

**BEAUFORT–PORT ROYAL
METROPOLITAN PLANNING COMMISSION**

AGENDA

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

Monday, August 15, 2016, 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 June 20, 2016 Meeting

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

A. Town of Port Royal – Rezoning Request. Rezone District 112, Map 31, Parcels 96, 96B and a portion of 102. These are undeveloped parcels at 669 Parris Island Gateway and 27 Shell Creek Drive. The current zoning is T4 Neighborhood Center. The requested zoning is T4 Urban Center.

V. Review of Projects for Beaufort County:

A. No Projects.

VI. Review Projects for the City of Beaufort:

A. City of Beaufort – UDO Amendment. Amending Sections 7.3.G and 11.2 of the Unified Development Ordinance, “Signs” and “Definitions,” to add provisions for LED changeable copy signs in limited areas. Applicant: Gregory M. Parker, Inc.

B. Council Update.

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 **June 20, 2016 at 5:30 p.m.** in the Beaufort Municipal Complex, 1911 Boundary Street. In attendance were Vice Chairman James Crower, Commissioners Robert Semmler, Tim Rentz, and Bill Harris, and Libby Anderson, City of Beaufort planner. Chairman Joe DeVito and George Johnston were 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

Vice Chairman Crower called the meeting to order at 5:30 p.m.

MINUTES

Commissioner Harris made a motion, second by Commissioner Semmler, to approve the minutes of the May 16, 2016 meeting. The motion to approve the minutes as submitted was approved 4-0.

Commissioner Semmler made a motion, second by Commissioner Rentz, to approve the minutes of the May 18, 2016 special meeting. Commissioner Bill Harris was not present at that meeting, so he abstained from voting. The motion to approve the minutes as submitted was approved 3-0.

REVIEW PROJECTS FOR THE CITY OF BEAUFORT

City of Beaufort – Street Naming

Naming a new street located at 1120 Ribaut Road (the new fire station), “Firehouse Lane”

Applicant: City of Beaufort

Ms. Anderson showed the location of the street and said that the firefighters had been polled and selected this name, which is available, per the county’s 911 office.

Commissioner Semmler made a motion to name the street “Firehouse Lane.”

Commissioner Rentz seconded. The motion passed unanimously.

Commissioner Semmler asked about the fire station across from the county buildings on Ribaut Road, and Ms. Anderson said that’s the county station. The new fire station at 1120 Ribaut Road replaces the Mossy Oaks fire station. Commissioner Semmler remarked on the number of fire stations so close to one another. Ms. Anderson said the location of the new station was “carefully selected in conjunction with the Town of Port Royal,” so it could serve both Port Royal and Beaufort.

City of Beaufort – Annexation

Annexing a parcel of property located at 255 Sea Island Parkway, identified as R200 018

000 054F 0000 and zoning it Highway Commercial District – The current zoning is S1 Industrial.

Applicant: Beaufort Retail Investment

This is a rezoning request as a result of a request for annexation, Ms. Anderson said; she showed it on an overhead projector. It's approximately ¼-acre in area and is undeveloped. The Open Land Trust owned it previously, she said. The property is contiguous to the existing city limits. All municipal services will be available upon annexation.

The parcel is currently zoned S1-Industrial under the county's development code, Ms. Anderson said. Moderate- to high-intensity uses are permitted. The proposed zoning is Highway Commercial District, which permits all types of office and commercial uses, including auto-oriented uses.

Ms. Anderson described those properties surrounding this parcel that are also zoned Highway Commercial District. With regard to surrounding land uses, Walmart is there, and there are 3 other outparcels available for development. The Island Shops development – which will include Walmart –is zoned PUD (planned unit development), she said; a produce packing operation and the Frogmore Airport are also near this parcel.

Letters were sent to adjacent property owners, Ms. Anderson said, and the Lady's Island Business and Professionals Association was also notified. No public comments were received. She said staff recommends approval of the application.

Vice Chairman Crower asked if the larger property behind this one on Airport Circle was part of the PUD. Ms. Anderson said it's not. The PUD was approved a number of years ago, she said; this property "was brought in in July of last year and was zoned Highway Commercial." She said she felt sure the intent was to combine them into a developable lot. Commissioner Semmler asked if it was correct that the taxpayers had given money to the Open Land Trust to purchase this piece of property, and then the Open Land Trust sold it to Walmart. Ms. Anderson said she knew the Open Land Trust had owned it, and at one point, the county had owned it and used this piece of property as a buffer for the county's convenience center.

Kevin Rogers, WRS, said the old dump site was donated by the Trasks to the county, and at the same time, the strip in front of it was donated to the Open Land Trust, which the Trasks helped to start.

Chuck Newton, Sea Island Coalition, said there had been discussions about the movement of vehicles at the packing shed. He asked if the annexation and rezoning would "affect the opportunities for them to move their trucks in and out" because it will

be very congested. Vice Chairman Crower said he would guess that annexation and rezoning would have no effect on that.

Lolita Watson, Ribaut Road, said she had arrived late to the meeting and asked if this property “is the same property the Open Land Trust had.” Commissioner Semmler said they had just discussed that. He told Ms. Watson what Mr. Rogers had explained to the board about the property being donated to the county and the Open Land Trust. What the development will do with the parcel is unknown, Commissioner Semmler said, though “we hope it’s a buffer.”

Ms. Watson asked the tax value of the property. Commissioner Semmler asked Mr. Rogers to explain the situation again. Mr. Rogers said it was his understanding that the land for the dump site had been donated to the county around 40 years ago; at about the same time, “the little strip that were asking to be rezoned and annexed was donated by the same family to the Open Land Trust.” Some members of that family – the Trasks – “started the Open Land Trust,” and WRS bought the property from the trust for “a pretty significant amount of money,” following a unanimous vote to sell it by the trust’s board of directors, Mr. Rogers said. Vice Chairman Crower said if the Open Land Trust owned it, they could sell it.

