Street that was a single-family dwelling but now is a dormitory for USCB students. The emphasis in this new code is on how a building relates to the street, she said, not on its use.

Promoting economic development and supporting public capital infrastructure investments: An examples is fostering infill development on Duke Street, which has had significant streetscape work done. Ms. Anderson showed how an access problem could be solved and infill development allowed on a townhouse property behind the new firehouse.

Allowing opportunities for diverse housing types in certain areas of the community that are ripe for change: Ms. Anderson said the code introduces new types of multi-family residential buildings with specific design standards that allow them to blend into a neighborhood with single-family residences. In some transect zones, a 2- or 3-unit structure may be allowed on a corner lot. They want them "to blend seamlessly in with the single-family residences." They are also allowing new single-family housing types, called "cottage courts" and "cluster developments" for small-scale planned infill

development. She showed examples of multi-family residences that are allowed in certain transect zones.

Discouraging auto-centric, suburban models and encouraging walkable urban places.

There will still be issues after the new code is adopted, Ms. Anderson said. Other codes will come into play, as well, and the new form-based code will work with them as another tool.

Ms. Anderson described the "cheat sheets" that have been created for each chapter of the code. They show major and minor changes and "specific issues that still need more discussion, possibly at the board level." There's also a summary sheet for the Historic District and a list of major changes that are proposed for it under the new code, she said.

Ms. Anderson described the process to create and develop this code. The first draft incorporated 200 comments from the code's TRC; these comments, and how staff had responded to them, are available for public view on the city's website. The need for flexibility was the preeminent desire that was expressed, she said.

Lauren Kelly had scheduled 15 meetings in March for the public to get an overview of the code and to look at specific neighborhoods' issues – especially to help transition older PUDs into the new standards, Ms. Anderson said. These meetings generated 200 comments also, and those are also available online. A new draft will be released at the end of April for the planning commission's official review.

Ms. Anderson said the MPC needs to set up a workshop. She asked the commissioners if they could meet May 18 at 4:30 p.m. There was general agreement that they could. Chairman DeVito asked if the commissioners could also start their regular meeting on May 16 at 4:30 p.m. in order to work on the code for an hour. There was general agreement with this. It was noted that Commissioner Harris also needs to be consulted.

Ms. Anderson said staff hopes to have the new code adopted by the end of July. She showed the regulating plan, which used to be called "the zoning map," and how proposed changes can be seen online.

Commissioner Johnston asked if anything in the new code "deal(s) with storm surge and sea-level rise." Ms. Anderson said that is done "indirectly." They are proposing to require an additional 1' of freeboard, so residential properties in the flood zone will be required to build a foot above the base flood elevation.

Commissioner Semmler said he had talked to Ms. Kelly about storm surge and sea-level rise and asked her about addressing them in other places in the code, "to include people

that may want to build in the low-lying areas having to be notified, like we did in the AICUZ." Ms. Anderson said another indirect provision in the code is that in any residential area that is *not* in the flood zone, the finished first floor of a building must be elevated 18" above grade to prevent surface flooding. Also, it's not currently in the code, but she has recommended looking at limiting the amount of fill that can be brought into the flood zone for commercial or residential construction. Ms. Anderson said they will need the support of the community and council "to tackle that."

REVIEW OF PROJECTS FOR THE CITY OF BEAUFORT

City of Beaufort – Holy Trinity Classical Christian School temporary classrooms
Located at 302 Burroughs Avenue, identified as District 120, Tax Map 3, Parcel 420
Applicant: *Ben Thompson, AIA, AAG Associates*

Ms. Anderson said Holy Trinity Classical Christian School is in the West End neighborhood. Schools are permitted there as conditional uses. The applicant is requesting to temporarily locate two modular units on the Bull Street side of the property. One unit will contain two classrooms, and the other will contain a library. The siting of temporary classrooms needs to be approved by the MPC.

The applicant has met with the TRC to talk about this. Ms. Anderson said staff has questions about whether there is a photo of the modular units and if their installation is expected to result in an increase in enrollment. Staff also wants to know the school's pick-up and drop-off process.

Ms. Anderson said staff had noted that the applicant would need to screen all mechanical units with opaque fencing. There's "an important tree on the property," Ms. Anderson said, and a certified arborist needs to be involved in this project to ensure that the location of the modular units doesn't harm it. The applicant also needs to have a tree survey done and to ensure that "tree protection is in place before any site disturbance" occurs.

Ms. Anderson said the units could remain there for up to 10 years. If the MPC feels that's appropriate, staff recommends that the commission's approval be contingent on the applicant putting in opaque fencing and bringing the application back to the TRC for approval of the site plan and coordination with the city's certified arborist.

Commissioner Johnston asked the common definition of "temporary." Ms. Anderson said, in general, she would say temporary means less than 30 days, "but this is a whole different thing."

Chairman DeVito asked if the use can be approved for this school, and if it leaves the property, the modular units have to be moved. Ms. Anderson said this school is purchasing these modular units, so they would probably be sold or would move with the

school if it moves, but she suggested he ask the applicant. Chairman DeVito said some modular units that schools have used "have been left behind" when they moved. Commissioner Semmler indicated where this matter was covered in the lease that was included in the commission's packet.

Ben Thompson, representing the applicant, said he is a board member of Holy Trinity School. They currently have 190 students and are "growing," so they want portable units in order to keep the classrooms small. The current ratio is 1 teacher to 14 students, which is equal to or smaller than Riverview Charter School.

The stated term of the temporary units is 2024, which is 8 years, not 10, Mr. Thompson said. That is "a maximum standard," he said. They don't intend to be in this location for that long. The school would remove the units, "their footings, and foundations" when they move. He said they would require tree and topographical surveys, which are in process, and they will work with an arborist "to preserve the very nice existing live oak tree."

Commissioner Semmler told Mr. Thompson he would vote against this application because "You're hurting that oak tree." He said he had gone to the site that day, counted 12 cars parked on the grass, some under the very old live oak. Putting a modular unit there would necessitate cutting down the limbs of the tree. Mr. Thompson said, "Yes." There is also a "huge" loblolly pine there that may be "one of the oldest ones in Beaufort," Commissioner Semmler said; he's "not too worried about that one." He's more concerned that "you only have one entrance and one exit to the classrooms." The units would also take up the space where people are currently parking. He suggested the school could relocate the modular units next to the Bob Jones ball field, where there are no trees, and there would be an entrance by the fifth-grade classroom, as well as others.

Mr. Thompson said the school district does not own that property, "and we have no way of leasing that property, other than to go to PALS or whoever in Beaufort County is leasing it now." Their lease is bound by the building they're in, he said, and the mobile units can only be located "in that little area, which previously had mobile units on it when the school district operated there."

Commissioner Semmler showed on the map how the school could do put the modular units in a different area and also use the adjacent playing fields with Beaufort County's permission, which he feels they could probably get. Mr. Thompson said this location for the modular units was the only one that was "available." He indicated the property line; when Riverview Charter School was there, "they were on . . . county property." Holy Trinity School "can't get the code distance required away from the building on that side of the property and still not impact either the ball field itself, or have a property line dispute between this property and what is the county's." The modular units can *only* be

located in these places, Mr. Thompson said, given current property lines; they had told this to the TRC, which had approved the units' location.

