BEAUFORT–PORT ROYAL
METROPOLITAN PLANNING COMMISSION

AMENDED AGENDA

1911 Boundary Street, Beaufort, SC 29902
Phone: 843-525-7011 ~ Fax: 843-986-5606
Monday, March 21, 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 February 22, 2016 Meeting**

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

A. **No Projects.**

V. Review of Projects for Beaufort County:

A. **Beaufort County – Rezoning.** "Lady's Island Rezoning Request/Master Plan Change for Greenheath Planned Unit Development (PUD) at R200 010 000 0022 0000 (off Brickyard Point Road and Fiddler Drive). Owner: Greenheath LLC, Agent: Christopher Inglese, Esq. "

VI. Review Projects for the City of Beaufort:

A. **City of Beaufort – Rezoning.** Rezoning two parcels of property located on Lady's Island from T4-Neighborhood Center, to General Commercial District. The properties are located at 19 Sam's Point Way and 169 Sea Island Parkway, and are identified as District 200, Tax Map 15, Parcels 592 and 606 respectively. Applicant: Andrews Engineering.

B. **City of Beaufort – Rezoning.** Rezoning a parcel of property located at 1402 Washington Street, identified as District 120, Tax Map 4, Parcel 342. The existing zoning is General Commercial District. The proposed zoning is General Residential District. Applicant: City of Beaufort

C. **City of Beaufort – Rezoning.** Rezoning three parcels of property located at 1009 Congress Street, identified as R120 Tax Map 4, Parcels 77, 78, and 79. The existing zoning is General Residential District. The proposed zoning is General Commercial District. Applicant: Marty Miley, Bridges Preparatory School.

D. **City of Beaufort – Rezoning.** Rezoning three parcels of property located on Port Royal Island, from C5 Regional Center Mixed-Use, to Highway Commercial District. The properties are located at 2811 Boundary Street, and are identified as District 100, Tax Map 26, Parcel 146A, and District 100, Tax Map 26A, Parcels 257 and 292. Applicant: Milt Rhodes, The Arden Group

E. **City of Beaufort – UDO Amendment.** Revising Section 5.3.D.7 of the Unified Development Ordinance, "Specific Use Standards; Commercial Uses; Car Washes," to revise the conditions for car washes in the General Commercial District. Applicant: Martie Murphy, Tidal Wave

F. **City of Beaufort – UDO Amendment.** Revising Sections 5.3.D and 11.2 of the Unified Development Ordinance, to revise the definition of short term rental, and to stipulate that short term rental of a bedroom within a dwelling unit is permitted as a conditional use. Applicant: City of Beaufort

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 **January 11, 2016 at 5:30 p.m.** in council chambers of the Beaufort Municipal Complex, 1911 Boundary Street. In attendance were Chairman Joe DeVito and Commissioners James Crower, Bill Harris, Robert Semmler, and Tim Rentz, and Town of Port Royal planner Linda Bridges. Commissioner George Johnston 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 Harris made a motion, seconded by Commissioner Crower, to approve the minutes of the November 16, 2015. Commissioner Semmler and Commissioner Rentz abstained from voting because they were not present at the meeting. **The motion to approve the minutes passed 3-0.**

REVIEW OF PROJECTS FOR THE TOWN OF PORT ROYAL

Town of Port Royal – Text Amendment

Amend The Port Royal Code, Article 4, Section 4.3.60, "Uses Customarily Accessory to Both Residential and Non- Residential Facilities," adding 7. "Domestic Fowl"

Ms. Bridges said this section of the ordinance is being moved from the "Animal" section to the Port Royal zoning code. The text itself is unchanged from what was adopted several years ago. The reason for this change, she said, is an effort by the town, the county and other jurisdictions in Beaufort County to have compatible animal regulations (e.g., dogs and cats). There's a chapter in the general code of ordinances, but the Town of Port Royal wants to use Beaufort County Animal Control as their animal control provider, Ms. Bridges said. Beaufort County Animal Control feels it has the capacity. The county has adopted an animal control ordinance, and to sign a memorandum of understanding and use Beaufort County Animal Control, the town wants to have the same regulations as the county. Hilton Head has already had first reading on the same ordinance. Some jurisdictions have some idiosyncrasies: the Town of Port Royal's is about chickens, as is Bluffton's.

Ms. Bridges said the town has three "unique things" – chicken regulations, dog leashing, and owners needing to pick up pet waste – that will all be outside the animal ordinance it is adopting. The chicken regulations will go in Chapter 4, she said. Chickens can't be had on a lot without a house or business. Some schools and day care centers have chickens as part of a learning unit, so they want to allow them at non-residences. Ms.

Bridges said the town has had no problems with enforcement, so they want to keep the chicken provision, but move it into the zoning code.

Commissioner Semmler described a scenario in which the language of the provision could allow an owner to potentially have many chickens legally. Ms. Bridges said the conditions give control over how far apart the coops need to be, though an owner with a very big piece of property could have a good number of chickens. She said they don't want to change the language to a number of chickens allowable per "dwelling unit" because of the schools' and day cares' chicken projects. Chairman DeVito said "in the spirit of 'If it's not broken, don't fix it,'" they will defer this concern until later, if it appears to be a problem.

Commissioner Crower asked which ordinances the town must match to the county's. Ms. Bridges said much of it is about the code of ordinances' Chapter 3, which is set up to regulate criminal activities – animal fighting and exotic pets, for example – and determine unsafe conditions for animals, whether an animal is dangerous, etc. The Town of Port Royal's ordinance will be the same as the county's, but the town will pursue anyone in violation of those three things that differ from the county's, she explained. **Commissioner Semmler made a motion to recommend acceptance of "this fowl amendment," seconded by Commissioner Harris. The motion passed unanimously.**

Chairman DeVito said **Libby Anderson** had said on February 9, city council would have second reading on the annexation and Highway Commercial rezoning on Sea Island Parkway, which has been receiving a lot of public attention.

Commissioner Harris said **Terry Murray** had expressed to him that she was thankful that the Metropolitan Planning Commission listened to people who appeared before it, and made good judgments based on what they heard, rather than "just (coming) in with their minds made up."

On the Spanish Moss Trail, Chairman DeVito said the Highway 170 pedestrian crossing is being poured, going back to the bridge, then that section will be completed. Sector 7 is progressing, he said. In January or February, there is a funding possibility in the works to allow them to move forward.

Chairman DeVito said he has been appointed to the County Transportation Tax Commission, which meets four times a year. He can serve on both it and the Metropolitan Planning Commission, but this is his and Commissioner Crower's last year on the commission. Chairman DeVito said he and Commissioner Semmler "changed chairmanships" of the Northern Regional Planning Commission this month.

Boundary Street work has officially started, Chairman DeVito said, and buildings are

coming down. The water authority is planning its first major shut down to accommodate the road.

McDonald's in Port Royal had two fires in two weeks, Chairman DeVito said. They will be back up and running this week, Ms. Bridges said.

There being no further business to come before the commission, the meeting was adjourned at 5:47 p.m.

DRAFT

MEMORANDUM

TO: Beaufort/Town of Port Royal Metropolitan Planning Commission

FROM: Anthony Criscitiello, Planning Director

DATE: March 21, 2016

SUBJECT: Lady's Island Rezoning Request/Master Plan Change for Greenheath Planned Unit Development (PUD)

A. BACKGROUND:

Case No.	ZMA-2016-03
Applicant:	Hanover Park, LLC; Christopher Inglese, Agent for Owner
Property Location:	Located on Lady's Island directly west of Coosaw 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
Proposed Zoning District:	Planned Unit Development – Master Plan Change

B. SUMMARY OF REQUEST:

Summary of Master Plan Revision: The applicant is proposing to amend the Greenheath PUD to reconfigure the master plan to accommodate 24 single-family lots (each approximately 15,000 square feet) to face Fiddler Drive. The approved master plan has a 30 foot wide buffer where the PUD adjoins Fiddler Drive with the lots facing an internal street. Three street connections between the PUD and Fiddler Drive are on the approved master plan (see attached plan). The following is a summary of the proposed changes to the master plan:

- Reconfiguring 24 single-family lots on individual septic systems to face Fiddler Drive;
- Providing an additional row of lots behind the lots facing Fiddler Drive that will result in a reduction of the size of The Heath, a large open space within the PUD.
- Replacing 43 townhome lots with single-family lots.

- Reducing the total acreage of open space from 23.04 acres to 15.94 acres (see summary below).

The total number of dwelling units (313) and commercial square footage (25,000 sf) will remain unchanged.

History of Greenheath PUD: 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). When the Zoning and Development Standards Ordinance (ZDSO) was adopted, PUDs that had less than 50% of their lots platted were slated to sunset on January 1, 2010. The Greenheath PUD received an extension from County Council in 2010 that extends the PUD to 2020.

Compatibility of Lot Sizes on Fiddler Drive: The existing lots along Fiddler Drive range in size from approximately 26,000 square feet to 43,560 square feet in size. The proposed lots from the revised master plan are just over half the size of the existing lots ranging from 15,000 to 15,400 square feet.

Summary of Open Space Reduction: The existing master plan has 23.04 acres of open space making up 23.7% of the site area. The proposed revisions result in a net loss of 7.1 acres of open space resulting in a total of 15.94 acres, or 16.2% of the site area. By comparison, the surrounding LICP zoning district requires a minimum of 20% open space. The following is a summary of the proposed open space reductions:

- Removal of 1.7 acres of open space that were the buffers along Fiddler Drive.
- A new tier of lots between the lots that face Fiddler Drive and The Heath, a large open space within the PUD.
- A reduction in the size of The Heath from 10.8 acres to 6.7 acres – a net loss of 4.1 acres.
- The removal of a 1.3 acre park on the western side of the PUD.

C. <u>ANALYSIS</u>: 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 overall density; mix of uses; and pedestrian character of the Greenheath PUD are supported by the neighborhood/mixed-use future land use designation. However, the Greenheath PUD is located within the Community Preservation special land use designation. The proposed revisions to the Greenheath PUD master plan conflict with two Community Preservation Development Guidelines. The first is that new development should infill around and between existing homes with a similar density and character. The existing lots on Fiddler Drive are on average 70% to 100% larger than the proposed lots that would be created as part of the PUD revision. The other development guideline is that greenway buffers should be maintained between existing communities and new development that may occur around the community preservation areas. The

proposed revisions to the Greenheath PUD remove a 30 foot buffer located on Fiddler Drive.