Commissioner Semmler asked if a traffic impact analysis had been completed. Ms. Anderson said it had been done for Walmart, which includes the outparcels. **Commissioner Rentz made a motion to recommend approval of the annexation of the parcel. Vice Chairman Crower seconded.** Commissioner Harris asked the outcome of that traffic analysis. Ms. Anderson said a signal would be installed at the corner of Airport Circle and Sea Island Parkway. The addition of this ¼-acre property will not likely change the traffic flow and circulation, she said, “even for the packing shed uses.” A planted median will be “installed along the frontage of the Walmart property, down to the traffic signal, so any access to this property (will have) to be from Airport Circle.”

The packing shed has “come to the city with ideas to rework their access,” Ms. Anderson said. The city is trying to engage a consultant for traffic issues on Sea Island Parkway, and they want to hire him/her before the packing shed issues makes “any major changes.” She said the city hopes the traffic study’s recommendations can be implemented before the next produce packing season starts.

Vice Chairman Crower asked if Ms. Anderson was saying that there was access planned off of Sea Island Parkway into Walmart. She replied that there would be two access points to Walmart: full turning access and “right in-right out further to the east.” There will be internal access from the Walmart development and from Airport Circle, but not from Sea Island Parkway; the access points have already been determined, Ms. Anderson said. **The motion passed unanimously.**

Commissioner Semmler made a motion to rezone the parcel Highway Commercial District. Commissioner Harris seconded the motion. The motion passed unanimously.

STATUS REPORT ON BEAUFORT CODE PROCESS

The Metropolitan Planning Commission started its review of the code at two meetings last month, Ms. Anderson said. At both meetings, there was a good deal of public comment, especially about the Depot neighborhood development standards, and as a result, staff has “stepped back a little bit on the code,” she said. They have planned several meetings; this week staff will meet with stakeholders and those interested in the change in zoning in the Depot area.

The development community has some issues with the code, Ms. Anderson said, such as “the authority granted to the administrator.” Staff plans “to have at least 4 meetings with that group,” and there are “likely to be some changes to the code after that,” she said. Staff also feels they need to meet with the Hermitage Road neighborhood and perhaps other neighborhoods, so residents understand what is being proposed in the code in their neighborhoods, Ms. Anderson said. After these meetings, staff will do another draft of the code, give the public time to review it, and then it will go back to the Metropolitan Planning Commission, probably in August. Everything is still available online, she said.

CITY COUNCIL UPDATE

Ms. Anderson said the “only outstanding item” was a parcel at 46 Robert Smalls Parkway (at the corner of Neil Road) that has been annexed into the city and zoned Highway Commercial District. The owner hopes to convert it to “some trail-related use,” she said.

OTHER BUSINESS

Commissioner Semmler asked Ms. Anderson about a house on Ribaut Road that is dumping a lot of dirt into the Beaufort River, which extends their backyard. He asked if that is allowed. Ms. Anderson said no work is permitted below the critical line without a permit from OCRM, and there is a critical area buffer. Ms. Watson said the people Commissioner Semmler is referring to are her neighbors, and they have “faced major erosion,” so they had to put in a new seawall. Commissioner Semmler said it’s 20’–30’ high.

Vice Chairman Crower adjourned the meeting at 6:03 p.m.

**City of Beaufort - Town of Port Royal – Beaufort County
Joint Metropolitan Planning Commission
Rezoning Analysis 01-16
Meeting Date: August 15, 2016**

Applicant

Herbert Gray

Site

Approximately 6.5 acres located on Parris Island Gateway at Shell Creek Drive, also identified as District 112, Map 31, Parcels 96, 96B, and a portion of 102. [See Location Map, Exhibit A.](#)

Present Zoning and Existing Development

The parcels are zoned T4 Neighborhood Center. The parcels are undeveloped. There are additional adjacent parcels under the same ownership that are zoned T3 Edge and Planned Unit Development.

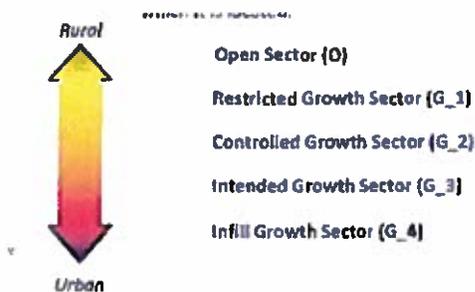
Proposed Zoning

The proposal is to rezone the acreage to T4 Urban Center. The Urban Center (T4UC) Zone is intended to integrate vibrant main-street commercial and retail environments into a walkable neighborhood framework. This area serves as the focal point for the community, providing access to day-to-day amenities and transit.

[See Exhibit B, Zoning Map and Text](#)

Comprehensive Plan / Land Use Compatibility

The Future Land Use map from the Comprehensive Plan classifies the parcel in an Controlled Growth Sector (G-2), Walkable Neighborhood. T4 Urban Center is compatible, in both density and allowed uses than what is envisioned in an Intended Growth Sector. [See Exhibit C, The Future Land Use Map.](#)



Property zoned T4 Urban Center is adjacent to the south of the subject property. In the event of development the town's development codes will regulate tree removal and pruning, traffic impact, storm water management, and street design standards.

Environmental Issues

There are no environmental issues for this property.