The school is having a tree survey done now, Mr. Thompson said, and "anything we do is contingent on saving that oak." They had come to the MPC because they "wanted to know that it's *possible* . . . to locate those buildings." They don't want to have any impact on the live oak, and they want to provide safe access to the buildings and the utilities to the buildings. Commissioner Semmler said he can't believe the school district and the county "would say 'No'" if the school were to ask their permission to locate the units in the alternative way that he had indicated. Mr. Thompson said that in the location the school has proposed, water and sewer are available. Holy Trinity School has to stay on the Beaufort County school district's property, he reiterated.

Chairman DeVito said he's concerned about the location of the units, too; the school "can't do anything that would damage the tree." He asked Mr. Thompson if school representatives have approached the county to ask permission to "mirror what was done before." Mr. Thompson said they have not contacted the county about that.

Commissioner Semmler asked when Holy Trinity School needs an answer from the MPC. Mr. Thompson said they want to open the school in the middle of August. Commissioner Rentz asked if it would be easier for the county to say "Yes," if the planning commission says "No" to this application. Commissioner Semmler said the school's representatives "should make a phone call" to the county before the planning commission does that or tables the application. Chairman DeVito said if the tree is "the true concern," they could approve this application, making a condition of that approval be that the mobile units can have no negative impact on the tree.

Tommy Logan asked Mr. Thompson the distance required between the mobile units and the school building. Mr. Thompson said it's 20 feet, and they're "maxed out."

Chairman DeVito said the commission's concern is the tree; staff has said a certified arborist has to certify that the building will not damage the tree in any way, and the commission can add that to its recommendation. He said "anything that's added to these trailers," such as sidewalks, needs to be removed when the modular units are removed.

Chairman DeVito said the neighborhood association had been notified about this proposal. Ms. Anderson said staff has a list of people in various neighborhoods who come to the city's neighborhood meetings, and they'd been sent this meeting's agenda, but she didn't mail letters to a neighborhood association or to the surrounding property owners; "we just (e-)mailed out the (MPC) agenda."

Commissioner Rentz made a motion to recommend approval of two mobile units on the property contingent on a certified arborist's determination that they would not have *any* impact on the loblolly pine or the live oak tree in these areas. Chairman DeVito seconded the motion for discussion.

Commissioner Crower said his problem with the motion is that the planning commission's job "is to approve the site of the mobile classrooms," and "we are abdicating that responsibility." Chairman DeVito said if they table this application, nothing can be done on it until the person who tabled it takes the application off the table. The school could withdraw its application and resubmit it when they have "done what needs to be done," he said.

Mr. Thompson clarified that the commissioners' "issues are with the live oak," but "not as much the loblolly pine." Commissioner Semmler said he's more concerned about the live oak. Commissioner Rentz said if they "whack off the lower limbs" of the trees, "they lose their symmetry" forever, while the school will only be there for 8 years at the most. Mr. Thompson said if approval of the modular units is contingent on their having no impact on the live oak, "that means that a portable unit can't be put under the tree." So the school could have *one* modular unit that has two classrooms, which, he said, "would work for us for next year."

Chairman DeVito said nothing can go under that live oak without having an impact on it. They could withdraw the motion and make a motion that there could only be one modular unit installed. **Commissioner Rentz withdrew his motion and Chairman DeVito his second.** It was clarified that "the building on the right" is the two-classroom unit.

Commissioner Rentz made a motion to approve "the two-classroom unit on the right" if it has no impact on the loblolly pine, and contingent on all of staff's and the MPC's recommendations. Commissioner Semmler seconded the motion. Commissioner Crower said he wanted "it to be clear that the library unit may not be installed without a new site plan." **The motion passed unanimously.**

<u>City of Beaufort – Annexation and rezoning</u>
Annexing and rezoning a parcel of property located at 46 Robert Smalls Parkway, identified as District 100, Tax Map 29, Parcel 4F into the City of Beaufort
Applicant: Richard Martin

Ms. Anderson said this property is at the corner of Robert Smalls Parkway and Neil Road. The lot is about .4 acres and contains two buildings. A furniture liquidator was located there "for a number of years." The other building is being used for storage. The property adjoins the Spanish Moss Trail. It's contiguous to the city limits. All public services will be available. It's zoned "C5 Regional Center Mixed Use," which Ms. Anderson said is the most intense commercial zoning district in the county's new zoning

and development code. Proposed zoning under the city's ordinance is Highway Commercial district, which is the City of Beaufort's most intense commercial zoning.

Ms. Anderson said most of the properties around this one are zoned Highway Commercial, including the auto dealerships. In the Comprehensive Plan, this is in the G3 sector. The proposed zoning is consistent with that zone and with the recommendations in the Civic Master Plan. She described the uses around this parcel.

Public notification was made, Ms. Anderson said, and no public comments were received on the application. Staff recommends approval.

Commissioner Crower asked Ms. Anderson to point out the areas adjacent to this that are in the city now. Ms. Anderson and Chairman DeVito indicated the properties that are (and aren't) in the city limits.

Reed Armstrong, Coastal Conservation League, said his only concern is access to the property, which they might limit to Neil Road. Chairman DeVito agreed. **Commissioner Semmler made a motion to recommend the annexation request. Commissioner Crower seconded the motion. The motion passed unanimously. Commissioner Semmler made a motion, seconded by Commissioner Crower, to recommend the rezoning request. The motion passed unanimously.** Chairman DeVito complimented the applicant on the "wonderful job" he has done "cleaning . . . up" the property.

City of Beaufort – Annexation and rezoning
Annexing and rezoning three parcels of property located at 2811 Boundary Street on Port Royal Island, and three parcels of property located at 160, 162, and 168 Sea Island Parkway on Lady's Island into the City of Beaufort
Applicant: various property owners

Ms. Anderson said these properties are on Lady's Island on Sea Island Parkway, just beyond the intersection of Sea Island Drive. On these properties are Sherwin Williams, Citgo, and Steamers Restaurant. The properties are contiguous to the existing city limits. All municipal services will be available to the properties. The county zoning is T4-Neighborhood Center. The proposed zoning is comparable, she said: General Commercial District. Drive-thru restaurants are not allowed. Staff feels this zoning is consistent with the Comprehensive and Civic Master Plans and the city's draft development code.

There are a wide variety of commercial uses in the area, which Ms. Anderson described. No change of use is proposed as part of the annexation and rezoning to GC District. Public notice was made, and no public comments were received. Staff recommends the annexation and rezoning, she said.

Commissioner Semmler asked if the city zoning allows more development than the county's zoning. Ms. Anderson said she doesn't know if that is so; they're similar standards, but she doesn't know, for example, "whether our impervious surface standards are exactly the same." Commissioner Semmler said his biggest concern is more development that would lead to increased traffic, which definitely happens with drive-thrus. Ms. Anderson said drive-thrus may be allowed in the county zoning as a conditional use, but they're definitely not allowed in the city with this zoning.