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 applicant has stated that the proposed revisions are responding to changes in market conditions that have rendered the original sizes and configurations of lots in the PUD unmarketable. Given that there has been no development activity in this PUD, this reasoning is valid; however, after nearly 20 years, it is arguable that the entire PUD concept needs to be re-evaluated for its market feasibility. The applicant should not take a piecemeal approach to redesigning this development to respond to current market 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.***

   See item 1 above.

6. ***Would not adversely impact nearby lands.***

   The proposed PUD revision would result in 24 lots fronting Fiddler Drive that are on average at least 60% smaller than the existing lots. In addition, since the original adoption of the Greenheath PUD in 1997, the residents and property owners on Fiddler Drive have anticipated a 30-foot wide natural buffer to remain across the street from their homes. This PUD revision would greatly impact these residents.

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 PUD Revision would result in a 30% reduction in the amount of open space from 23.7% to 16.2% of the total site area. For comparison, the surrounding Lady's Island Community Preservation district requires 20% open space. The revision would also permit 24 lots on individual septic systems instead of connecting to public sewer as approved in the original PUD.

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 PUD revision does not result in any change in the total number of dwelling units or commercial square footage.

D. STAFF RECOMMENDATION:

Staff does not recommend approval of the proposed Greenheath PUD master plan revisions for the following reasons:

1. The proposed revision would have an adverse impact on the residents of Fiddler Drive. The Community Preservation land use designation calls for infill development to be of a similar density and character as the surrounding uses. It also calls for buffers to be maintained between existing development and new communities. The existing master plan meets these requirements by providing a 30 foot buffer along Fiddler Drive. In addition, the proposed lot sizes along Fiddler Drive in the revised master plan are on average at least 60% smaller than the existing lots.

2. The proposed revision results in a reduction of open space from 23.04 acres to 16.94 acres.

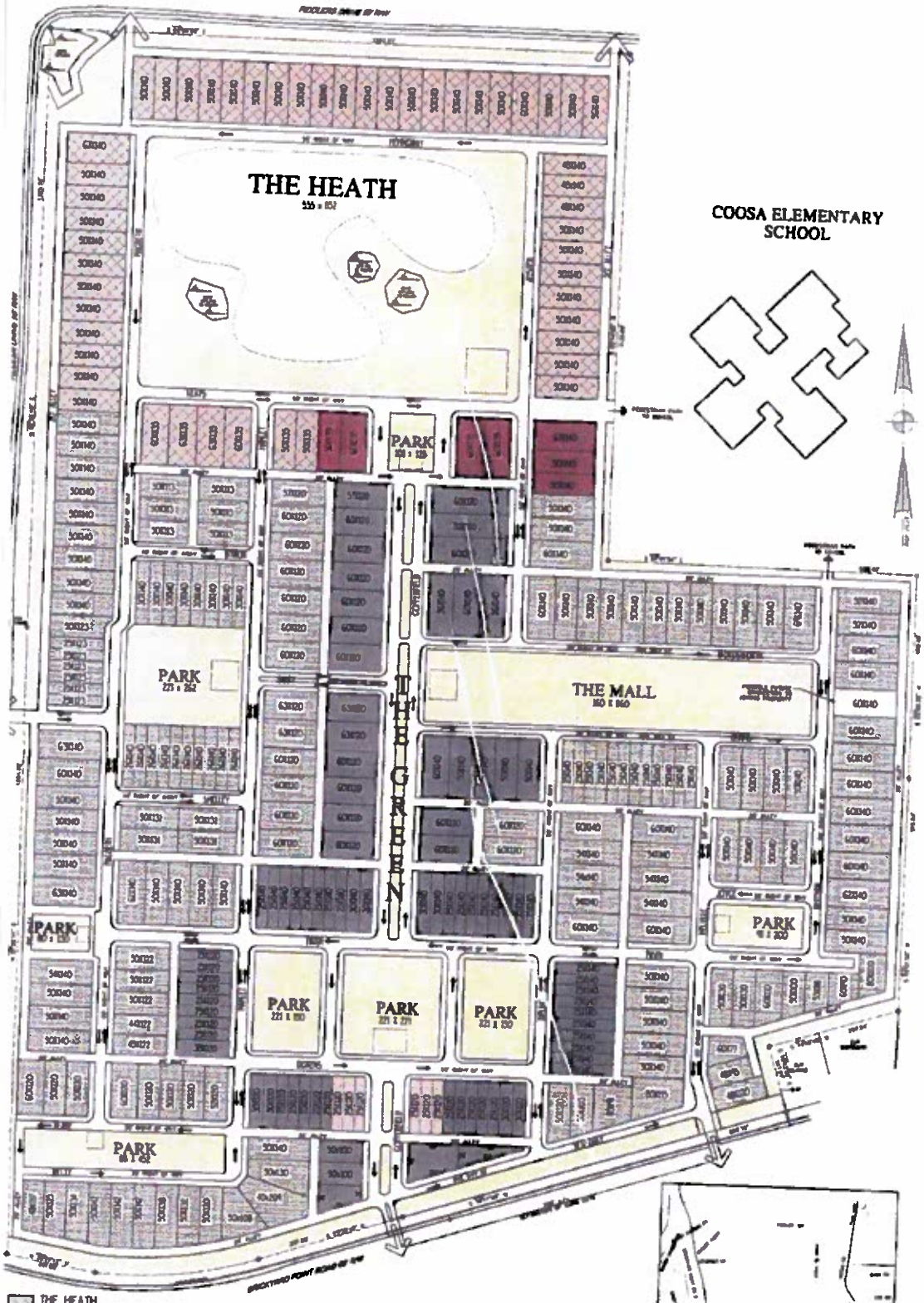
3. The Greenheath PUD was approved to be connected to public water and sewer. The proposed lots along Fiddler Drive are designed for individual septic systems, which is not an improvement over the original plan.

E. LADY'S ISLAND COMMUNITY PRESERVATION COMMITTEE MEETING:

On January 11, 2016, the proposed revisions to the Greenheath Master Plan were reviewed by the Lady's Island Community Preservation Committee. The revisions were approved by the Committee 4 to 1.

F. ATTACHMENTS:

- Existing and Proposed Master Plans
- Application



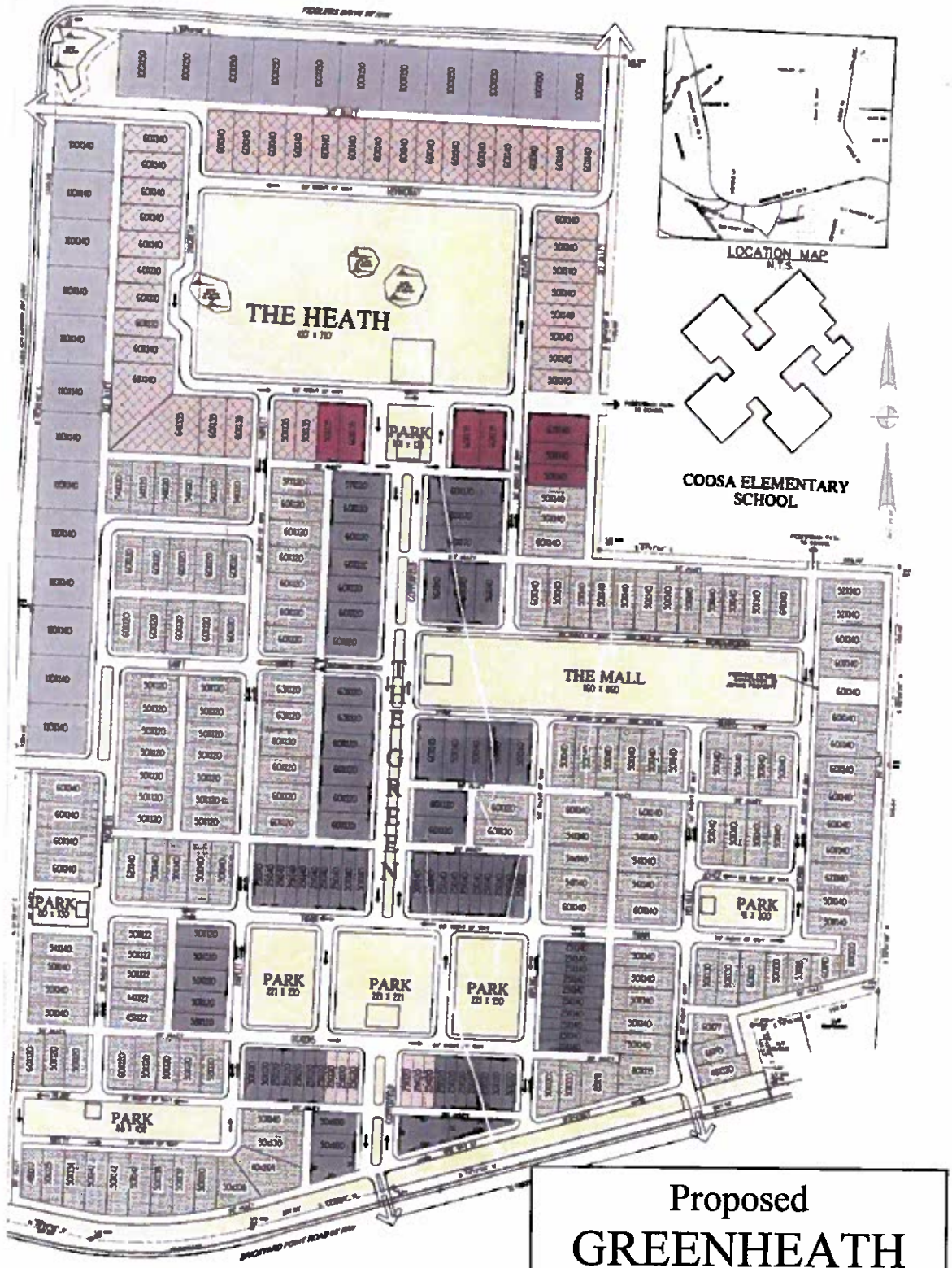
THE HEATH
VILLAGE GENERAL
THE GREEN
COMMERCIAL ONLY
COMMUNITY COMMERCIAL
POSSIBLE CIVIC SITES

DWELLING UNITS: 313
COMMERCIAL: 25,000 sq. ft.
TOTAL ACREAGE: 98.35

Existing
GREENHEATH
Master Plan

LOCATION MAP
N.T.S.