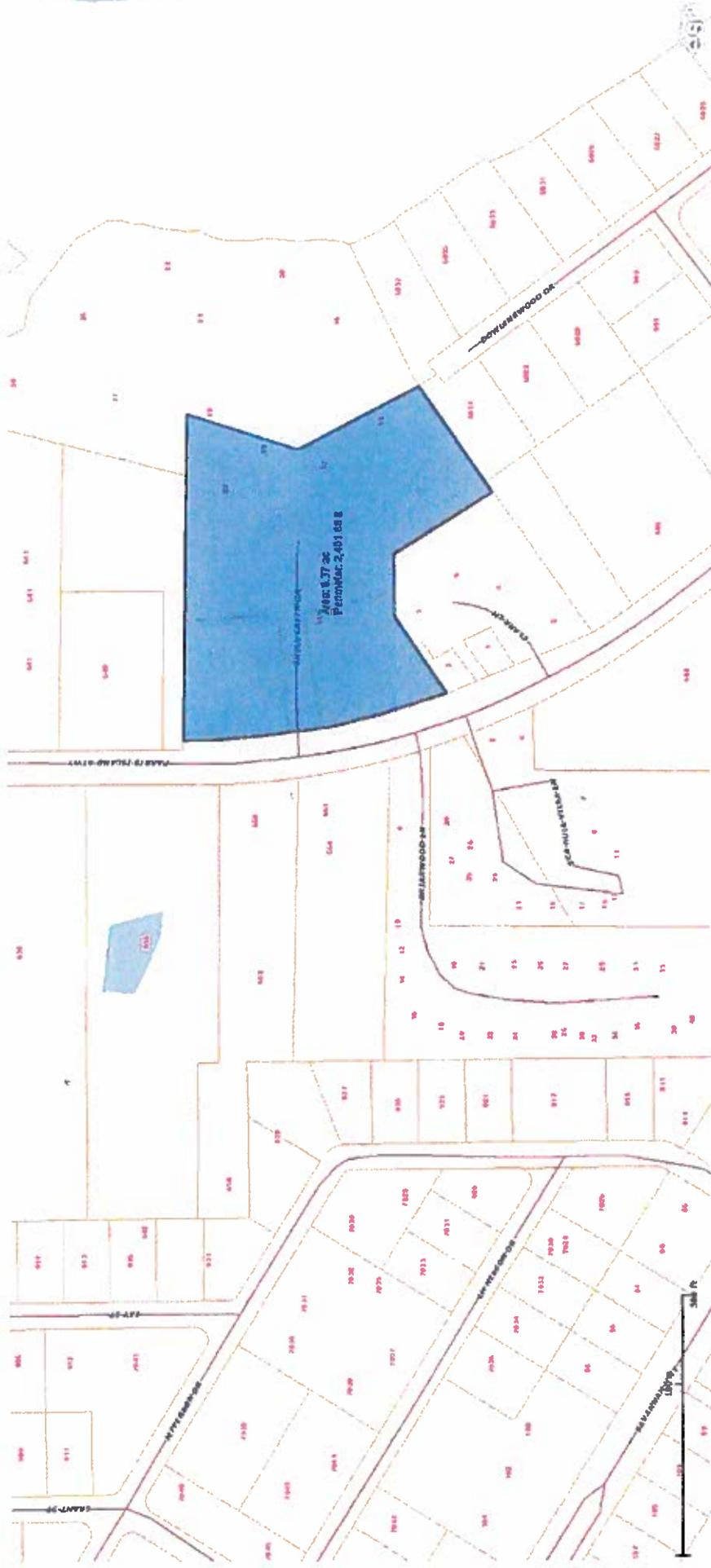
Public Service Issues

None

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

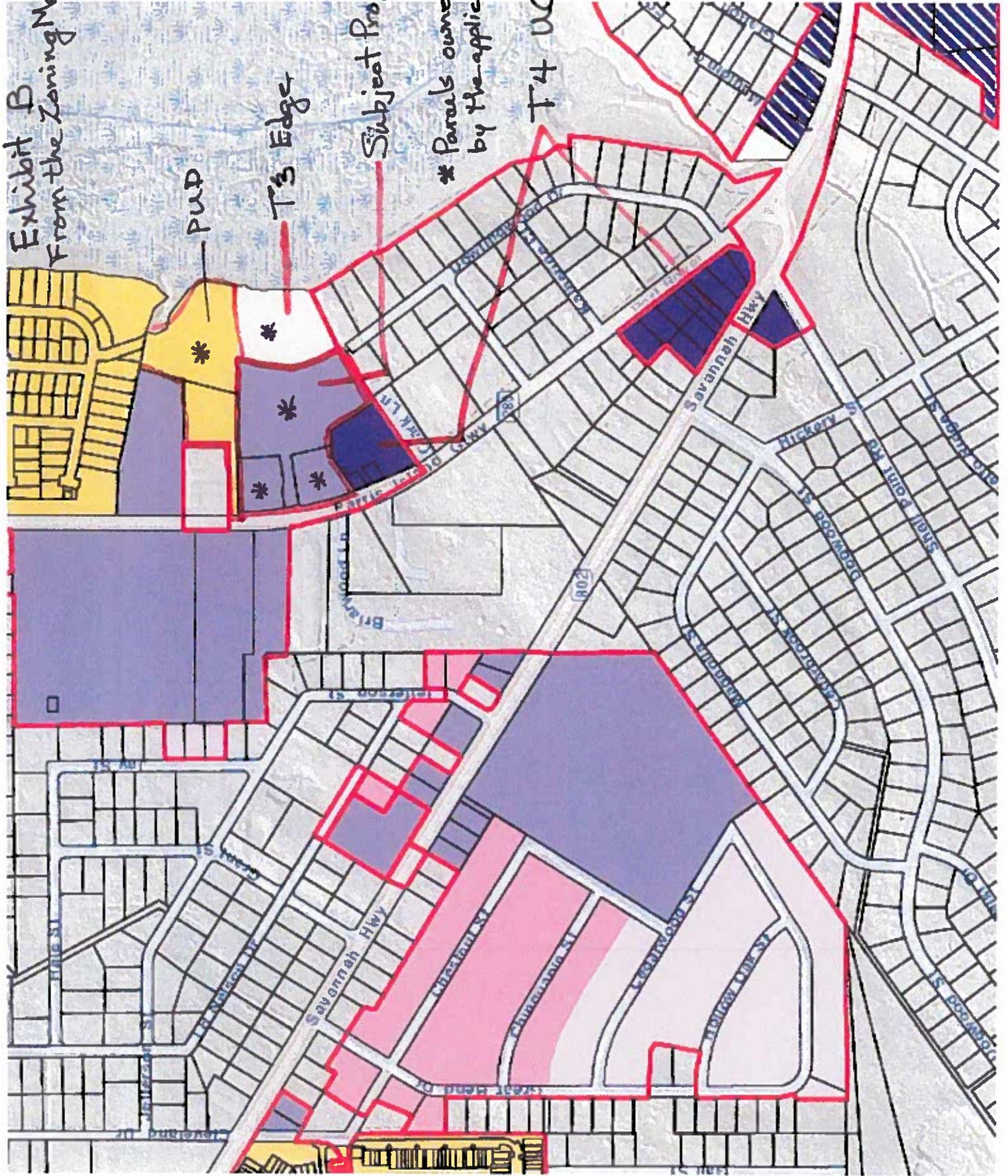
Exhibit A

Parris Island Gtwy and Shell Creek

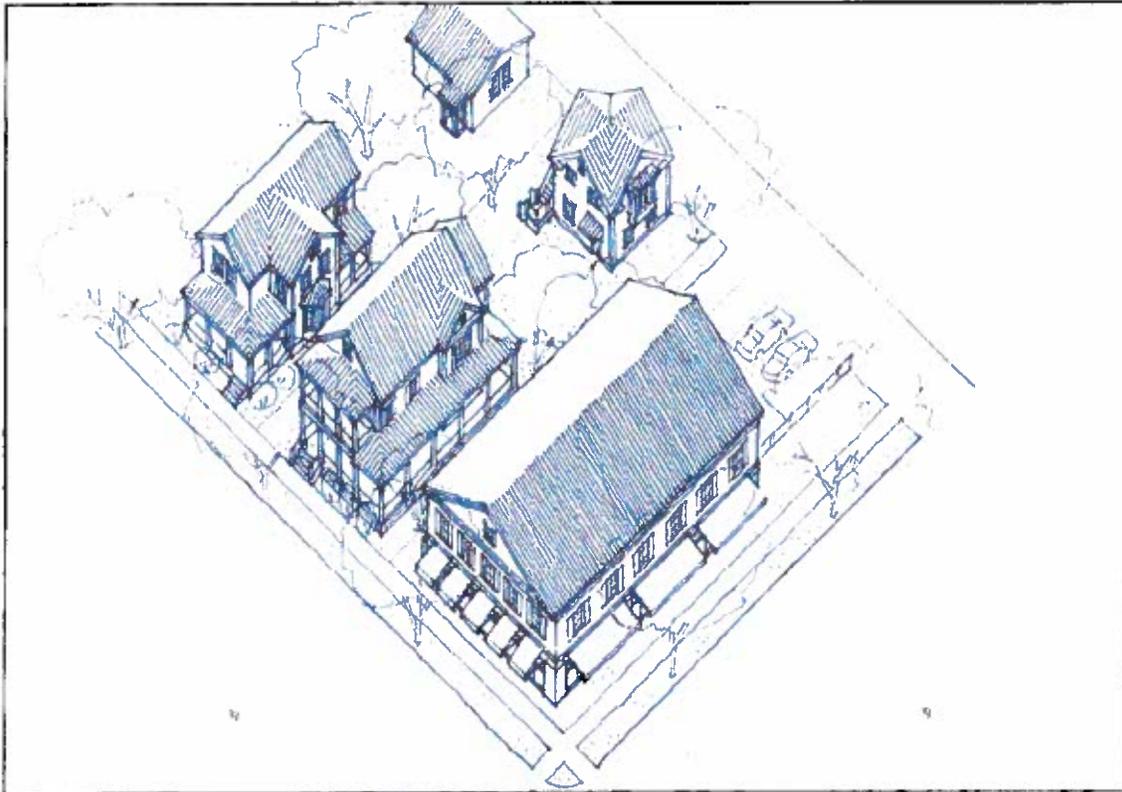


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Exhibit B
From the Zoning Map



3.2.80 T4 Urban Center (T4UC) Standards



General note: The illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

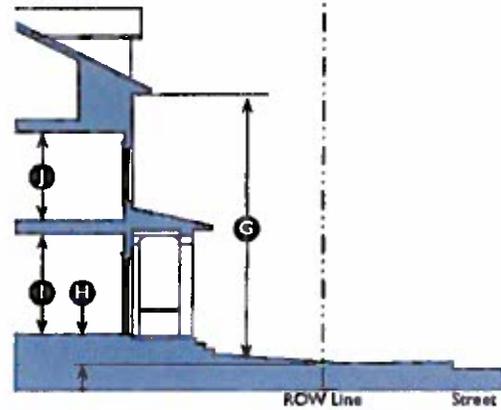
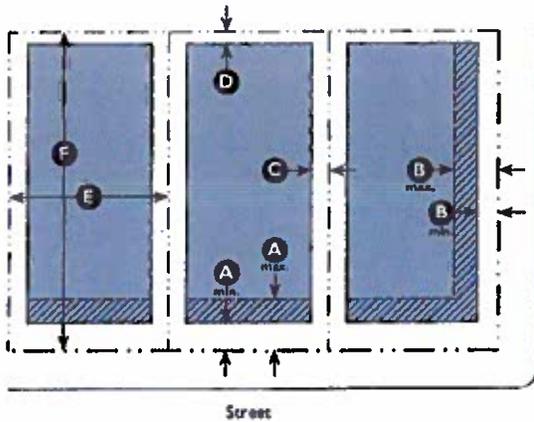
A. Purpose

The Urban Center (T4UC) Zone is intended to integrate vibrant main-street commercial and retail environments into a walkable neighborhood framework. This area serves as the focal point for the community, providing access to day-to-day amenities and transit.

B. Allowed Building Types

Building Type	Specific Regulations
Carriage House	5.1.40
Detached House – Compact	5.1.70
Cottage Court	5.1.80
Duplex	5.1.90
Townhouse	5.1.100
Mansion Apartment	5.1.110
Apartment House	5.1.120
Main Street Mixed Use	5.1.140
Landmark Building	5.2.30
Large Footprint Building	5.2.50
Gas Station	5.2.40

T4 Urban Center (T4UC) Standards



Key

- ROW / Property Line
- Setback Line
- Building Area
- Facade Zone

C. Building Placement		
Setback (Distance from ROW/Property Line)		
Front	0' min., 15' max.	(A)
Side Street	0' min., 10' max.	(B)
Side:		(C)
Main Building	3' min., 6' max.	
Ancillary Building	0' min.	
Rear	0' min.	(D)
Facade within Facade Zone:		
Front	40%	
Side Street	20%	
Lot Size (62,500 SF max.)		
Width	250' max.	(E)
Depth	250' max.	(F)
Large Footprint Building Only		
Width	Max. width of block face	(E)
Depth	Max. depth of block face	(F)

Miscellaneous

Where existing adjacent buildings are in front of the regulated build-to-line (BTL) or front setback, the building may be set to align with the facade of the front-most immediately adjacent property.