Chairman DeVito said there is a road is behind these properties, so there's no need to access them from the main road. Commissioner Johnston said, "This is a significant entrance to the Publix: through the gas station, alongside the Sherwin Williams." He asked if there was a "way to build . . . some remediation" into this application, and if rights-of-way were granted on that property. Ms. Anderson said she believes "they're easements." Commissioner Johnston asked if "there's any way to build in a more structured ingress and egress that looks more professional. . . . That really looks odd." Ms. Anderson said there might be an opportunity for that "if and when these parcels were redeveloped," but she doesn't know of any redevelopment or change of use being proposed. Chairman DeVito said the intention of that road was to go in between Steamers and the dollar store. Publix wanted to close Inlet Road, and part of the closure was an easement access to the parking lots of Sherwin Williams and Citgo.

Ms. Anderson said no traffic impact analysis has been done yet. When the Harris Teeter goes in, there could be opportunity for some short-term improvements. The regional planning group is asking for a study of traffic in this area of Lady's Island, and a project may come from that in the long term. She agrees the access is odd; she feels the access on Sea Island Parkway may change with the Harris Teeter going in.

Commissioner Crower said General Commercial zoning permits fuel sales by special exception; he asked if that will create problems for Citgo. Ms. Anderson said no, because fuel sales at Citgo are "existing." Harris Teeter is applying for a special exception in next Monday's Zoning Board of Appeals meeting to have a gas station there, too, she said.

Commissioner Crower asked why these three parcels with three different owners are petitioning to be annexed and rezoned, and why there aren't three separate petitions. Ms. Anderson said because it's one petition with multiple property owners.

Commissioner Crower moved to recommend approval of the annexation of these three parcels. Commissioner Johnston seconded. The motion passed unanimously. Commissioner Crower made a motion to recommended approval of the General Commercial District zoning. Commissioner Johnston seconded. The motion passed unanimously.

There being no further business to come before the commission, the meeting was adjourned at 7:49 p.m.

DRAFT

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Anthony Criscitiello, Beaufort County Planning Director

DATE: May 10, 2016

SUBJECT: Lady's Island Rezoning Request/ Greenheath Planned Unit Development (PUD) to Lady's Island Community Preservation (LICP)

A. BACKGROUND:

Case No.	ZMA-2016-04
Owner/Applicant:	Greenheath, LLC; David Tedder, Agent for Owner
Property Location:	Lady's Island, directly west of Coosa Elementary School, bounded by Brickyard Point Road on the south and Fiddler Drive on the north and west.
District/Map/Parcel:	R200 010 000 0022 0000
Property Size:	98.35 acres
Future Land Use	
Designation:	Neighborhood/Mixed-Use
Current Zoning District:	Planned Unit Development (PUD)
Proposed Zoning District:	Lady's Island Community Preservation (LICP)

B. SUMMARY OF REQUEST:

The applicant is proposing to rezone the Greenheath PUD to Lady's Island Community Preservation (LICP). County Council originally approved the Greenheath PUD in 1997, for 313 dwelling units and 25,000 square feet of commercial development on 98.35 acres at a gross density of 3.18 dwelling units per acres (du/ac). After recently pursuing an amendment to the PUD that would have permitted lots fronting Fiddler Drive, the applicant is now proposing to abandon the PUD master plan and rezone the property to the surrounding LICP district, which permits residential development at a gross density of 2 du/ac.

C. ANALYSIS: Section 7.3.40 of the Community Development Code states that a zoning map amendment may be approved if the proposed amendment:

1. ***Is consistent with and furthers the goals and policies of the Comprehensive Plan and the purposes of this Development Code.***
   The Greenheath PUD is designated Neighborhood/Mixed-Use in the Beaufort County Comprehensive Plan. In these areas, residential is the primary use, with some supporting, small-scale commercial development. The LICP zoning district was created to recognize existing residential neighborhoods on Lady's Island, and to promote new and infill

development with a similar density and character. The proposal is consistent with this purpose.

2. ***Is not in conflict with any provision of this Development Code, or the Code of Ordinances.***
   The proposal does not conflict with the CDC or Code of Ordinances.

3. ***Addresses a demonstrated community need.***
   The proposal does not address a demonstrated community need.

4. ***Is required by changing conditions.***
   The proposal is not required by changing conditions.

5. ***Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zone and uses for the land.***
   The property is surrounded by single-family residential development zoned LICP and is adjacent to an elementary school (Coosa) to the east. The LICP district is appropriate for this site.

6. ***Would not adversely impact nearby lands.***
   Rezoning this property to LICP will ensure that future development is similar in density and character as other residential neighborhoods in this portion of Lady's Island.

7. ***Would result in a logical and orderly development pattern.***
   See item 6 above.

8. ***Would not result in adverse impacts on the natural environment – including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.***
   The Greenheath PUD included 23.7% open space (23.3 acres) versus a 20% open space requirement in the LICP district (19.7 acres). No adverse impacts on the environment are anticipated from this rezoning action.

9. ***Would result in development that is adequately served by public facilities (e.g. streets, potable water, sewerage, storm water management, solid waste collection and disposal, schools, parks, police, and fire and emergency facilities)***
   The proposed rezoning will result in a substantive reduction in the number of dwellings that can be built on this property (313 units under the PUD, and roughly 200 units under LICP), thereby reducing impacts to public facilities compared to the existing PUD.

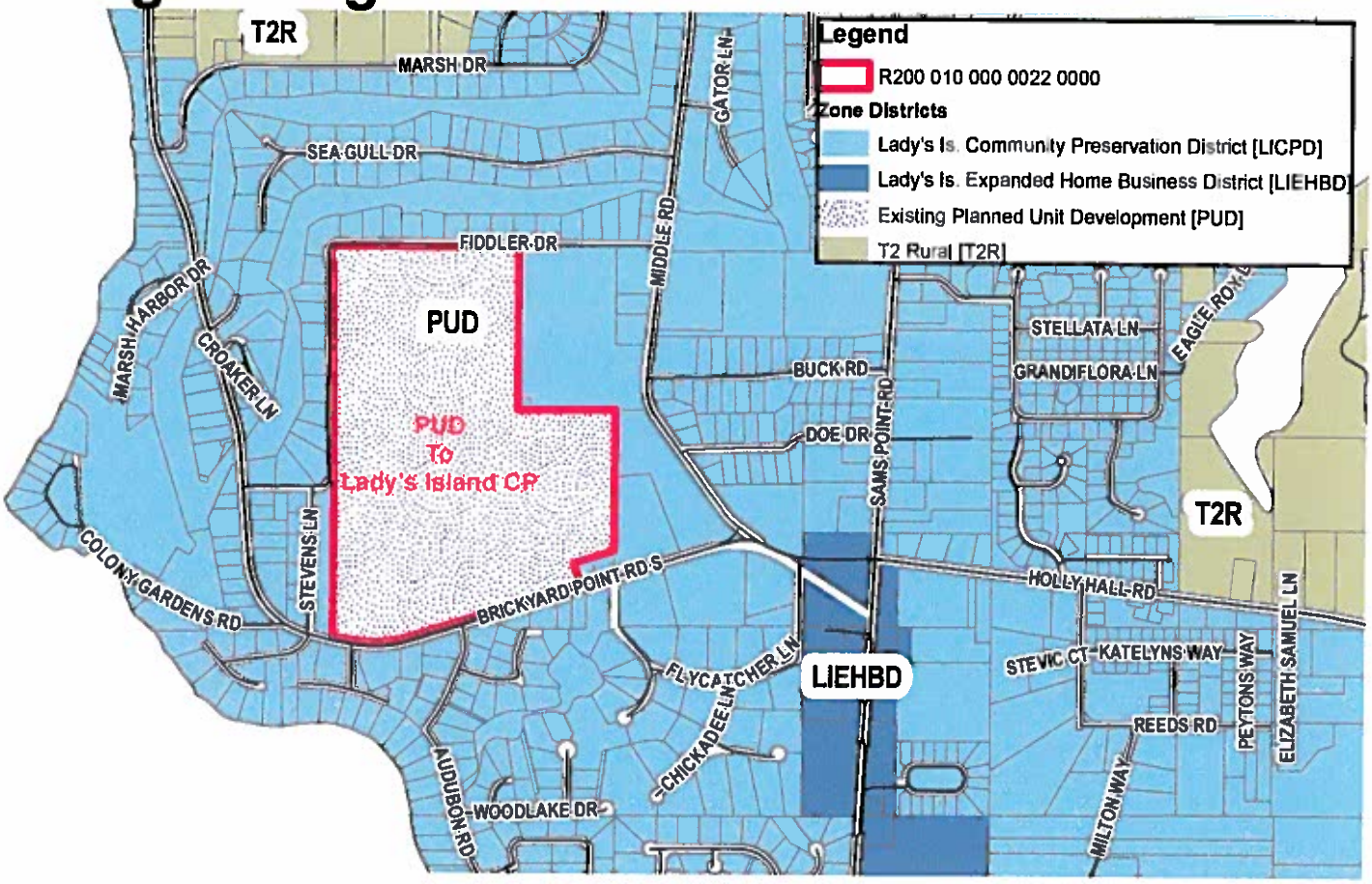
D. STAFF RECOMMENDATION:

After review of the guidelines set forth in Section 7.3.40 of the Community Development Code, staff recommends **Approval** of the requested Zoning Map Amendment.

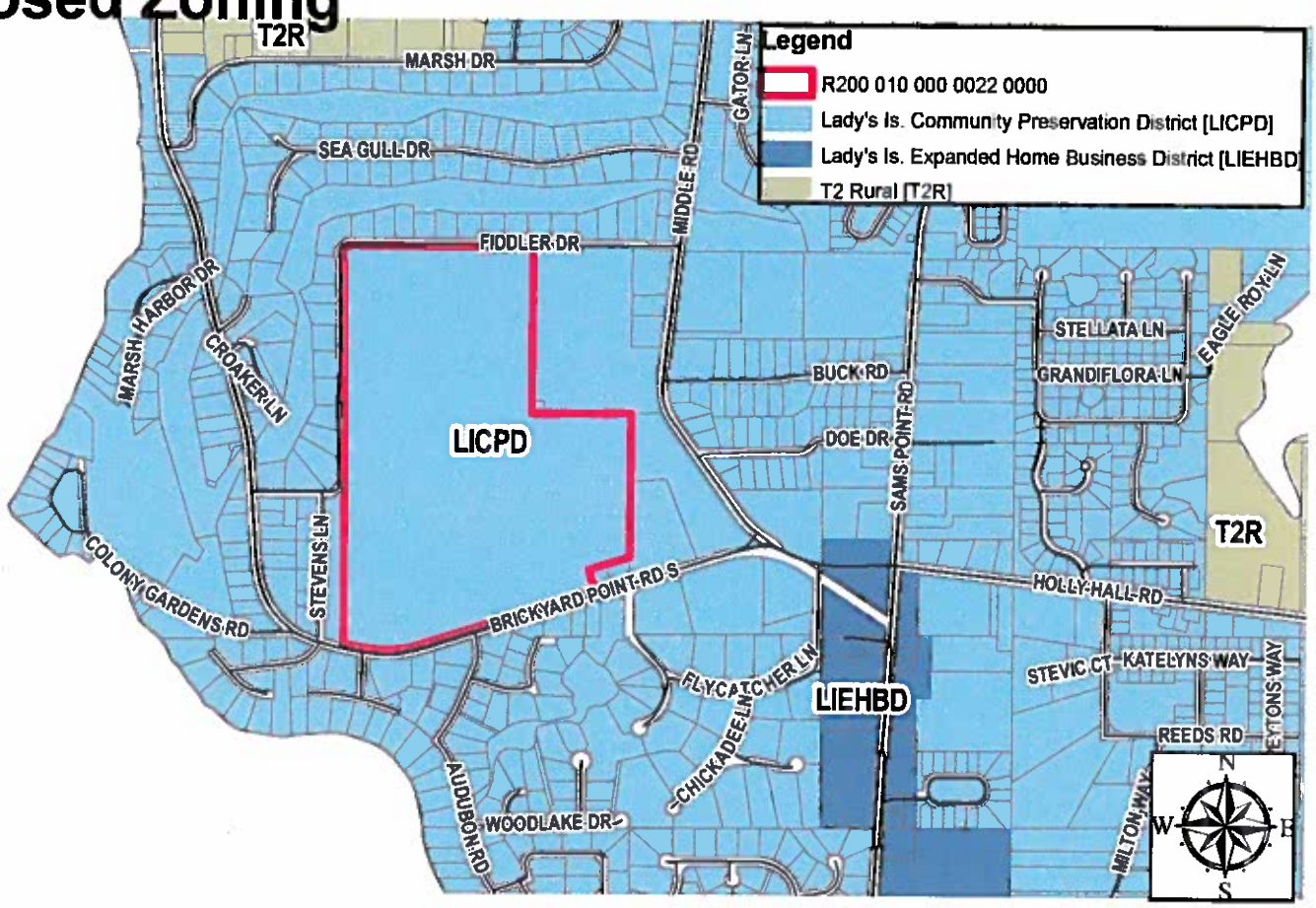
E. ATTACHMENTS:

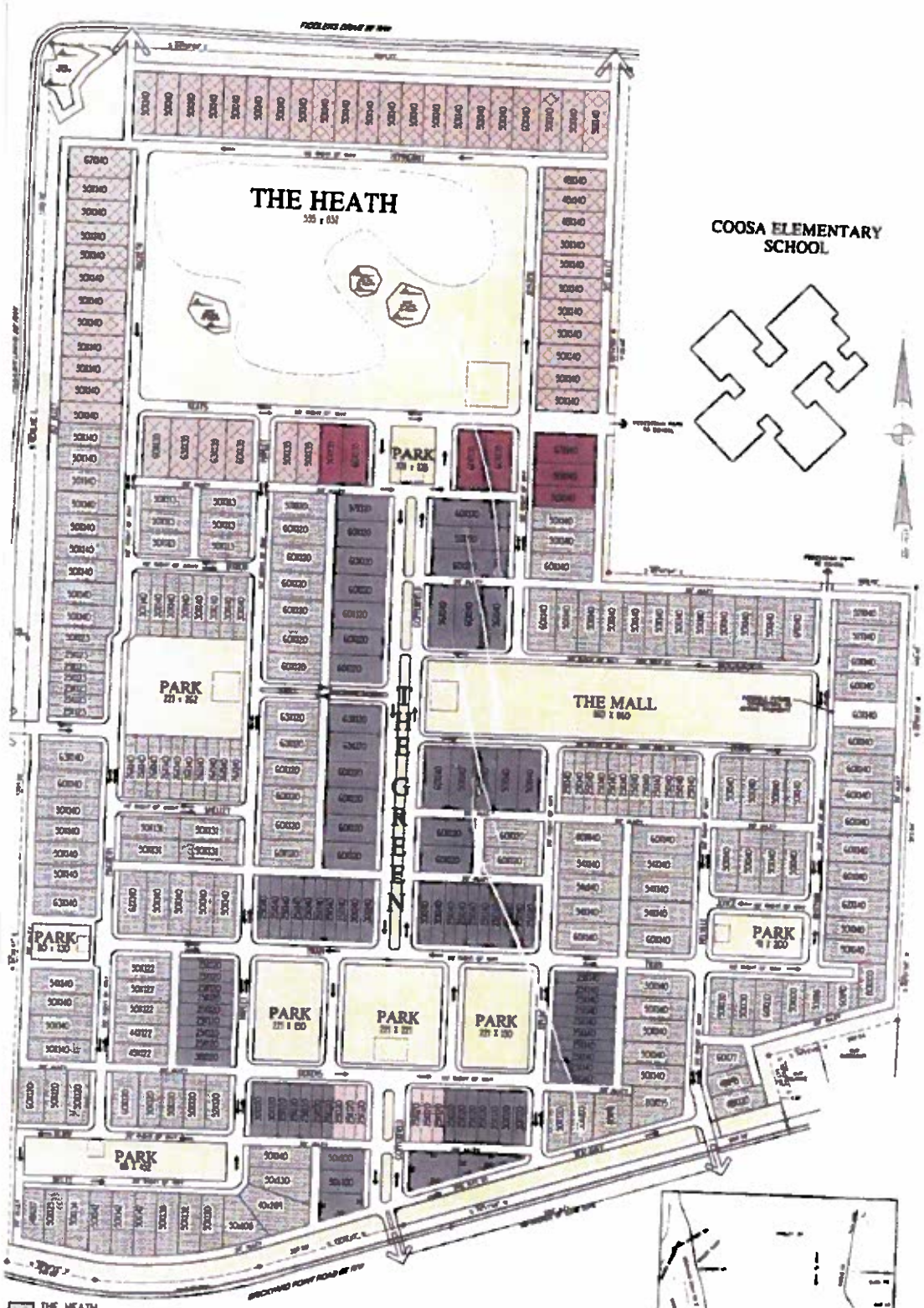
- Zoning Map (existing and proposed)
- Greenheath PUD Master Plan
- Application

Existing Zoning



Proposed Zoning





Existing
GREENHEATH
Master Plan

ALLISON RAMSEY ARCHITECTS

AMENDED

BEAUFORT COUNTY, SOUTH CAROLINA
PROPOSED COMMUNITY DEVELOPMENT CODE (CDC)
ZONING MAP OR TEXT AMENDMENT / PUD MASTER PLAN CHANGE APPLICATION

TO: Beaufort County Council

The undersigned hereby respectfully requests that the Beaufort County Zoning/Development Standards Ordinance (ZDSO) be amended as described below:

1. This is a request for a change in the (check as appropriate): ( ) PUD Master Plan Change
   ( ) Zoning Map Designation/Rezoning ( ) Community Development Code Text

2. Give exact information to locate the property for which you propose a change:
   Tax District Number: 300, Tax Map Number: 010, Parcel Number(s): 0022
   Size of subject property: 98 acres Square Feet / (Acres) (circle one)
   Location: Lady's Island - Fiddler Drive - near Coosaw Elementary School

3. How is this property presently zoned? (Check as appropriate)
   ( ) T4NC Neighborhood Center ( ) T2RC Rural Center ( ) C3 Neighborhood Mixed Use
   ( ) T4HC Hamlet Center ( ) T2RN Rural Neighborhood ( ) C4 Community Center Mixed Use
   ( ) T4HCO Hamlet Center ( ) T2RNO Rural Neighborhood Open ( ) C5 Regional Center Mixed Use
   ( ) T4VC Village Center ( ) T2R Rural ( ) S1 Industrial
   ( ) T3N Neighborhood ( ) T1 Natural Preserve (✓) Planned Unit Development/PUD
   ( ) T3HN Hamlet Neighborhood ( ) Community Preservation (name) Greenbrath
   ( ) T3E Edge (specify)_____

4. What new zoning do you propose for this property? LICP
   (Under Item 9 explain the reason(s) for your rezoning request.)

5. Do you own all of the property proposed for this zoning change? (✓) Yes ( ) No
   Only property owners or their authorized representative/agent can sign this application. If there are multiple owners, each property owner must sign an individual application and all applications must be submitted simultaneously. If a business entity is the owner, the authorized representative/agent of the business must attach: 1- a copy of the power of attorney that gives him the authority to sign for the business, and 2- a copy of the articles of incorporation that lists the names of all the owners of the business.

6. If this request involves a proposed change in the Community Development Code text, the section(s) affected are: n/a
   (Under Item 9 explain the proposed text change and reasons for the change.)

7. Is this property subject to an Overlay District? Check those which may apply:
   ( ) MCAS-AO Airport Overlay District/MCAS ( ) MD Military Overlay District
   ( ) BC-AO Airport Overlay District/Beaufort County ( ) RQ River Quality Overlay District
   ( ) CPO Cultural Protection ( ) TDR Transfer of Development Rights
   ( ) CFV Commercial Fishing Village

8. The following sections of the Community Development Code (CDC) (see attached sheets) should be addressed by the applicant and attached to this application form:
   a. Division 7.3.20 and 7.3.30, Comprehensive Plan Amendments and Text Amendments.
   b. Division 7.3.40, Zoning map amendments (rezoning).
   c. Diuvision 1.6.60, Planned Unit Developments (PUDs) Approved Prior to Dec. 8, 2014
   d. Division 6.3, Traffic Impact Analysis (for PUDs)

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PLANNING DIVISION

ZMA

FILE NO: 2016-04 // Initiated by: STAFF / OWNER (Circle One)

9. Explanation (continue on separate sheet if needed): After pursuing an Amendment to the Greenheath PUD, applicant heard from the community, Staff and the MPC that LICP would be the best Zoning for this parcel.

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proof for the proposed amendment rests with the owner.

Fred G Trask 4/18/16
Signature of Owner (see Item 5 on page 1 of 1) Date

Printed Name: Fred G. Trask
David L. Tedder, PA
Telephone Number: 843-521-4222

Address: 604-A Bladen St., Beaufort, SC 29902

Email: susan@tedderlawoffice.com

Agent (Name/Address/Phone/email): David L. Tedder, 604-A Bladen St., Beaufort, SC 29902
dave@tedderlawoffice.com

UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORK DAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. THE COMPLETED APPLICATIONS WILL BE REVIEWED FIRST BY THE BEAUFORT COUNTY PLANNING COMMISSION SUBCOMMITTEE RESPONSIBLE FOR THE AREA WHERE YOUR PROPERTY IS LOCATED. MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED). **COMPLETE APPLICATIONS MUST BE SUBMITTED BY *NOON* THREE WORKING DAYS AND FOUR (4) WEEKS PRIOR FOR PLANNED UNIT DEVELOPMENTS (PUDs) OR THREE (3) WEEKS PRIOR FOR NON-PUD APPLICATIONS TO THE APPLICABLE PLANNING COMMISSION MEETING DATE.**

PLANNED UNIT DEVELOPMENT (PUD) APPLICANTS ARE REQUIRED TO SUBMIT FIFTEEN (15) COPIES TO THE PLANNING DEPARTMENT. CONSULT THE APPLICABLE STAFF PLANNER FOR DETAILS.

