

A meeting of the Beaufort-Port Royal Metropolitan Planning Commission was held on **September 21, 2015 at 5:30 p.m.** in council chambers of the Beaufort Municipal Complex, 1911 Boundary Street. In attendance were Chairman Joe DeVito and Commissioners James Crower, George Johnston and Tim Rentz, and Town of Port Royal planner Linda Bridges. Robert Semmler and Bill Harris 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

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

Chairman DeVito suggested that commissioners should decide if they want paper *or* electronic packets with meeting materials. If any of them felt that there had been too little time to review the materials for this meeting, which had arrived late, he said commissioners could tell him, and they could table it.

Commissioner Johnston asked the deadline submissions for a meeting. Ms. Bridges said, "I want them a week before the Monday that I send it out to you." She gets material for inclusion in their packets to **Julie Bachety** a week before a meeting. Chairman DeVito said he had asked staff if it was a deadline issue, or what needs to be adjusted to rectify this situation. Ms. Bridges said she doesn't know the other planners' deadlines.

Approval of the minutes for the July 29, 2015 special meeting was tabled because there was not a quorum of members present at this meeting who were present at the July 29 meeting.

Commissioner Rentz made a motion, second by Commissioner Crower, to approve the minutes of the August 17, 2015 meeting. The motion to approve the minutes as submitted passed unanimously.

REVIEW OF PROJECTS FOR THE TOWN OF PORT ROYAL

Town of Port Royal – Annexation

Annex 0.675 acres at Fullwood Lane and Savannah Highway – The property is further identified as District 100, Map 31, Parcel 162.

The applicant is Marand Properties.

Ms. Bridges showed the property on an overhead map. She said there was "a sort of giant traffic circle here." Part of this parcel is a convenience store and gas station. She asked rhetorically if it makes sense to annex it: "Can it provide services to the citizens of the community?"

This annexation is within the growth boundary, and the master plan anticipated its annexation. There is a regional water authority, Ms. Bridges said, which would provide those services. Service delivery upon this property's annexation into the Town of Port Royal "would be transparent." The Burton Fire District delivers emergency services to Port Royal properties in this area, and costs are tracked, so the Town of Port Royal can reimburse the district for its properties that are within Burton's jurisdiction.

Ms. Bridges showed the surrounding parcels that are in the Town of Port Royal and those in the county. Because the Town of Port Royal surrounds them, those parcels are receiving services from the town, which means they'll be easily deliverable to this area if it is annexed.

On the Future Land Use map, this is "an intended growth sector," Ms. Bridges said. She showed where it fell – "just to the lower end of the urban spectrum – in regard to predictability" in the Future Land Use map. Such locations can support substantial mixed use by virtue of their proximity to major roadways and existing or proposed development; "one of the most intense intersections in Northern Beaufort County" is right there, she said.

In unincorporated Beaufort County, this property is zoned C-4 Community Center Mixed Use. T-4 Neighborhood Center Open is the proposed zoning. Ms. Bridges reviewed the allowed uses in this zoning. The adjacent property, which Marand Properties also owns, is a convenience store.

The applicant was unable to attend this meeting, Ms. Bridges said, but he had sent a statement. She read from the third paragraph, which requested that, as the adjacent property owner, the property at 11 Fullwood Lane "be annexed into the Town of Port Royal and rezoned to facilitate the combination of our two contiguous parcels." The statement went on to say that there is no current plan for this area beyond removing a chain link fence and cleaning up the property, Ms. Bridges said. There are no environmental issues. Property owners within 400' of the property were sent letters of notification.

Commissioner Rentz made a motion to recommend approval of the annexation. Commissioner Crower seconded. Commissioner Crower said the GIS might need adjustment, as it looks "much wider". He thinks they included Fullwood Lane; Ms. Bridges agreed. Chairman DeVito said the printed one, which shows the parcel being annexed, shows Fullwood Lane. Ms. Bridges said it "appears as if it's more than what it is on the zoning map," and she demonstrated this to the commission. **The motion passed unanimously.**

Town of Port Royal – Zoning Request

Zone 0.675 acres at Fullwood Lane and Savannah Highway – The property is further identified as District 100, Map 31, Parcel 162. The requested zoning designation is T4 Neighborhood Center - Open.

The applicant is Marand Properties.

Commissioner Crower made a motion to rezone the property to T-4 NC Open; Commissioner Johnston seconded. The motion passed unanimously.

CITY OF BEAUFORT COUNCIL REPORT

Chairman DeVito said a city council vote on changes to “the Grand Tree UDO” and establishment of a reforestation fee is coming up September 22, as is the second reading on the UDO allowing trail-related businesses. He said the first reading was unanimously in favor, and all of the comments by those who spoke on the matter when he attended the September 8 council meeting “were positive.” The first reading of the ordinance zoning four parcels on Simms Street will also be September 22.

Commissioner Johnston said Marand owns the property to the east and west of the one that had just been rezoned and annexed. He asked why this property had been “left hanging like this.” Chairman DeVito said this has happened before: “It originally was part of the larger DOT right-of-way,” and the adjacent property owners have to request that the DOT sell it to them. The DOT doesn’t actively market any of their rights-of-way, Chairman DeVito said. Ms. Bridges said when “the corner property was annexed into the Town of Port Royal, then you skip over this parcel this evening, and skip over . . . what eventually became Fullwood Lane . . . that’s where (Ed) Gay had petitioned years ago, and annexed his property into the town.”

This “was a real parcel of land,” not a right-of-way, Ms. Bridges said. It has a parcel number. She noted that “this reconfiguration” took place before the town was “even out in that vicinity.” The town council does not force annexation on property owners, as a rule. There have been some isolated incidents government-owned properties have been forced into the Town of Port Royal. “Annexation happens by petition,” and a property owner has to want to annex into the town. The percentage is 75/25, Chairman DeVito said, as far as the amount of property that could be added on. Ms. Bridges clarified that it is not by size, as Chairman DeVito was saying: “You have to have 75% of the owners petitioning to come in. “But they very rarely do,” Chairman DeVito said. The two properties that have been annexed that way, Ms. Bridges said, were both government properties: Parris Island and Shell Point Elementary School. A general discussion of how secession from the town could occur.

As an update on the Spanish Moss Trail, Chairman DeVito said, there’s cement from Depot Road to the bridge, but from the bridge to (Highway) 170, there’s no cement. Across 170 to Burton Hill Road is “all cement,” and they have removed an old building

and created a little passive park on the trail. Chairman DeVito said he has no report yet on getting the funding to match the PATH Foundation monies for more trail.

There being no further business to come before the commission, **Commissioner Rentz made a motion to adjourn**, and the meeting was adjourned at 6:00 p.m.