ALLISON RAMSEY
ARCHITECTS



Proposed
GREENHEATH
Master Plan

- THE HEATH
- VILLAGE GENERAL
- THE GREEN
- COMMERCIAL ONLY
- COMMUNITY COMMERCIAL
- POSSIBLE CIVIC SITES
- COOSAW COTTAGES - 24 LOTS

ARA
ALLISON RAMSEY
Architects Inc. creating sustainable timeless design
1003 Charles St.
Beaufort SC. 29902
(843) 986-0559
www.allisonramseyarchitect.com

EXHIBIT A-2
SCALE: 1" = 100'

DWELLING UNITS: 313
COMMERCIAL: 25,000 sq. ft.
TOTAL ACREAGE: 98.35

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: 200, 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
   ( ) T4HC Hamlet Center
   ( ) T4HCO Hamlet Center
   ( ) T4VC Village Center
   ( ) T3N Neighborhood
   ( ) T3HN Hamlet Neighborhood
   ( ) T3E Edge
   ( ) T2RC Rural Center
   ( ) T2RN Rural Neighborhood
   ( ) T2RNO Rural Neighborhood Open
   ( ) T2R Rural
   ( ) T1 Natural Preserve
   ( ) Community Preservation (specify)
   ( ) C3 Neighborhood Mixed Use
   ( ) C4 Community Center Mixed Use
   ( ) C5 Regional Center Mixed Use
   ( ) S1 Industrial
   (✓) Planned Unit Development/PUD (name) Greenhorth

4. What new zoning do you propose for this property? Amend existing Master Plan
   (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
   ( ) BC-AO Airport Overlay District/Beaufort County
   ( ) CPO Cultural Protection
   ( ) CFV Commercial Fishing Village
   ( ) MD Military Overlay District
   ( ) RQ River Quality Overlay District
   ( ) TDR Transfer of Development Rights

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)

9. Explanation (continue on separate sheet if needed): See Attached

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.

Authorized Agent for Owner 1/22/2016

Signature of Owner (see Item 5 on page 1 of 1) Date

Printed Name: Chris Inglese Telephone Number: 843-521-4222

Address: David L. Tedder, P.A. 604-A Bladen St. 29902

Email: chris@ingleseandassociates.com

Agent (Name/Address/Phone/email): David L. Tedder, P.A. see above.
susan@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
JAN 29 2016
PLANNING

Date Posting Notice Issued:

Application Fee Amount Received: $1,717.00 on 1/21/16
$250.00 on 12/17/15

Receipt No. for Application Fee:
$1,967 Total

ZMA 16

FILE NO: 2015- // Initiated by: STAFF / OWNER
(Circle One)

Narrative of amendments to Greenheath PUD:

Original PUD had 313 dwelling units and 25000 sq. ft. of commercial

Proposed PUD has 313 dwelling units and 25000 sq. ft. of commercial

The following amendments are included in the proposed changes to the Greenheath Master Plan:

- Lots along fiddlers drive were increased to 100' x 150' and 110' x 140'.

- An additional row of lots were added internally to the subdivision (with an alley behind them) that will face the Heath (the heath was reduced in size...but it was huge!) we haven't lost anything from the stand point of public space...it is still huge!!! The interior lots around the heath were originally 50' wide but with the redo we actually made the new lots 60' wide.

- The number of access points to fiddlers drive has not changed. We had 3....we still have 3....but one of them was relocated to the opposite side of the wetland (on the better side of the curve actually...safer.)

I made some other internal changes to improve the overall neighborhood.

- There was a small park that had 22 townhome units fronting it. That park was eliminated and revised to be a continuation of the single family lots.

- There were 9 townhome lots on Hamlet street off the Green...they were revised to be 5 single family lots.

- 30' buffer was removed from Fiddlers Drive

- There were 12 townhome units on the mall. They were revised to be 6 single family lots.

LAW OFFICE OF
David L. Tedder, P.A.

604-A Bladen St., Beaufort, South Carolina 29902
Mailing Address: P.O. Box 1282, Beaufort, South Carolina 29901-1282

Telephone
(843) 521-4222

David L. Tedder, Esq.
dave@tedderlawoffice.com

Fax Number
(843) 521-0082

MEMORANDUM

Date: January 22, 2016

To: Mr. Robert Merchant, Beaufort County Planning Division

From: Christopher S. Inglese for David L. Tedder, P.A.

Re: Greenheath Amendments to PUD

Thank you for your letter dated December 23, 2015 providing information on how to complete the above referenced application. We have made some adjustments to the original application and thus are seeking only an amendment to the existing PUD and we are not seeking to remove and rezone nine (9) acres as previously discussed.

This memorandum is intended to supplement the application with maps (previously submitted) as well as provide an explanation of the justification for the requested zoning amendment per Section 7.3.40.C of the Community Development Code (CDC). This memorandum is intended to address the applicable portion of the CDC. I have provided the text of Section 7.3.40.C below with our replies provided in **bold** print.

Section 7.3.40.C. Zone Map Amendment Review Standards. The advisability of an amendment to the Official Zoning Map is a matter committed to the legislative discretion of the County Council and is not controlled by any one factor. In determining whether to adopt or deny a proposed Zone Map Amendment, the County Council shall weigh the relevance of and consider whether and the extent to which the proposed amendment:

1. Is consistent with and furthers the goals, and policies of the Comprehensive Plan and the purposes of this Development Code. In areas of new development, a finding of consistency with the Comprehensive Plan shall be considered to meet the standards below, unless compelling evidence demonstrates the proposed amendment would threaten the public health, safety, and welfare if the land subject to the amendment is classified to be consistent with the Comprehensive Plan;
    a. **Response: The requested zoning amendment is consistent with and furthers the goals, and policies of the Comprehensive Plan and the purposes of this Development Code. The requested zoning amendment provides for amending approximately a nine (9) acres portion of an existing PUD to provide for larger lot sizes along the perimeter of the Master Plan along Fiddler Drive. The overall density of the Master Plan remains 313 total dwelling units. Interior lots are adjusted to maintain the same density. The requested PUD amendment would allow for the subdivision of 24 lots within the Growth Management Area on Lady's Island as shown in Chapter 4 of the County's Comprehensive Plan and Map 4-5 showing growth boundaries for northern Beaufort County. The requested zoning amendment provides lots that are consistent with the surrounding suburban character in size and shape. The proposed zoning amendment is consistent with the principal stated in Chapter 4 of the Comprehensive Plan that the area inside of the growth boundary "is envisioned as future areas of urban and suburban development...."**
2. Is not in conflict with any provision of this Development Code, or the Code of Ordinances;
    a. **Response: The proposed amendment does not conflict with the CDC or the Code of Ordinances. The proposed amendment provides for required minimum lot size, minimum frontage, and adequate spacing to meet setbacks and septic requirements.**
3. Addresses a demonstrated community need;
    a. **Response: Housing and economic development are two demonstrated community needs met by the requested zoning amendment.**

4. Is required by changed conditions;
    a. **Response: The requested zoning amendment is required by the changed conditions in the marketplace. The original PUD is an aggressive land use plan with extraordinary density relative to the surrounding area. Market conditions do not support the development of the PUD as originally envisioned. The proposed amendment provides for development of a small portion of the PUD which is supported by existing market conditions that are different than market conditions at the time of the creation of the original PUD.**
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;
    a. **Response: The proposed zoning amendment is more compatible with surrounding land uses because the lot sizes are similar to the existing developed lots in the area. The requested zoning amendment would adjust nine (9) acres along the perimeter of Greenheath PUD to be developed much like the existing developed lots, which is compatible with the surrounding zonings, and land uses.**
6. Would not adversely impact nearby lands;
    a. **Response: The proposed zoning amendment would enhance the surrounding area by providing for the development of twenty-four (24) lots that are consistent in size and shape as the surrounding suburban character.**
7. Would result in a logical and orderly development pattern;
    a. **Response: The proposed zoning amendment would be more logical than the existing PUD because it provides for a consistent streetscape that conforms to the existing streetscape of the surrounding properties.**
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;

a. **Response: The single family detached residential use of the property will have no adverse impacts on the natural environment and is among the least intense land uses allowed under the CDC.**

9. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).

    a. **Response: The proposed PUD amendment does provide development adequately served by public facilities. There are existing streets and nearby water facilities. The applicant has provided for preliminary arrangements for stormwater management. There is a nearby school. The fire department plans to build a firehouse nearby. The lots are of sufficient size to handle septic tank requirements.**

CONCLUSION

In conclusion, the requested zoning amendment is an improvement of the existing zoning regulations because it provides for development of nine (9) acres that will be more consistent than what is currently allowed. The proposed suburban style lots are greater than 1/3 of an acre each or approximately 15,400 square feet. The proposed zoning amendment provides for a density approximately one half (1/2) that of the current PUD zoning along the perimeter along Fiddler Drive. Furthermore, the suburban style lots are more consistent with the existing land use patterns of the developed lots across the street.

LAW OFFICE OF
David L. Tedder, P.A.

604-A Bladen St., Beaufort, South Carolina 29902
Mailing Address: P.O. Box 1282, Beaufort, South Carolina 29901-1282

Telephone
(843) 521-4222

David L. Tedder, Esq.
dave@tedderlawoffice.com

Fax Number
(843) 521-0082

RECEIVED
FEB 10 2016
PLANNING DIVISION

MEMORANDUM

Date: February 10, 2016

To: Mr. Anthony Criscitiello, Beaufort County Planning Division

From: Christopher S. Inglese for David L. Tedder, P.A. CSI.