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN DIV. 7.4.50 OF THE COMMUNITY DEVELOPMENT CODE.

CONTACT THE PLANNING DEPARTMENT AT (843) 255-2140 FOR EXACT APPLICATION FEES.

FOR PLANNING DEPARTMENT USE ONLY:

Date Application Received:
(place received stamp below)

RECEIVED
APR 18 2016
PLANNING DIVISION

Date Posting Notice Issued:

Application Fee Amount Received: WAIVED by Anthony Criscitiello, Planning Director

Receipt No. for Application Fee: N/A

FILE NO: ZMA 2016-01 Initiated by: STAFF / OWNER
(Circle One)

COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION
Beaufort County Government Robert Smalls Complex
Physical: County Administration Building, 100 Ribaut Road, Room 115
Mailing: Post Office Drawer 1228, Beaufort SC 29901-1228
Phone: 843-255-2140 / FAX: 843-9432

May 4, 2016

RE: Notice of Public Meetings to Consider a Lady's Island Map Amendment/Rezoning Request for R200 010 000 0022 0000 (known as Greenheath Planned Unit Development (PUD) off Brickyard Point Road and Fiddler Drive) from PUD to Lady's Island Community Preservation (LICP) District; Owner: Greenheath LLC / Applicant: Fred G. Trask / Agent: David L. Tedder, Esq.

Dear Property Owner:

In accordance with the Beaufort County Community Development Code (CDC), Section 7.4.50, a public hearing is required by the Beaufort County Planning Commission and the Beaufort County Council before a map amendment/rezoning request can be adopted. You are invited to attend the following meetings and public hearings to provide comments on the subject proposed map amendment of the parcel known as Greenheath PUD.

1. The Metropolitan Planning Commission: **Monday, May 16, 2016,** at 5:30 p.m. at the City of Beaufort Council Chambers, 1911 Boundary Street, Beaufort, SC 29902.

2. The Beaufort County Planning Commission (public hearing): **Monday, June 6, 2016,** at 6:00 p.m. in the County Council Chambers, located on the first floor of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC.

3. The Natural Resources Committee of the County Council: **Tuesday, June 21, 2016,** at 2:00 p.m. in the Executive Conference Room, located on the first floor of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC.

4. Beaufort County Council usually meets second and fourth Mondays at 6:00 p.m. in the County Council Chambers of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC. County Council must meet three times prior to making a final decision on this case. Please contact the County Planning Department for specific dates, times, and locations.

Documents related to the proposed amendment are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, in the Beaufort County Planning Department office located in Room 115 of the Beaufort County Administration Building. If you have any questions regarding this case, please contact the Planning Department at (843) 255-2140.

Sincerely,

Delores Frazier
Assistant Planning Director

Attachment: Map of R200 010 000 0022 0000 (current and proposed zonings)

PROPERTY OWNERS NOTIFIED OF MAP AMENDMENT/REZONING REQUEST FOR R200 010 000 0022 0000
(known as Greenheath PUD) from Planned Unit Development to Lady's Island Community Preservation (LICP) District

PIN_	Owner1	MailingAdd	City	State	ZIP
R200 10 0076	ACKERMAN JEFFERSON P & KIMBROUGH Z	5 AUDUBON ROAD	BEAUFORT	SC	29907
R200 10A 0123	AMELLY ALFREDO & JOMARIS	42 MIDDLE ROAD	BEAUFORT	SC	29907
R200 10A 0143	AMELY ERIC J SR MARISEL	34 MIDDLE ROAD	BEAUFORT	SC	29907
R200 10E 0087	ANDREAS LINDSEY L	16 FIDDLER DRIVE	LADYS ISLAND	SC	29907
R200 10 038A	ARAND DONNA WHITE	53 FIDDLER DRIVE	BEAUFORT	SC	29907
R200 10 038D	BALE BRYAN	POST OFFICE BOX 1143	BEAUFORT	SC	29901
R200 10E 0098	BANK LAWRENCE & GLENDA J.	38 FIDDLER DRIVE	BEAUFORT	SC	29907
R200 10 0324	BEAUFORT COUNTY SCHOOL DIST	POST OFFICE DRAWER 309	BEAUFORT	SC	29901-0309
R200 10 0335	BEAUFORT-JASPER WATER & SEWER AUTHORITY	6 SNAKE ROAD	OKATIE	SC	29909
R200 10E 0063	BOSLEY JEFF E & KATHRYN L.	41 SEA GULL DRIVE	BEAUFORT	SC	29907
R200 10E 0095	BOWERSOX GREGORY S & TRACY M	32 FIDDLER DRIVE	BEAUFORT	SC	29907
R200 10E 0060	CANADAY CHRIS K STACEY P	55 MILLER DRIVE EAST	BEAUFORT	SC	29907-2636
R200 10E 0094	CARRICK MATTHEW R BRENDA E	30 FIDDLER DRIVE	BEAUFORT	SC	29907
R200 10 037I	CARRINGTON ETHEL P ETAL	156 BRICKYARD POINT. ROAD	BEAUFORT	SC	29907-9806
R200 10 0057	CARROLL L CROWTHER REVOC TRUST	18 OLD FERRY ROAD	BEAUFORT	SC	29907
R200 10 0073	CARTER ALBERT H LASHWAN R	8 AUDUBON ROAD	BEAUFORT	SC	29907
R200 10E 0103	CLARE M PATRICK ELEANOR M	48 FIDDLER DRIVE	BEAUFORT	SC	29907-1316
R200 10 72 & 365	CLARKE MARSHALEE ELIZABETH	6 AUDUBON ROAD	BEAUFORT	SC	29907
R200 10E 0090	CONFARE ROBERT P CARRIE J	22 FIDDLER DRIVE	BEAUFORT	SC	29907
R200 10 0166	COOK MARIAN A	16 WILDWOOD LANE	BEAUFORT	SC	29907
R200 10 0040	COUNTRY CLUB BLUFF LAKE ASSOCIATION	POST OFFICE BOX 507	BEAUFORT	SC	29901
R200 10 040E	CROWTHER CARROLL L TRUSTEE	18 OLD FERRY COVE	BEAUFORT	SC	29907
R200 10E 0058	DAVIS JACKSON C	3 CROAKER LANE	BEAUFORT	SC	29907
R200 10A 0124	DEAL RANDY L ROSE M	38 MIDDLE ROAD	BEAUFORT	SC	29907
R200 10 0160	EDMONDS MICHAEL P KAREN M	4 WILDWOOD LANE	LADYS IS	SC	29907-9335
R200 10E 0071	FEARN BARBARA J	17 SEA GULL DRIVE	BEAUFORT	SC	29907
R200 10E 0093	FOSTER KENNETH A & LYNDA S	28 FIDDLER DRIVE	BEAUFORT	SC	29907
R200 10E 0104	FUNK RODNEY A	105 WEST WIND DR LAKE REDWING PLANTATION	NEWMAN	GA	30263-6637
R200 10 0303	GOERTZ WILMA L	164 BRICKYAROAD POINT ROAD S.	BEAUFORT	SC	29907-9804
R200 10 36A & 458	GRACE GENE W	509 NORTH STREET	BEAUFORT	SC	29902
R200 10 021C	GRAVES MICHAEL EDWARD & WILLIAMS GEORGE STEPHEN	77 TUSCARORA AVENUE	BEAUFORT	SC	29907
R200 10 0022	GREEN HEATH LLC	POST OFFICE BOX 1256	BEAUFORT	SC	29901
R200 10E 0107	GRICE JOSEPH MICHELLE ET AL	182 BRICKYAROAD POINT ROAD	BEAUFORT	SC	29907
R200 10 038E	HAMILTON K PAIGE	2244 PALMWOOD DRIVE UNIT B	DUNEDIN	FL	34698
R200 10 0161	HAMM WILLIAM E Jr & CHERYL JEAN	6 WILDWOOD LANE	BEAUFORT	SC	29907
R200 10 038I	HARDEE MARY G TYLER	7 STEVENS LANE	BEAUFORT	SC	29907-9339
R200 10 0326	HARLIN CLAYTON T Jr & ASHLEY J	14 WILDWOOD LANE	BEAUFORT	SC	29907
R200 10 022D	HARRELL RYAN J	54 BRICKYAROAD POINT ROAD S.	BEAUFORT	SC	29907
R200 10 0304	HASKELL CHRISTOPHER F	160 BRICKYAROAD POINT ROAD S.	BEAUFORT	SC	29907