No planting strips are allowed between sidewalk and building.

New Development in T4 NC shall not have Monument Signs.

The Administrator may exempt the following uses from the maximum lot size requirement:

- Community Oriented Facility: Community Recreation Facility; Meeting Facility or Place of Worship (>10,000 SF); Parks & Open Areas; School: Public or Private; School: College or University; Water or Marine Oriented Facility.

D. Building Form		
Building Height		
Main Building	2 stories min., ¹	(G)
	4 stories max. ²	
Ancillary Building	2 stories max.	
Ground Floor Finish Level:³		
Residential	18" min., 60" max.	(H)
Non-Residential	6" max.	
Ground Floor Ceiling:		
Non-Residential	10' min.	(I)
Upper Floor(s) Ceiling		
	8' min.	(I)
Ground floor lobbies and common areas in multi-unit buildings may have a 0" to 6" ground floor finish level.		
Within 25' of rear property line, bldgs may not be more than a 1/2 story taller than the allowed height of adjacent buildings.		
Appurtenances		
Architectural (cupolas, towers, steeples, chimneys, etc.):		
Roof Area (combined):	25% max.	Height: 18' max.
Mechanical, Structural (heat and air, elevator enclosure, etc.):		
Roof Area (combined):	25% max.	Height: 18' max.

Footprint		
Width:		
Main Bldg.	250' max.	Lg. Footprint Bldg. Max. block face.
Upper floors must have a primary entrance along the front.		
Distance Between Entries to Upper Floor(s)	80' max.	
Loading docks, overhead doors, and other service entries may not be located on street-facing facades.		

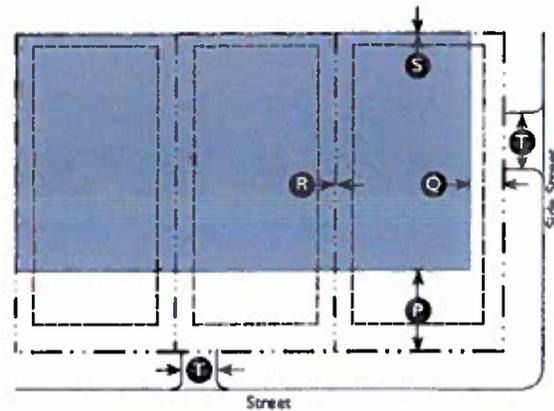
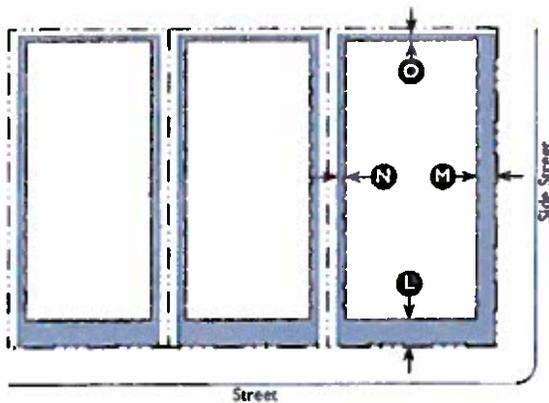
Notes

¹ The Large Footprint Building Type may be 1 story in height.

² South of 16th Street maximum building height in T4 UC shall be 3 stories, except for corner lots, where the maximum building height shall be 4 stories.

³ Bldgs in flood hazard zone shall meet base elev. in bldg code.

T4 Urban Center (T4UC) Standards



Key

- ROW / Property Line
- Setback Line
- Encroachment Area

Key

- ROW / Property Line
- Setback Line
- Allowed Parking Area

E. Encroachments and Frontage Types

Encroachments

Front	12' max.	L
Side Street	12' max.	M
Side	3' max.	N
Rear	0' max.	O

Encroachments are not allowed across a side or rear property line, or across a curb.

See Division 5.3 (Private Frontage Standards) for further refinement of the allowed encroachments for frontages.

Awnings, Galleries, Arcades, and Balconies (see below) may encroach further into the street ROW to within 2' of face of curb. Eaves may encroach up to 3' into the street ROW. All other encroachments are not allowed within street ROW.

Required Frontage Types

Porch, Projecting †	Forecourt	Terrace †
Porch, Engaged †	Dooryard †	Gallery †
Scoop †	Shopfront †	Arcade †

† Accessory steps may exceed the maximum encroachment.

Additional Encroachments Permitted

Balconies	Chimneys	Ramps	Other
Bay Windows	Decks	Stairway	

These elements may encroach setbacks as conveyed above.

G. Allowed Uses

Type of Use

Principal Uses	See Section 4.1.30 (Principal Use Table)
Accessory	See Division 4.3 (Accessory Uses and Structures)
Temporary	See Division 4.4 (Temporary Uses and Structures)

Use Definitions

Principal Uses	See Section 4.1.40 (Principal Use Definitions)
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F. Parking

Required Spaces

Principal Residential Uses:	
All Allowed Uses	1 per 1500 sf min.
Office and Service or Retail and Restaurant Uses:	
All Allowed Lodging Uses	per Table 4.1.40
Except: Inn and Hotel	1 per 2 rooms min.
All Other Allowed uses	2.5 per 1000 sf min.

For parking requirements for Recreation, Education, Safety, Public Assembly; Transportation, Communication, Infrastructure; and Industrial uses see Table 5.6.30.A (Parking Spaces Required).