Re: Greenheath PUD Amendment/February 2, 2016 letter from Planning Department

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Thank you for your letter dated February 2, 2016 providing information on how to complete the above referenced application. My understanding from your letter is that I need to supplement the application with:

1. Calculations of the change in open space, including buffers resulting from the proposed amendments;
2. Address stormwater resulting from the proposed amendments; and
3. Provide development standards for Coosaw Cottages lots.

The current Greenheath Master Plan provides for a minimum of 23.04 acres of open space, including buffers or 23% of the total acreage. The proposed amendments provide for a minimum of 18.59 acres of open space, including buffers or a minimum of 18.28% of the total acreage.

Stormwater will be handled through acceptable BMPs in the current Community Development Code. The developer has consulted with stormwater engineering firm Ward Edwards Engineering and we do not anticipate any problems meeting or exceeding stormwater

management standards. We anticipate providing a drainage easement along the back of the Coosaw Cottages in the form of a subtle swale that will empty into the same place provided in the original stormwater plan. See attached a marked up Exhibit G provided as a potential for managing stormwater specifically for the Coosaw Cottages.

Development standards for Coosaw Cottages will meet existing development standards applicable for "all neighborhoods" within the PUD. We can add a line to the statement on p.14 that "Each neighborhood, *except Coosaw Cottages*, is subject to specific standards, as follows." The result is that Coosaw Cottages will be subject to the lot size, lot width, setback and height standards outlined on pp. 13 and 14.

In conclusion, this should address the remaining items for completeness. Please contact me anytime should there be any questions or concerns.

PROPOSED STORM-DRAIANGE TREATMENT TO BE HANDLED IN ONSITE (24 LOTS) INTER-CONNECTED SWALE BMP WITHIN A REAR PROPERTY EASEMENT. OUTFALL TO REMAIN AS EXISTING 24"RCP PER ORIGINAL PUD (TYPICAL)

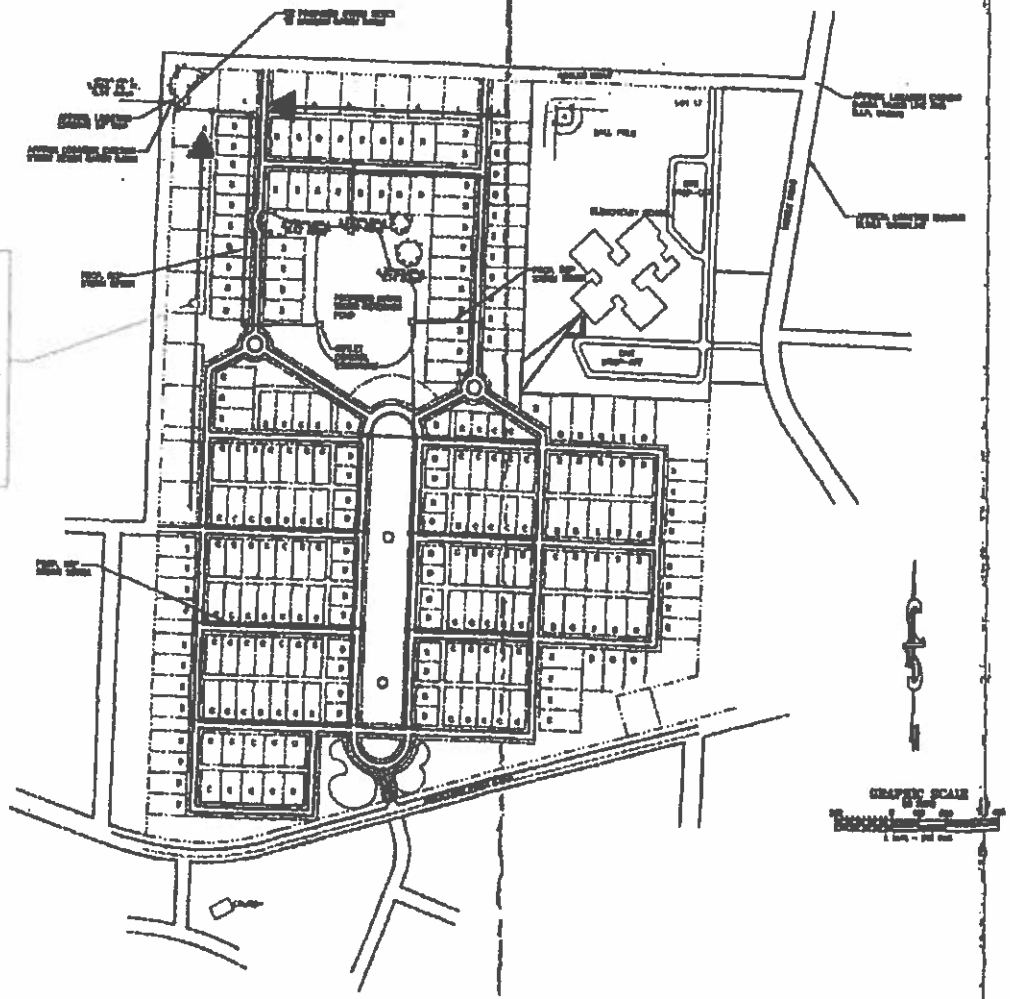


EXHIBIT G

COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION
Multi-Government Center • 100 Ribaut Road, Room 115
Post Office Drawer 1228, Beaufort SC 29901-1228
Phone: (843) 255-2140 • FAX: (843) 255-9432

February 2, 2016

RE: Greenheath PUD Amendment

Mr. Inglese:

Your application for an amendment to the Greenheath PUD on Lady's Island was received by the Beaufort County Planning Department on January 29, 2016. Your application has been reviewed for completeness, and the following items were found to be deficient:

- Please calculate the amount of open space, including buffers, before and after the master plan changes, and submit an amended Land Use Summary Chart (pg. 21 of PUD document).
- Under item #9 in the narrative, please explain the statement, "The applicant has provided for preliminary arrangements for stormwater management." The PUD includes a conceptual drainage plan (Exhibit G). How will stormwater be addressed for the Coosaw Cottage lots?
- Please provide development standards for the Coosaw Cottage lots, e.g. minimum lot size, minimum lot width, setbacks, building height (refer to pp. 14-16 of PUD document).

Your PUD application will be processed once we receive the item(s) listed above. During the review of this application, staff may have questions about and/or ask for clarification of the material submitted. If you have any questions, please let me know.

Sincerely,

Tony Criscitiello

Anthony Criscitiello
Planning Director

PROPERTY OWNERS NOTIFIED OF A LADY'S ISLAND MASTER PLAN AMENDMENT for Greenheath Planned Unit Development (PUD)

(R200 010 000 0022 0000, 98.35 acres, south and east of Fiddler Road and north of Brickyard Point Road E.)

PIN	Owner	Mailing Address	City	State	ZIP
R200 10 76	ACKERMAN JEFFERSON P / KIMBROUGH Z	5 AUDUBON ROAD	BEAUFORT	SC	29907
R200 10A 123	AMELLY ALFREDO / JOMARIS	42 MIDDLE ROAD	BEAUFORT	SC	29907
R200 10A 143	AMELY ERIC J SR MARISEL	34 MIDDLE ROAD	BEAUFORT	SC	29907
R200 10E 87	ANDREAS LINDSEY L	16 FIDDLER DRIVE	LADYS ISLAND	SC	29907
R200 10 38A	ARAND DONNA WHITE	53 FIDDLER DRIVE	BEAUFORT	SC	29907
R200 10 38D	BALE BRYAN	POST OFFICE BOX 1143	BEAUFORT	SC	29901
R200 10E 98	BANK LAWRENCE / GLENDA J	38 FIDDLER DRIVE	BEAUFORT	SC	29907
R200 10 324	BEAUFORT COUNTY SCHOOL DIST	POST OFFICE DRAWER 309	BEAUFORT	SC	29901-0309
R200 10 335	BEAUFORT-JASPER WATER & SEWER AUTHOR	6 SNAKE ROAD	OKATIE	SC	29909
R200 10E 63	BOSLEY JEFF E / KATHERYN L	41 SEA GULL DRIVE	BEAUFORT	SC	29907
R200 10E 60	CANADAY CHRIS K STACEY P	55 MILLER DRIVE EAST	BEAUFORT	SC	29907-2636
R200 10E 94	CARRICK MATTHEW R BRENDA E	30 FIDDLER DRIVE	BEAUFORT	SC	29907
R200 10 37I	CARRINGTON ETHEL P ETAL	156 BRICKYARD PT. 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 90	CONFARE ROBERT P CARRIE J	22 FIDDLER DRIVE	BEAUFORT	SC	29907
R200 10 168	COOK MARIAN A	16 WILDWOOD LANE	BEAUFORT	SC	29907
R200 10 40	COUNTRY CLUB BLUFF LAKE ASSOCIATION	POST OFFICE BOX 2221	BEAUFORT	SC	29901
R200 10 40E	CROWTHER CARROLL L TRUSTEE (CARROLL	18 OLD FERRY COVE	BEAUFORT	SC	29907
R200 10E 58	DAVIS JACKSON C	3 CROAKER LANE	BEAUFORT	SC	29907
R200 10A 124	DEAL RANDY L ROSE M	38 MIDDLE ROAD	BEAUFORT	SC	29907
R200 10 160	EDMONDS MICHAEL P KAREN M	4 WILDWOOD LANE	LADYS IS	SC	29907-9335
R200 10E 71	FEARN BARBARA J	17 SEA GULL DRIVE	BEAUFORT	SC	29907
R200 10E 93	FOSTER KENNETH A / LYNDA S	28 FIDDLER DRIVE	BEAUFORT	SC	29907
R200 10E 104	FUNK RODNEY A	105 WEST WIND DRIVE LAKE REDWING PLANTATION	NEWMAN	GA	30263-6637
R200 10 303	GOERTZ WILMA L	164 BRICKYARD POINT ROAD SOUTH	BEAUFORT	SC	29907-9804
R200 10 36A & 458	GRACE GENE W	509 NORTH STREET	BEAUFORT	SC	29902
R200 10 21C	GRAVES MICHAEL EDWARD / WILLIAMS GEORGE STEPHEN	77 TUSCARORA AVENUE	BEAUFORT	SC	29907
R200 10E 107	GRICE JOSEPH MICHELLE ET AL	182 BRICKYARD POINT ROAD	BEAUFORT	SC	29907
R200 10 38E	HAMILTON K PAIGE	2244 PALMWOOD DRIVE UNIT B	DUNEDIN	FL	34698
R200 10 161	HAMM WILLIAM E Jr / CHERYL JEAN	6 WILDWOOD LANE	BEAUFORT	SC	29907
R200 10 22	HANOVER PARK LLC	POST OFFICE BOX 1256	BEAUFORT	SC	29901
R200 10 38I	HARDEE MARY G TYLER	7 STEVENS LANE	BEAUFORT	SC	29907-9339
R200 10 326	HARLIN CLAYTON T Jr / ASHLEY J	14 WILDWOOD LANE	BEAUFORT	SC	29907
R200 10 22D	HARRELL RYAN J	54 BRICKYARD POINT ROAD SOUTH	BEAUFORT	SC	29907
R200 10 304	HASKELL CHRISTOPHER F	160 BRICKYARD POINT ROAD SOUTH	BEAUFORT	SC	29907

PROPERTY OWNERS NOTIFIED OF A LADY'S ISLAND MASTER PLAN AMENDMENT for Greenheath Planned Unit Development (PUD)

(R200 010 000 0022 0000, 98.35 acres, south and east of Fiddler Road and north of Brickyard Point Road E.)