PROPERTY OWNERS NOTIFIED OF MAP AMENDMENT/REZONING REQUEST FOR R200 010 000 0022 0000

(known as Greenheath PUD) from Planned Unit Development to Lady's Island Community Preservation (LICP) District

PIN_	Owner1	MailingAdd	City	State	ZIP
R200 10E 0096	HAYDEN JAMES D	34 FIDDLER DRIVE	BEAUFORT	SC	29907
R200 10E 0073	HEFT STEPHEN M & CATHERINE	11866 ISLAND LAKES LANE	BOCA RATON	FL	33498
R200 10 0069	HETRICK JOHN RICHARD RUTH ANN	20 OLD FERRY COVE	BEAUFORT	SC	29907
R200 10E 0084	HIEMAND JOHANNES HELENA	10 FIDDLER DRIVE	LADYS ISLAND	SC	29907
R200 10 62	HOLTZCLAW MICHELLE & JAMES	2 OYSTER CATCHER ROAD	BEAUFORT	SC	29907
R200 10 36H	HOLTZCLAW MICHELLE B & JAMES A	5948 CROOKER CREEK DRIVE	MANASSAS	VA	20112
R200 10 021K	HUGHES EMILY	55 MIDDLE ROAD	BEAUFORT	SC	29907
R200 10E 0068	HYATT FRED KATHLEEN	27 SEA GULL DRIVE	BEAUFORT	SC	29907
R200 10A 0144	JACKSON ELIZABETH ANNE	24 DOE DRIVE	BEAUFORT	SC	29907
R200 10 0071	JANKE JIMMIE E BETTY D	4 AUDUBON ROAD	BEAUFORT	SC	29907
R200 10E 0067	JOHNSON G DENISE	29 SEA GULL DRIVE	BEAUFORT	SC	29907
R200 10 038C	JUDSON LINDA C / RAINO FRANCIS NICOLE	156 BRICKYAROAD POINT ROAD S.	BEAUFORT	SC	29907
R200 10E 0100	KAMPPI JAMES J VICTORIA A	42 FIDDLER DRIVE	BEAUFORT	SC	29907
R200 10E 0065	KIMBLE KENNETH E TONI K	33 SEA GULL DRIVE	BEAUFORT	SC	29907
R200 10E 0102	KREBS JOSEPH P SHELLEY R	46 FIDDLER DRIVE	BEAUFORT	SC	29907
R200 10 0159	KUHN H FRED SR EMMA JEAN	POST OFFICE BOX 432	BEAUFORT	SC	29907-0432
R200 10 0039	LADY'S ISLAND BAPTIST CHURCH	POST OFFICE BOX 284	BEAUFORT	SC	29901
R200 10 0267	LADY'S ISLAND FIRE DISTRICT ST HELEN	237 SEA ISLAND PARKWAY	BEAUFORT	SC	29907-1535
R200 10D 0143	LADY'S ISLAND LLC	139 FRANCIS MARION CIRCLE	BEAUFORT	SC	29907
R200 10 0167	LASHLEY EUGENE K	21 FLYCATCHER LANE	BEAUFORT	SC	29907
R200 10 021F	LASHLEY GREGORY A DORIS M	55 BRICKYAROAD POINT ROAD S.	BEAUFORT	SC	29907
R200 10E 0061	LAVIGNE BENOIT SALLY SUE SOLLIDAY J	47 SEA GULL DRIVE	BEAUFORT	SC	29907
R200 10 0155	LEON DONNATO & ANTIONETTE D	17 WILDWOOD LANE	BEAUFORT	SC	29907
R200 10 022A	MADERA KATTY MABELL	71 BRICKYAROAD POINT ROAD S.	BEAUFORT	SC	29907
R200 10 0066	MAJANOJA LP	10 OLD FERRY COVE	BEAUFORT	SC	29902
R200 10 038J	MARLOWE FAMILY LIVING TRUST	305 MARLOWE LANE	LYMAN	SC	29365
R200 10 0360	MARTIN JOHN W III MARY J	10 OLD FERRY COVE	BEAUFORT	SC	29902
R200 10 036I	MARTIN MARY JANE M	10 OLD FERRY COVE	BEAUFORT	SC	29907
R200 10E 0086	MARTIN TONYA R	14 FIDDLER DRIVE	BEAUFORT	SC	29907
R200 10E 0106	MCGARRY MARK THOMAS ROBIN D	170 BRICKYAROAD POINT ROAD S.	BEAUFORT	SC	29907
R200 10 040B	MESSICK ANDREW S AUDRONE G	2937 PALM BEACH BOULEVARD	FORT MYERS	FL	33916
R200 10E 0066	MITCHELL TERRY ALLAN DEBORAH RUTH	31 SEA GULL DRIVE	BEAUFORT	SC	29907 1315
R200 10E 0089	MOLZER EUGENE JR	4 TUCKER AVENUE	LADYS ISLAND	SC	29907-1628
R200 10 0156	MOORE JOHN STEPHEN & NORMAN-MOORE ROSE MARIE	15 WILDWOOD LANE	BEAUFORT	SC	29907
R200 10 0075	MUJICA OSVALDO L NORIS S	3 AUDUBON ROAD	BEAUFORT	SC	29907
R200 10E 0064	MUTH ERIC V & DEBORA K.	35 SEA GULL DRIVE	BEAUFORT	SC	29907
R200 10 0068	NEIKIRK RICHARD P VIANN	505 WOLCOTT AVENUE	MIDDLETOWN	RI	02842-5947
R200 10 0163	NELSON DAVID T Jr / TONYA E	10 WILDWOOD LANE	BEAUFORT	SC	29907
R200 10E 0092	OUNKHAM SOUTSANASOUVANNARATH	26 FIDDLER DRIVE	BEAUFORT	SC	29907
R200 10 0158	PICARO VITO J	11 WILDWOOD LANE	BEAUFORT	SC	29907