Location (Setback from Property Line)

Front	40' min.	P
Side Street	5' min.	M
Side	0' min.	R
Rear	5' min.	S

Miscellaneous

Curb Cut or Parking Driveway Width:		T
40 spaces or less	14' max.	
Greater than 40 spaces	18' max.	

4.1.30 Principal Use Table

Table 4.1.30. Principal Use Table

Specific Use	T1 NP	T3 Edge	T3 SN	T3 N	T4 NC	T4 NC-O	T4 UC	T5 MS	Section For Additional Conditions	Additional Design Criteria
AGRICULTURE										
1. Agriculture & Crop Harvesting	-	P	P	P	P	P	P	P		
2. Agriculture & Crop Harvesting: >1 acre	-	-	P	-	-	-	-	-		
3. Forestry	P	P	P	P	P	P	P	P		
RESIDENTIAL										
1. Dwelling: Single-Family Detached Unit	-	P	P	P	P	P	P	P		
2. Dwelling: Two-Family Unit	-	-	P	P	P	P	P	P		
3. Dwelling: Multi-Family Unit	-	-	-	P	P	P	P	P		(Multi-bldg) 2.2.100
4. Accessory Dwelling Unit (ADU)	-	C	C	C	C	C	C	C	4.2.10.A	
5. Home Occupation	-	C	C	C	C	C	C	C	4.2.10.B	
6. Group Home	-	P	P	P	P	P	P	P		
7. Community Residence	-	P	-	-	-	P	P	P		(Multi-bldg) 2.2.100
8. Temporary Shelter	-	-	-	-	P	P	P	P		
OFFICES & SERVICES										
1. General Offices & Services	-	-	SE	C	P	P	P	P		
2. General Offices & Services with a Drive Through Facility	-	-	-	-	C	C	C	C	4.2.20.B	4.2.70
3. Animal Services: Clinics & Hospitals	-	-	-	-	P	P	P	P		
4. Body Branding, Piercing & Tattoo Facilities	-	-	-	-	-	C	C	C	4.2.20.C	
5. Day Care: Minor (12 or fewer patrons)	-	C	C	C	C	C	C	C	4.2.20.D	
6. Day Care: Major (> 12 patrons)	-	-	-	-	C	C	C	C	4.2.20.D	
Specific Use	T1 NP	T3 Edge	T3 SN	T3 N	T4 NC	T4 NC-O	T4 UC	T5 MS	Section For Additional Conditions	Additional Design Criteria

(P) = Permitted By Right (C) = Conditional Use (SE) = Special Exception Use (--) = Prohibited Use

4.1.30

Principal Uses Allowed in Each Zone

Specific Use	T1 NP	T3 Edge	T3 SN	T3 N	T4 NC	T4 NC-O	T4 UC	T5 MS	Section For Additional Conditions	Additional Design Criteria
OFFICES & SERVICES <i>(continued)</i>										
7. Lodging: Short Term Rental	-	P	P	P	P	P	P	P		
8. Lodging: Bed & Breakfast	-	P	P	P	P	P	P	P		
9. Lodging: Inn	-	-	-	-	P	P	P	P		
10. Lodging: Hotel	-	-	-	-	-	P	P	P		
11. Medical Services: Clinics & Offices	-	-	-	-	P	P	P	P		
12. Medical Services: Hospital	-	-	-	-	-	P	P	P		(>35,000sf) 5.2.50
13. Personal Storage Facility	-	-	-	-	-	C	-	-	4.2.20.E	
14. Vehicle Services: Minor Maintenance & Repair	-	-	-	-	P	P	P	-		
15. Vehicle Services: Major Maintenance & Repair	-	-	-	-	C	C	C	-	4.2.20.F	
RETAIL & RESTAURANTS										
1. General Retail	-	-	-	-	P	P	P	P		(>35,000sf) 5.2.50
2. Restaurant, Café, Coffee Shop	-	-	-	-	P	P	P	P		
3. General Retail or Restaurant with a Drive Through Facility	-	-	-	-	C	C	C	C	4.2.30.A	4.2.70
4. Bar, Tavern, Nightclub	-	-	-	-	-	P	P	P		
5. Gas Station or Fuel Sales	-	-	-	-	-	P	P	-		5.2.40
6. Open Air Retail	-	-	-	-	-	SE	SE	-	4.2.30.B	
7. Vehicle Sales & Rental: Alternative and Low Impact	-	-	-	-	C	C	C	C	4.2.30.C	
8. Vehicle Sales & Rental: Automobiles, Light Trucks, Boats	-	-	-	-	-	C	C	-	4.2.20.D	(>35,000sf) 5.2.50
RECREATION, EDUCATION, SAFETY, PUBLIC ASSEMBLY										
1. Community Oriented Facility	-	-	-	-	-	-	P	P		5.2.30
2. Community Recreation Facility	-	-	-	-	-	P	P	P		5.2.30
3. Community Safety Facility	-	-	-	-	P	P	P	P		5.2.30
Specific Use	T1 NP	T3 Edge	T3 SN	T3 N	T4 NC	T4 NC-O	T4 UC	T5 MS	Section For Additional Conditions	Additional Design Criteria

(P) = Permitted By Right (C) = Conditional Use (SE) = Special Exception Use (--) = Prohibited Use