PIN	Owner	Mailing Address	City	State	ZIP
R200 10E 96	HAYDEN JAMES D	34 FIDDLER DRIVE	BEAUFORT	SC	29907
R200 10E 73	HEFT STEPHEN M / CATHERINE	11866 ISLAND LAKES LANE	BOCA RATON	FL	33498
R200 10 69	HETRICK JOHN RICHARD RUTH ANN	20 OLD FERRY COVE	BEAUFORT	SC	29907
R200 10E 84	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 21K	HUGHES EMILY	55 MIDDLE ROAD	BEAUFORT	SC	29907
R200 10E 88	HYATT FRED KATHLEEN	27 SEA GULL DRIVE	BEAUFORT	SC	29907
R200 10A 144	JACKSON ELIZABETH ANNE	24 DOE DRIVE	BEAUFORT	SC	29907
R200 10 71	JANKE JIMMIE E BETTY D	4 AUDUBON ROAD	BEAUFORT	SC	29907
R200 10E 67	JOHNSON G DENISE	29 SEA GULL DRIVE	BEAUFORT	SC	29907
R200 10 38C	JUDSON LINDA C / RAINO FRANCIS NICOLE	156 BRICKYARD POINT ROAD SOUTH	BEAUFORT	SC	29907
R200 10E 100	KAMPPI JAMES J VICTORIA A	42 FIDDLER DRIVE	BEAUFORT	SC	29907
R200 10E 65	KIMBLE KENNETH E TONI K	33 SEA GULL DRIVE	BEAUFORT	SC	29907
R200 10E 102	KREBS JOSEPH P SHELLEY R	46 FIDDLER DRIVE	BEAUFORT	SC	29907
R200 10 159	KUHN H FRED SR EMMA JEAN	POST OFFICE BOX 432	BEAUFORT	SC	29907-0432
R200 10 39	LADY'S ISLAND BAPTIST CHURCH	POST OFFICE BOX 284	BEAUFORT	SC	29901
R200 10 267	LADY'S ISLAND FIRE DISTRICT ST HELEN	237 SEA ISLAND PARKWAY	BEAUFORT	SC	29907-1535
R200 10D 143	LADY'S ISLAND LLC	139 FRANCIS MARION CIRCLE	BEAUFORT	SC	29907
R200 10 167	LASHLEY EUGENE K	21 FLYCATCHER LANE	BEAUFORT	SC	29907
R200 10 21F	LASHLEY GREGORY A DORIS M	55 BRICKYARD POINT ROAD SOUTH	BEAUFORT	SC	29907
R200 10E 61	LAVIGNE BENOIT SALLY SUE SOLLIDAY J	47 SEA GULL DRIVE	BEAUFORT	SC	29907
R200 10 155	LEON DONNATO / ANTIONETTE D	17 WILDWOOD LANE	BEAUFORT	SC	29907
R200 10 22A	MADERA KATTY MABELL	71 BRICKYARD POINT ROAD SOUTH	BEAUFORT	SC	29907
R200 10 66	MAJANOJA LP	10 OLD FERRY COVE	BEAUFORT	SC	29902
R200 10 38J	MARLOWE FAMILY LIVING TRUST	305 MARLOWE LANE	LYMAN	SC	29365
R200 10 360	MARTIN JOHN W III MARY J	10 OLD FERRY COVE	BEAUFORT	SC	29902
R200 10 36I	MARTIN MARY JANE M	10 OLD FERRY COVE	BEAUFORT	SC	29907
R200 10E 86	MARTIN TONYA R	14 FIDDLER DRIVE	BEAUFORT	SC	29907
R200 10E 106	MCGARRY MARK THOMAS ROBIN D	170 BRICKYARD POINT ROAD SOUTH	BEAUFORT	SC	29907
R200 10 40B	MESSICK ANDREW S AUDRONE G	2937 PALM BEACH BOULEVARD	FORT MYERS	FL	33916
R200 10E 66	MITCHELL TERRY ALLAN DEBORAH RUTH	31 SEA GULL DRIVE	BEAUFORT	SC	29907 1315
R200 10E 89	MOLZER EUGENE JR	4 TUCKER AVENUE	LADYS ISLAND	SC	29907-1628
R200 10 156	MOORE JOHN STEPHEN / NORMAN-MOORE ROSE MARIE	15 WILDWOOD LANE	BEAUFORT	SC	29907
R200 10 75	MUJICA OSVALDO L NORIS S	3 AUDUBON ROAD	BEAUFORT	SC	29907
R200 10E 64	MUTH ERIC V / DEBORA K	35 SEA GULL DRIVE	BEAUFORT	SC	29907
R200 10 68	NEIKIRK RICHARD P VIANN	505 WOLCOTT AVENUE	MIDDLETOWN	RI	02842-5947
R200 10 163	NELSON DAVID T Jr / TONYA E	10 WILDWOOD LANE	BEAUFORT	SC	29907
R200 10E 92	OUNKHAM SOUTSANASOUVANNARATH	26 FIDDLER DRIVE	BEAUFORT	SC	29907

PROPERTY OWNERS NOTIFIED OF A LADY'S ISLAND MASTER PLAN AMENDMENT for Greenheath Planned Unit Development (PUD)

(R200 010 000 0022 0000, 98.35 acres, south and east of Fiddler Road and north of Brickyard Point Road E.)

PIN	Owner	Mailing Address	City	State	ZIP
R200 10 158	PICARO VITO J	11 WILDWOOD LANE	BEAUFORT	SC	29907
R200 10E 88	PIERCE RICHARD E LINDA G	18 FIDDLER DRIVE	BEAUFORT	SC	29907
R200 10E 57	PIZNIK KARL M MARILYNN E	4 CROAKER LANE	BEAUFORT	SC	29907
R200 10E 72	PORTER SCOTT RICHARD JAMEY S	15 SEA GULL DRIVE	BEAUFORT	SC	29907
R200 10 55	POWELL WILLIAM B AUDRA L	198 BRICKYARD POINT ROAD SOUTH	BEAUFORT	SC	29907
R200 10 231	PRESCOTT ROBERT MITCHELL VICKI DREW	14 FLYCATCHER LANE	BEAUFORT	SC	29907
R200 10E 97	RAIFF MICHAEL E / NICOLE A	5462 STAFFORD CIRCLE	PACE	FL	32571-6839
R200 10 70	RASMUSSEN BIRGER K / NANCY A	2 AUDUBON ROAD	BEAUFORT	SC	29907
R200 10E 95	REED JONATHAN P	32 FIDDLER DRIVE	BEAUFORT	SC	29907
R200 10A 162	RHOTEN WILLIAM B DONNA K	208 GREEN WINGED TEAL DRIVE. SOUTH	BEAUFORT	SC	29907-1053
R200 10 246	RICE WILLIAM M JACQUELINE M	17 FLYCATCHER LANE	BEAUFORT	SC	29907
R200 10 74	RICHARD R THOMAS / DEOBRAH	1 AUDUBON ROAD	BEAUFORT	SC	29907
R200 10 308	RODOLFO MAGLIO REVOCABLE LIVING TRUS	1080 CREST ROAD	GREEN OAKS	IL	60048
R200 10 22E	SANTAGATI ELIZABETH A / TIFFANY	52 BIRCKYARD POINT ROAD	BEAUFORT	SC	29907
R200 10E 62	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 155	SECRETARY OF VETERANS AFFAIRS	1700 CLAIRMONT ROAD	DECATUR	GA	30033-4032
R200 10E 69	SHAFFER LARRY RICHARD / JENNIFER D	25 SEA GULL DRIVE	BEAUFORT	SC	29907
R200 10 61	SMITH ANDREA LYNN	4 OYSTER CATCHER ROAD	BEAUFORT	SC	29907
R200 10E 85	SOBIECH ROMAN J ANNA M	19 WADE HAMPTON DRIVE.	BEAUFORT	SC	29907
R200 10E 99	SOMMERVILLE BRENDA S	40 FIDDLER DRIVE	BEAUFORT	SC	29907
R200 10A 122	SOUTHERN FAMILY HOMES OF SAVANNAH IN	POST OFFICE BOX 115475	SAVANNAH	GA	31416
R200 10E 70	STERN RICHARD A DEBORAH L	273 BELMONT PLACE	MAHWAH	NJ	07430-3269
R200 10 38F	STEVENS LEILA TYLER A/K/A LEILA T ST	144 BRICKYARD POINT ROAD SOUTH	BEAUFORT	SC	29907
R200 10 38K & 38M	STEVENS MYRA REGINA	138 BRICKYARD POINT ROAD SOUTH	BEAUFORT	SC	29907
R200 10 38N	STEVENS PATRICIA J N/K/A PATRICIA S	5848 BEDROCK DRIVE	PLANO	TX	75093
R200 10 38L	STEVENS RAY T HUNTING ISLAND STATE P	1888 SEA ISLAND PARKWAY	ST. HELENA ISLAND	SC	29920-4827
R200 10E 101	THOMAS GARY G RUTH A	44 FIDDLER DRIVE	BEAUFORT	SC	29907
R200 10 22B	TOENNIESSEN CARL WM JR PATRICIA J	67 BRICKYARD POINT ROAD SOUTH	BEAUFORT	SC	29907
R200 10E 83	UTSMAN JOHN A / ANN L	8 FIDDLER DRIVE	BEAUFORT	SC	29907
R200 10E 105	WEARE ANTHONY	3311 CREEKVIEW WAY	EDEN	MD	21822
R200 10E 91	WHITE MARIE M	24 FIDDLER DRIVE	BEAUFORT	SC	29907
R200 10 21H	WILLIAMS GEORGE STEPHEN	1455 CRICKET HOLLOW LANE	JACKSONVILLE	FL	32259
R200 10 40D	WILSON JAMES F JR DOROTHY K	16 OLD FERRY COVE	BEAUFORT	SC	29907
R200 10E 74	WISOR RICHARD	9 SEA GULL DRIVE	BEAUFORT	SC	29907
R200 10 77	WITKOFSKY WALTER L CAROLYN A	7 AUDUBON ROAD	BEAUFORT	SC	29907
R200 10 157	ZENTNER KENNETH E VALERIE H	13 WILDWOOD LANE	BEAUFORT	SC	29907

COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION
Multi-Government Center • 100 Ribaut Road, Room 115
Post Office Drawer 1228, Beaufort SC 29901-1228
Phone: (843) 255-2140 • FAX: (843) 255-9432

March 7, 2016

RE: Notice of Public Meetings to Consider a Lady's Island Map Amendment/Master Plan Change for Greenheath Planned Unit Development (PUD) at R200 010 000 0022 0000 (off Brickyard Point Road and Fiddler Drive); Applicant: Greenheath LLC / Agent: Christopher Inglese, Esq.

Dear Property Owner:

The applicant is proposing a reconfiguration of the Greenheath PUD master plan to accommodate 24 single-family lots (each approximately 15,000 square feet) facing Fiddler Drive. The number of total dwelling units (313) will remain the same. Please refer to the currently approved and proposed Greenheath master plan attached to this letter. 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 master plan amendment can be adopted. You are invited to attend the following meetings and public hearings to provide comments on the subject proposed amendment to the Greenheath PUD.

1. The Metropolitan Planning Commission: **Monday, March 21, 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, April 4, 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: **Monday, April 18, 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.

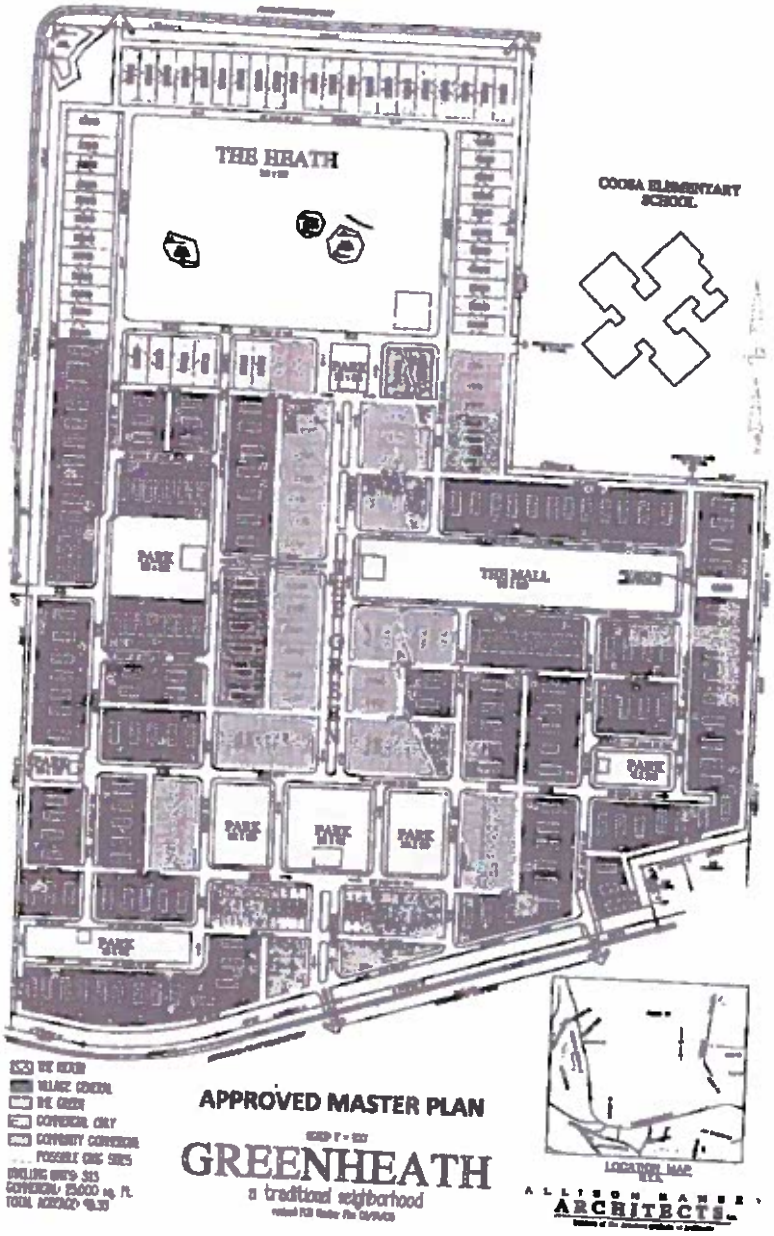
4. Beaufort County Council usually meets second and fourth Mondays at 6:00 p.m. in the County Council Chambers of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC. County Council must meet three times prior to making a final decision on this case. Please contact the County Planning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

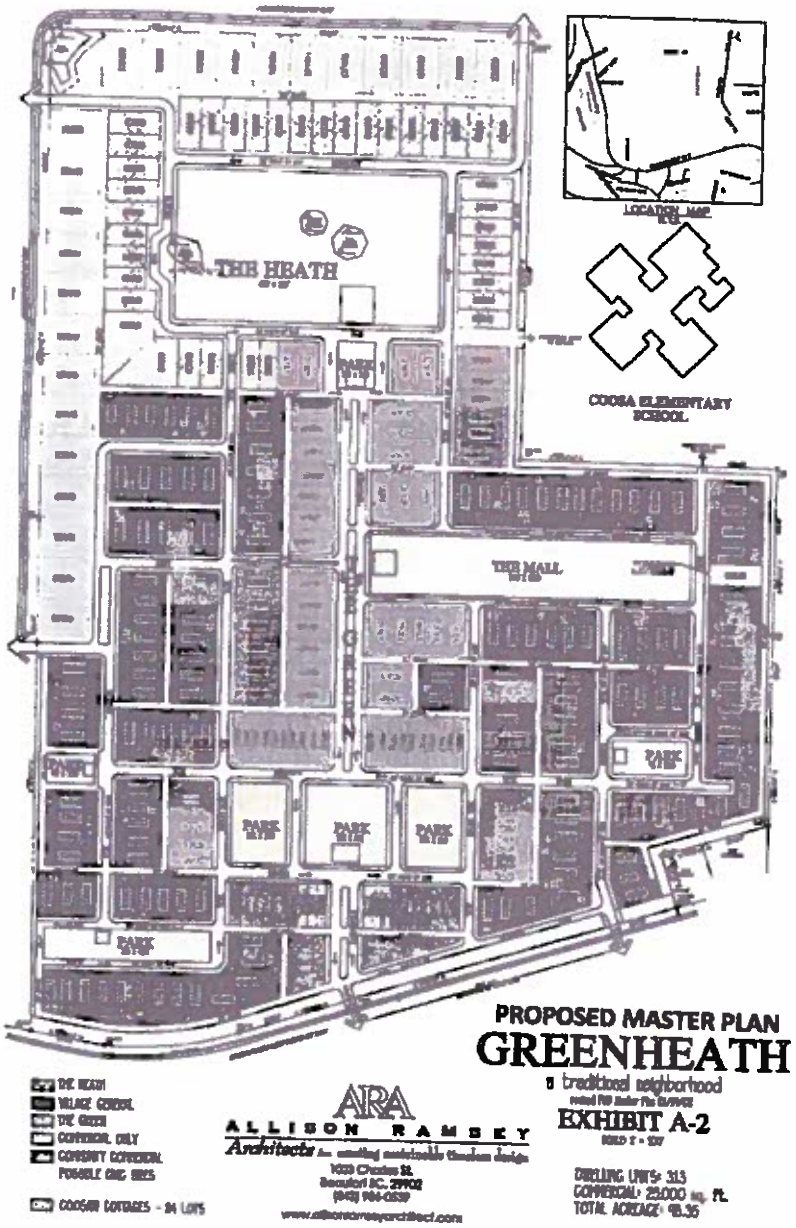
Documents related to the proposed amendment are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, in the Beaufort County Planning Department office located in Room 115 of the Beaufort County Administration Building. If you have any questions regarding this case,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

Sincerely,

Delores Frazier
Assistant Planning Director

Attachment: Greenheath master plan (current and proposed)


THE HEATH
COOSA ELEMENTARY SCHOOL
THE MALL
PARK
LOCATION MAP
THE HEATH
VILLAGE GENERAL
THE GREEN
COMMERCIAL ONLY
COMMUNITY COMMERCIAL
POSSIBLE CMC SITES
DWELLING UNITS: 313
COMMERCIAL: 25,000 sq. ft.
TOTAL ACREAGE: 98.35
APPROVED MASTER PLAN
GREENHEATH
a traditional neighborhood
ALLISON RAMSEY ARCHITECTS


THE HEATH
COOSA ELEMENTARY SCHOOL
THE MALL
PARK
LOCATION MAP
THE HEATH
VILLAGE GENERAL
THE GREEN
COMMERCIAL ONLY
COMMUNITY COMMERCIAL
POSSIBLE CMC SITES
COOSAW COTTAGES - 24 LOTS
ARA
ALLISON RAMSEY
Architects
PROPOSED MASTER PLAN
GREENHEATH
a traditional neighborhood
EXHIBIT A-2
DWELLING UNITS: 313
COMMERCIAL: 25,000 sq. ft.
TOTAL ACREAGE: 98.35

CITY OF BEAUFORT
REZONING ANALYSIS AX16-01
PUBLIC HEARING DATE: MARCH 22, 2016

Applicant
The applicant is Andrews Engineering Company, Incorporated, for the property owners. This is a rezoning request as a result of petitions for annexation.