PROPERTY OWNERS NOTIFIED OF MAP AMENDMENT/REZONING REQUEST FOR R200 010 000 0022 0000

(known as Greenheath PUD) from Planned Unit Development to Lady's Island Community Preservation (LICP) District

PIN	Owner1	MailingAdd	City	State	ZIP
R200 10E 0088	PIERCE RICHARD E LINDA G	18 FIDDLER DRIVE	BEAUFORT	SC	29907
R200 10E 0057	PIZNIK KARL M MARILYNN E	4 CROAKER LANE	BEAUFORT	SC	29907
R200 10E 0072	PORTER SCOTT RICHARD JAMEY S	15 SEA GULL DRIVE	BEAUFORT	SC	29907
R200 10 0055	POWELL WILLIAM B AUDRA L	198 BRICKYAROAD POINT ROAD S.	BEAUFORT	SC	29907
R200 10 0231	PRESCOTT ROBERT MITCHELL VICKI DREW	14 FLYCATCHER LANE	BEAUFORT	SC	29907
R200 10E 0097	RAIFF MICHAEL E & NICOLE A	5462 STAFFORD CIRCLE	PACE	FL	32571-6839
R200 10 0070	RASMUSSEN BIRGER K & NANCY A	2 AUDUBON ROAD	BEAUFORT	SC	29907
R200 10A 0162	RHOTEN WILLIAM B DONNA K	208 GREEN WINGED TEAL DRIVE S.	BEAUFORT	SC	29907-1053
R200 10 0246	RICE WILLIAM M JACQUELINE M	17 FLYCATCHER LANE	BEAUFORT	SC	29907
R200 10 0074	RICHARD R THOMAS & DEBORAH	1 AUDUBON ROAD	BEAUFORT	SC	29907
R200 10 0308	RODOLFO MAGLIO REVOCABLE LIVING TRUS	1080 CREST ROAD	GREEN OAKS	IL	60048
R200 10 022E	SANTAGATI ELIZABETH A & TIFFANY	52 BIRCKYAROAD POINT ROAD	BEAUFORT	SC	29907
R200 10E 0062	SANTALOCI MARK JOSEPH & MARGARET JETTON	45 SEA GULL DRIVE	BEAUFORT	SC	29907
R200 10 40C & 67	SCHREINER SARAH B	14 OLD FERRY COVE	BEAUFORT	SC	29907
R200 10E 0069	SHAFFER LARRY RICHARD & JENNIFER D	25 SEA GULL DRIVE	BEAUFORT	SC	29907
R200 10 0061	SMITH ANDREA LYNN	4 OYSTER CATCHER ROAD	BEAUFORT	SC	29907
R200 10E 0085	SOBIECH ROMAN J ANNA M	19 WADE HAMPTON DRIVE.	BEAUFORT	SC	29907
R200 10E 0099	SOMMERVILLE BRENDA S	40 FIDDLER DRIVE	BEAUFORT	SC	29907
R200 10A 0122	SOUTHERN FAMILY HOMES OF SAVANNAH IN	POST OFFICE BOX 115475	SAVANNAH	GA	31416
R200 10E 0070	STERN RICHARD A DEBORAH L	273 BELMONT PLACE	MAHWAH	NJ	07430-3269
R200 10 038F	STEVENS LEILA TYLER A/K/A LEILA T ST	144 BRICKYAROAD POINT ROAD S.	BEAUFORT	SC	29907
R200 100 38K & 38M	STEVENS MYRA REGINA	138 BRICKYAROAD POINT ROAD S.	BEAUFORT	SC	29907
R200 10 038N	STEVENS PATRICIA J N/K/A PATRICIA S	5848 BEDRIVEOCK DRIVE	PLANO	TX	75093
R200 10 038L	STEVENS RAY T HUNTING ISLAND STATE P	1888 SEA ISLAND PARKWAY	ST HELENA ISLAND	SC	29920-4827
R200 10E 0101	THOMAS GARY G RUTH A	44 FIDDLER DRIVE	BEAUFORT	SC	29907
R200 10 022B	TOENNIESSEN CARL WM JR PATRICIA J	67 BRICKYAROAD POINT ROAD S.	BEAUFORT	SC	29907
R200 10E 0083	UTSMAN JOHN A & ANN L.	8 FIDDLER DRIVE	BEAUFORT	SC	29907
R200 10E 0155	WALLING JEREMY L & PAIGE S	180 BRICKYAROAD POINT ROAD	BEAUFORT	SC	29907
R200 10E 0105	WEARE ANTHONY	3311 CREEKVIEW WAY	EDEN	MD	21822
R200 10E 0091	WHITE MARIE M	24 FIDDLER DRIVE	BEAUFORT	SC	29907
R200 10 021H	WILLIAMS GEORGE STEPHEN	1455 CRICKET HOLLOW LANE	JACKSONVILLE	FL	32259
R200 10 040D	WILSON JAMES F JR DOROTHY K	16 OLD FERRY COVE	BEAUFORT	SC	29907
R200 10E 0074	WISOR RICHARD	9 SEA GULL DRIVE	BEAUFORT	SC	29907
R200 10 0077	WITKOFSKY WALTER L CAROLYN A	7 AUDUBON ROAD	BEAUFORT	SC	29907
R200 10 0157	ZENTNER KENNETH E VALERIE H	13 WILDWOOD LANE	BEAUFORT	SC	29907

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: **May 12, 2016**

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

Annexation and Zoning of Property Located at 169 Sea Island Parkway and 19 Sam's Point Way. Second and final reading of the ordinances annexing and zoning the property General Commercial District was held at the April 26 City Council meeting.

Annexation and Zoning of Property Located at 2811 Boundary Street and 160, 162, and 168 Sea Island Parkway. Second and final reading of the ordinances annexing and zoning the property Highway Commercial District (Boundary Street property) and General Commercial District (Sea Island Parkway property) was held at the April 26 City Council meeting.

Rezoning Property Located at 1402 Washington Street. Second and final reading of the ordinance rezoning the property General Residential District was held at the April 26 City Council meeting.

Rezoning Property Located at 1009 Congress Street. Second and final reading of the ordinance rezoning the property Neighborhood Commercial District was held at the April 26 City Council meeting.

UDO Amendment Pertaining to Car Washes in the General Commercial District. Second and final reading of the ordinance was held at the April 26 City Council meeting.

Annexation and Zoning of Property Located at 46 Robert Smalls Parkway. A public hearing on the zoning was held at the April 26 City Council meeting. First reading of the ordinances annexing and zoning the property Highway Commercial District was held at the April 26 City Council meeting. Second and final reading of the ordinances was held at the May 10 City Council meeting.