Principal Uses Allowed in Each Zone

4.1.30

Specific Use	T1 NP	T3 Edge	T3 SN	T3 N	T4 NC	T4 NC-O	T4 UC	T5 MS	Section For Additional Conditions	Additional Design Criteria
RECREATION, EDUCATION, SAFETY, PUBLIC ASSEMBLY (continued)										
4. Institutional Care Facility	-	-	-	-	-	P	P	-		
5. Marine Oriented Facility	-	P	P	P	P	P	P	P		(Multi-bldg) 2.2.100
6. Meeting Facility or Place of Worship: < 5,000 SF	-	P	P	P	P	P	P	P		5.2.30
7. Meeting Facility or Place of Worship: 5,000 SF - 10,000 SF	-	-	-	-	P	P	P	P		5.2.30
8. Meeting Facility or Place of Worship: > 10,000 SF	-	-	-	-	-	P	P	P		5.2.30
9. Parks & Open Areas	P	P	P	P	P	P	P	P		2.4
10. Recreation & Entertainment Facility: Indoor	-	-	-	-	P	P	P	P		(>35,000sf) 5.2.50
11. Recreation & Entertainment Facility: Outdoor	-	-	-	-	-	C	-	-	4.2.40.A	(Multi-bldg) 2.2.100
12. School: Public or Private	-	-	P	P	P	P	P	P		5.2.30
13. School: Specialized Training or Studio	-	-	-	-	P	P	P	P		
14. School: College or University	-	-	-	-	P	P	P	P		5.2.30 (Multi-bldg) 2.2.100
TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE										
1. Infrastructure & Utilities: Minor	C	C	C	C	C	C	C	C	4.2.50.A	
2. Infrastructure & Utilities: Major	SE	-	-	-	-	SE	-	-	4.2.50.A	
3. Parking Facility: Public or Commercial	-	-	-	-	C	C	C	C	4.2.50.B	(Garage) 5.2.50
4. Transportation Terminal	-	-	-	-	-	P	P	P		5.2.30 (>35,000sf) 5.2.50
5. Waste Management Facility: Community Collection & Recycling	-	-	-	-	-	-	-	-		
6. Wireless Communications Facility	-	-	-	-	-	-	-	-		
Specific Use	T1 NP	T3 Edge	T3 SN	T3 N	T4 NC	T4 NC-O	T4 UC	T5 MS	Section For Additional Conditions	Additional Design Criteria

(P) = Permitted By Right (C) = Conditional Use (SE) = Special Exception Use (-) = Prohibited Use

4.1.30

Principal Uses Allowed in Each Zone

Specific Use	T1 NP	T3 Edge	T3 SN	T3 N	T4 NC	T4 NC-O	T4 UC	T5 MS	Section For Additional Conditions	Additional Design Criteria
INDUSTRIAL										
1. Manufacturing, Processing, & Packaging: Light (15,000 SF or less)	-	-	-	-	SE	C	C	SE	4.2.60.A	
2. Warehousing & Distribution	-	-	-	-	C	C	-	-	4.2.60.B	
Specific Use	T1 NP	T3 Edge	T3 SN	T3 N	T4 NC	T4 NC-O	T4 UC	T5 MS	Section For Additional Conditions	Additional Design Criteria
P) = Permitted By Right (C) = Conditional Use (SE) = Special Exception Use (--) = Prohibited Use										

The Application

PROPOSED ZONING AMENDMENT
Town of Port Royal South Carolina

Fee: \$250.00
PUD: \$500.00 plus \$5.00 per acre

To The Honorable Mayor and Town Council:

The undersigned hereby respectfully request that the Town of Port Royal Ordinance be amended as described below:

- (1) This is a request for a change in the: (Check one)
 Zoning Map (fill in items #2, 3, 4, 5, 6, and 8 only)
 Zoning Text (fill in items #7 and 8 only)

- (2) Give exact address and plat map reference for property you propose a zoning change;

District No. 112 Map 31 Parcel (s) 96, 96B, 102 (PORTION OF)
Address 96B - 669 PARIS ISLAND GATEWAY ; 102 - 27 SUELL DR.

- (3) Area of subject property 6.37 Sq. Ft. or acres.

- (4) Current Zoning (remember to list any overlays)

TH - NC

- (5) Proposed Zoning (remember to list any overlays)

TH - C (SEE ATTACHED.)

* Under item #8 explain why this area should be zoned as you proposed.

- (6) Does the applicant own all of the property proposed for this zoning change?

YES () NO If NO, give the address of the property involved which he does not own and the owner's name and contact information: _____

- (7) Proposed language for TEXT change _____

- (8) Explanation: SEE ATTACHED APPENDUM 8

(If more space is needed, continue on back)