Site
Two parcels of property on Lady's Island are proposed to be annexed and rezoned (see attached Site Location Map). One property is located at 19 Sam's Point Way and is identified is District 200, Tax Map 15, Parcel 592. The property is currently vacant. The other parcel is located at 169 Sea Island Parkway and is identified as District 200, Tax Map 15, Parcel 606. A small commercial building is located on the site. Photos of the lots are attached. The properties are proposed to be used as part of the Harris Teeter development.

Annexation Issues
The property is contiguous to the existing city limits via the former Publix lot. All municipal services will be available to the property upon annexation. Fire service in this area of the City is provided by a contract with the Lady's Island Fire District.

Present Zoning
The property is zoned "T4-Neighborhood Center" (T4-NC) under the County's Zoning and Development Standards Ordinance. The T4-NC zone is mixed use district that allows a wide variety of residential, office, and commercial uses.

Proposed Zoning
The proposed zoning of the lots is "GC General Commercial District" (GC). All types of office and retail uses are permitted in the GC District. Restaurants with drive-thrus and drive-in restaurants are not permitted. Limited Vehicle Service (ex., a "quick lube") is permitted, but full service vehicle repair is not allowed. Fuel sales are permitted by special exception and with conditions outlined in the ordinance. Multifamily dwellings are permitted, but single-family dwellings and townhouses are not allowed.

Consistency with Comprehensive Plan
The Framework Plan in the City's Comprehensive Land Use Plan designates the area as "Corridor Mixed Use (G-3)" (see attached map). According to the comprehensive plan, "The G-3 sector . . . is intended to apply along high capacity regional thoroughfares at major transportation nodes, or along portions of highly-traveled corridors. G-3 land generally falls within areas for higher-intensity regional-serving development . . ." Appropriate land uses in the G-3 sector include: residential development, neighborhood-serving commercial uses (retail and office), civic uses, and neighborhood centers, regional centers, and industrial districts. An excerpt from the Comprehensive Plan describing the G-3 district is attached. The proposed rezoning appears to be consistent with the Framework Map in the Comprehensive Plan.

Consistency with Civic Master Plan and Draft Development Code
General Commercial zoning is consistent with the recommendations in the Civic Master Plan and the draft Beaufort Development Code.

Land Use Compatibility
Sea Island Parkway in this area has a mix of commercial uses including banks, a home improvement store, a drugstore with a drive-thru, a restaurant with a drive-thru, and two large grocery stores.

Suitability of Property for Uses Permitted in Current Zoning District
The property is proposed for annexation, so a City zoning designation is required. The property is proposed to be incorporated into the Harris Teeter development.

Suitability of Property for Uses Permitted in Proposed Zoning District
The property is proposed to be incorporated into the adjoining General Commercial (Harris Teeter) parcel.

Compatibility of Uses Permitted in Proposed Zoning District with Natural Features
Tree removal will be required as part of the Harris Teeter development.

Marketability of Property for Uses Permitted by Current Zoning District
No change in the marketability of the property is expected as a result of the rezoning.

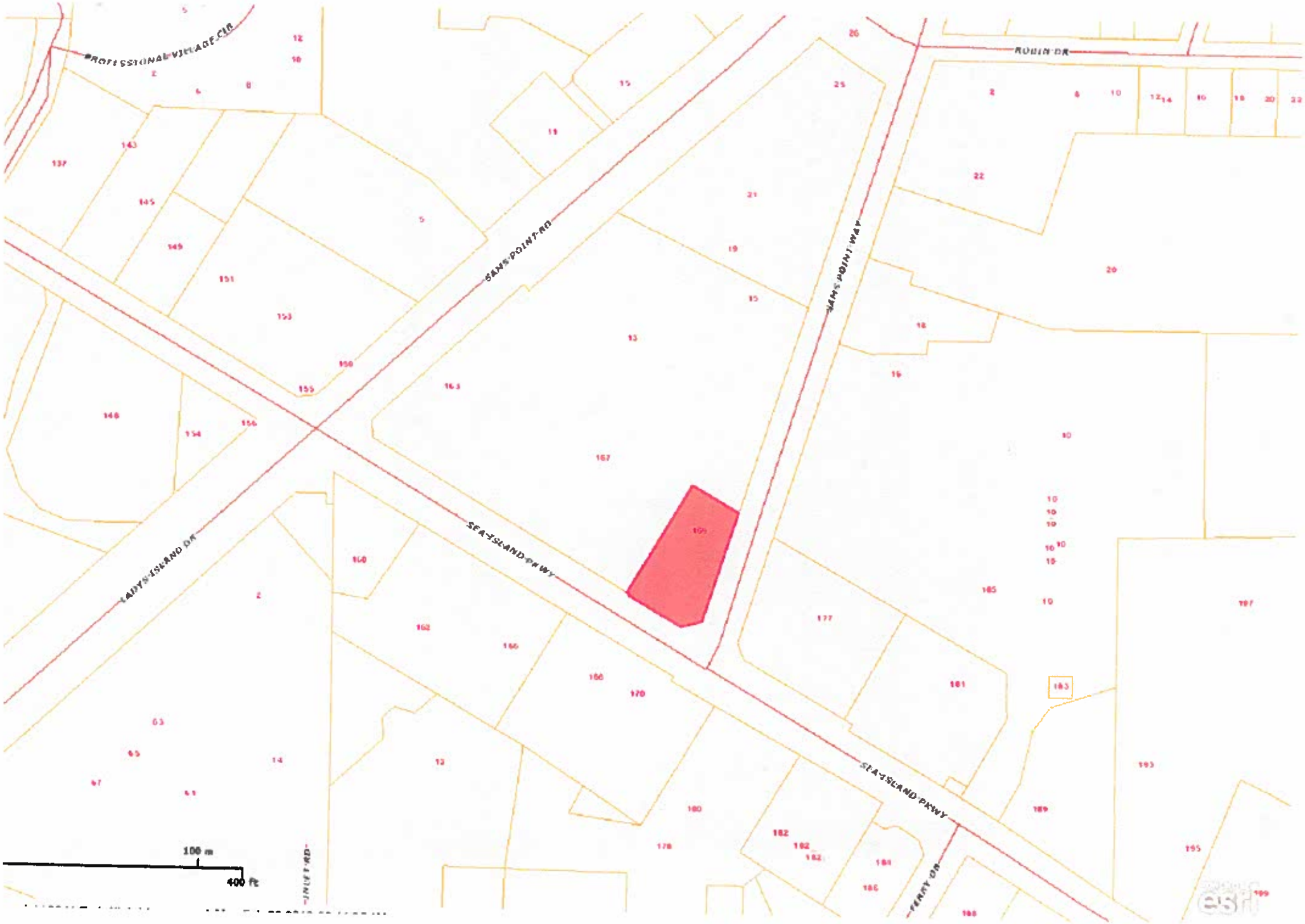
Availability of Infrastructure
Water and sewer is available to the property.

Public Notification
Letters were sent to owners of all property within 400' of the property being rezoned on March 1. The property was posted on March 7. The public hearing notice referencing this application appeared in the March 7 edition of *The Beaufort Gazette*.

Staff Recommendation
Staff recommends approval.