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? ___ Yes ___ No

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

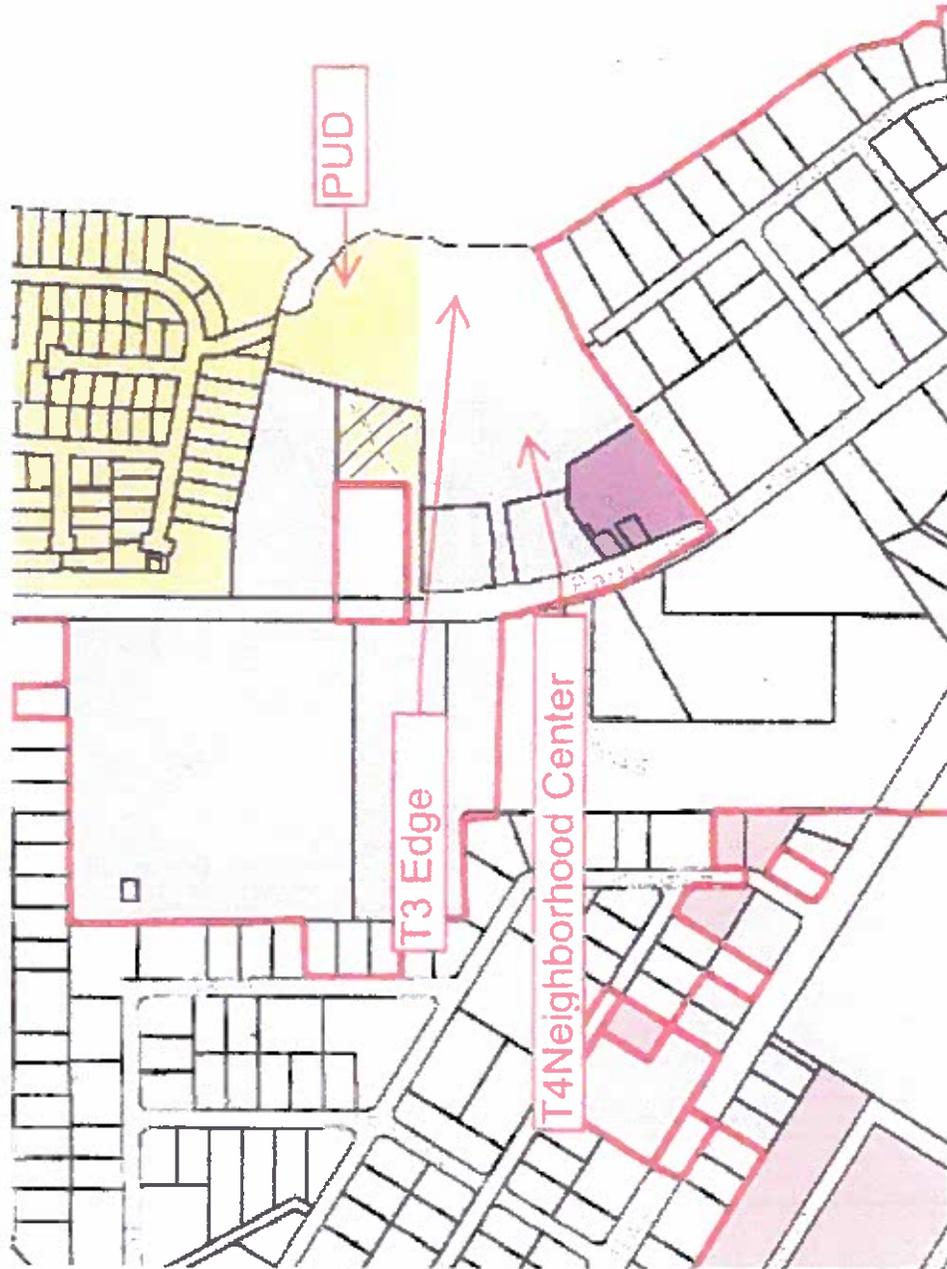
Date: 8/3/16

Owners Name: Herbert Gray

Phone #: 843-521-7397

Signed: [Signature]
Address: 22 Sanson Rd

Email: hggray@greycoinc.com



2011.06.

T4 NC TO T3 - U.S.

PROPOSED ZONING AMENDMENT

Item (8) Addendum

- (8) The current zoning limits the planning or development of any residential use of the waterfront property. The proposed zoning change from T4-NC to T4-UC will provide flexibility in the use of the property for multi-family as well as Retail/Commercial.**

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: August 10, 2016
SUBJECT: Revising Requirements for Gas Station Signage in Highway Commercial Areas

=====

Gregory M. Parker, Incorporated, has submitted an application (attached) to revise the Unified Development Ordinance (UDO) as it pertains to gas station signage in rural locations. The applicant is constructing a new gas station in the City, on the corner of Trask Parkway and Roseida Road, and would like to be permitted to use LED numerals to display the gas prices on the monument signage. This is currently not permitted in the City's ordinance: gas station price numerals are considered changeable copy signs, and all such signs are required to be changed "manually in the field."

To that end, staff would support a revision to Sections 7.3.G.4, "Signs, Nonresidential District Signs," and Section 11.2, "Defined Terms," that reads as shown below, with highlighted text indicating language to be added:

4. Service Station Signs

Gasoline service stations and other establishments selling gasoline shall be permitted additional and/or conditional signs as follows:

- a. One gasoline and/or self-service/full-service sign per pump island. The sign shall have a maximum of 10 square feet in surface area per side, a total aggregate of 20 square feet and shall be secured to each pump island.
- b. Each gasoline pump shall be permitted to display only the brand name or logo of the gasoline and shall not exceed the face of the pump.
- c. The changeable copy signage that displays gasoline prices is permitted to be digital--not changed manually in the field--with the following conditions:
 - i. The parcel on which the signage is located shall be zoned Highway Commercial (HC), and shall be located west of Parris Island Gateway;
 - ii. The ambient light output shall not exceed 0.3 footcandles, as determined by a photometric plan presented at the submission of a sign application; and
 - iii. If a site contains multiple signs with LED numerals, only one sign shall be visible at any given time.

11.2 Defined Terms

Changeable Copy Sign. A sign on which message copy is changed manually in the field, through the utilization of attachable letters, numbers, symbols and other similar characters or changeable pictorial panels. For gas station price numerals, see Section 7.2.G.4.c for further details and exceptions.

PAID
8/3/16 CK

City of Beaufort
Department of Planning & Development Services
1911 Boundary Street
Beaufort, South Carolina 29902
Phone (843) 525-7011 / Fax (843) 986-5606

Application Fee
\$400

Revised - August 2010

APPLICATION FOR UNIFIED DEVELOPMENT ORDINANCE AMENDMENT

OFFICE USE ONLY: Application #: 13644 Date Received: 8/3/16

Applicant: Gregory M. Parker Inc

Phone #: 912-231-1001 Fax #: 912-231-0030

office { E-Mail Address: gparker@parkusa.com

Address: 17 W. McDonough St, Savannah GA
31419

Reference: 3462 Trask Parkway, Beaufort, SC 29906

List sections of Unified Development Ordinance proposed to be changed: _____

I AM writing to request that the city of Beaufort
make a change in their zoning ordinance in rural locations
that would allow for the use of LED Numerals in gas
price signs at convenience stores

Reasons for requesting amendment: most communities across america
have made this accommodation. We live in a world of
digital technology. Today with rapidly changing gas prices
the consumer wins when this is available. we can change
pumps, POS systems & price signs remotely.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by
any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this
application: ___ Yes No

Applicant signature: [Signature] Date: 8/3/16

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 (843) 525-7012
DATE: August 10, 2016
SUBJECT: Status Report on City Council Actions

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Annexation and Rezoning of Property Located at 255 Sea Island Parkway. A public hearing was held at the June 28 City Council meeting. First reading of the ordinances annexing and rezoning the property was held at the June 28 City Council meeting. Second and final reading of the ordinances was held at the July 26 City Council meeting.

Beaufort Development Code. Staff is holding meetings with various stakeholder’s groups to gain additional input into the draft code. An updated version of the code is expected to be released by September 1. Planning Commission review is anticipated later this fall.

Please contact me with any questions on this information.

Thank you.