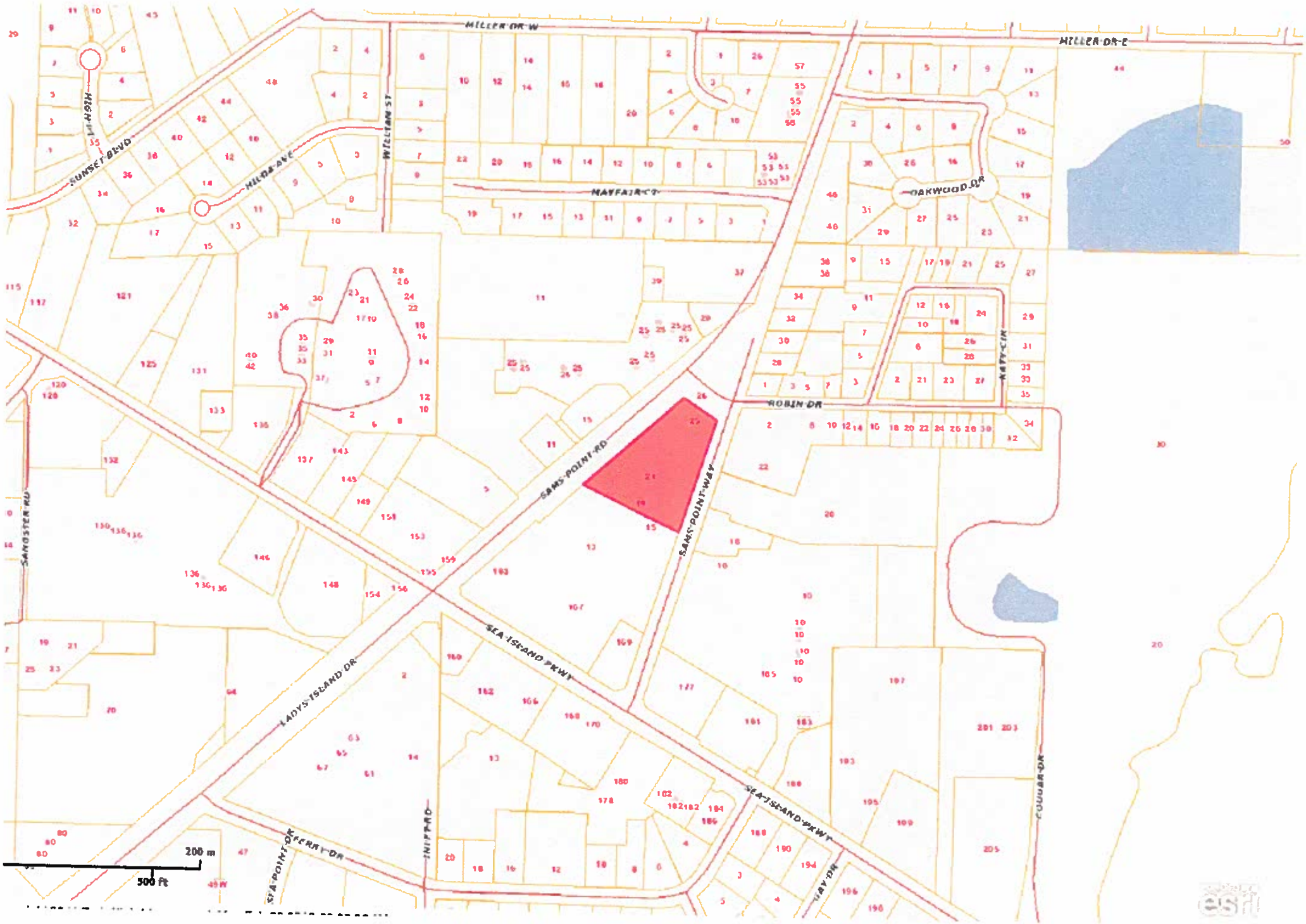
Property Proposed for Rezoning

Parcel 606



PROFESSIONAL VILLAGE CIR
ROBIN DR
SAMS POINT RD
SAMS POINT WAY
SEA ISLAND PKWY
LADYS ISLAND DR
FERRY DR
100 m
400 ft

Parcel 592



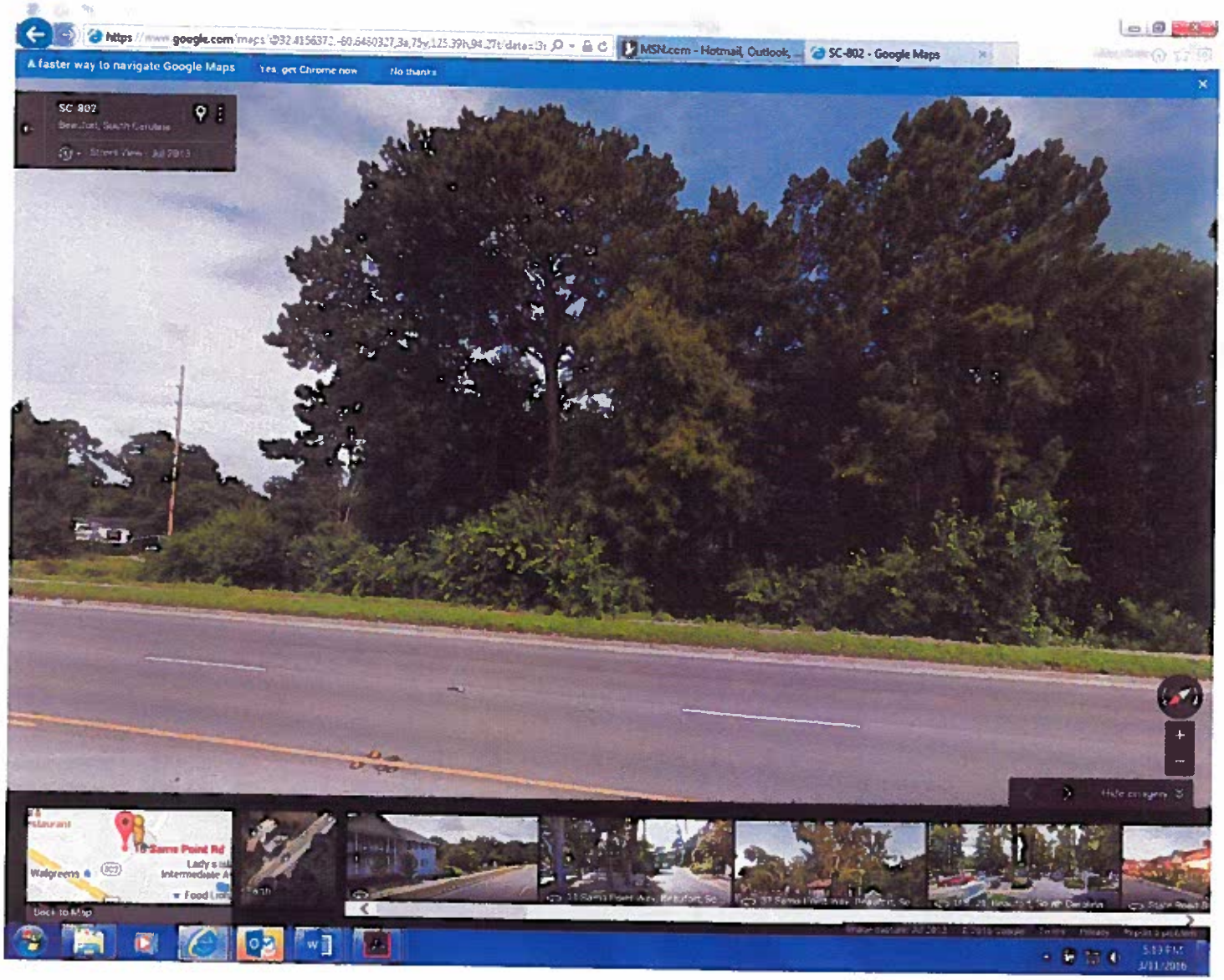
MILLER DR W
MILLER DR E
SUNSET BLVD
HILDA AVE
WILLIAM ST
MAYFAIR CT
OAKWOOD DR
ROBIN DR
SAMS POINT RD
SAMS POINT WAY
SEA ISLAND PKWY
LADYS ISLAND DR
SANDSTER RD
KEFFRY DR
INLET RD
COUGAR DR
200 m
500 ft

Photo of Lot from Google Maps

Photo of 169 Sea Island Parkway from Google Maps

Photo of 15 Sam's Point Way from Google Maps

Photo of 15 Sam's Point Way from Google Maps



Mixed-use town center development

Mixed-use building in a regional center with residential above retail

Regional centers contain a mixture of higher density commercial and residential uses

Industrial, warehouse, or distribution-type building

FG 1.7 GROWTH SECTOR 3 (G-3): NEIGHBORHOOD MIXED USE (G-3A) & CORRIDOR MIXED USE (G-3B)

The G-3 sector indicated in lighter and darker red (respectively), is intended to apply along high capacity regional thoroughfares at major transportation nodes, or along portions of highly-traveled corridors. G-3 land generally falls within areas for higher-intensity regional-serving development, marked by the dark purple 1/2 mile radius circles. Neighborhood Mixed-Use designations (G-3A) are intended for a mixture of uses intended to serve the surrounding neighborhoods. Corridor Mixed-Use areas (G-3B) are intended for a mixture of regional-serving commercial, residential, and institutional destinations.

Care should be taken to limit the length of G-3 corridor developments to avoid the creation of lengthy, undifferentiated linear strip development. Attention to local geography and environmental conditions can assist in this definition, with special attention given to areas in O-1 and O-2 sectors along water courses and near sensitive lands.

APPROPRIATE LAND USES/DEVELOPMENT TYPES:

The full-range of community types and uses are appropriate in the G-3 sector, including:

- single-family and multifamily residential
- neighborhood-serving commercial uses (retail and office)
- civic uses
- traditional neighborhood developments
- neighborhood centers
- regional centers
- industrial districts

FG 1.8 REGIONAL CENTERS

Regional Centers are mixed-use activity centers with employment and commercial uses that attract people from beyond the immediate neighborhoods and from surrounding communities. These centers are appropriate for commercial and employment development as well as the area's highest density housing. The area of these centers is based on a 1/2 mile radius (a typical 10-minute walk)—the larger circles on the map. Regional centers are envisioned for downtown Beaufort; the emerging city-county government district at Ribaut Road and Boundary Street; around the hospital and technical college campuses; at the intersection of SC 170 and SC 280; and around the intersection of US 21/Boundary Street and Robert Smalls Parkway. These centers will provide the highest concentrations of residential, employment, and commercial services in the Plan area. Regional retail and commercial centers should be located exclusively in the Regional Centers located along SC 280 and SC 170.

FG 1.9 SPECIAL DISTRICT (SD): INDUSTRIAL/EMPLOYMENT CENTERS

As regional employment centers, industrial districts also fall into the G-3 sector. Industrial development is shown around the existing Beaufort Commerce Park and in areas where industrial and distribution facilities are currently located or approved for development by current zoning.

CITY OF BEAUFORT
REZONING ANALYSIS RZ16-01
PUBLIC HEARING DATE: MARCH 22, 2016

Applicant
The applicant is the City of Beaufort Planning Department.

Site
The property is located at 1402 Washington Street, at the corner of Washington and Wilmington Streets (see attached Site Location Map). The property is located in the Northwest Quadrant neighborhood of the Historic District. The property is identified as District 120, Tax Map 4, Parcel 343. The property is approximately 4,800 square feet in area (see attached survey). The property is currently vacant. A photo of the lot is attached.

Background
The property is currently zoned "GC General Commercial District" (GC). New single-family construction is not permitted in the GC district. The property is in the process of being sold. The new owner would like to build a single-family dwelling on the property. The Historic District Review Board has approved the design of the new dwelling.

Present Zoning
The General Commercial district is a fairly intense commercial zone. All types of office and retail uses are permitted, including restaurants without drive-thrus. Limited Vehicle Service (ex., a "quick lube") is permitted, but full service vehicle repair is not allowed. Fuel sales are permitted by special exception and with conditions outlined in the ordinance. Multifamily dwellings are permitted, but single-family dwellings and townhouses are not allowed.

The attached map shows the current zoning pattern in the area. The subject parcel is outlined in red. This area of the Northwest Quadrant is primarily residential in nature. In staff's opinion, this area of the neighborhood is "overzoned."

Proposed Zoning
Staff is proposing to zone the lot "GR General Residential District" (GR). GR zoning would permit the prospective owner's desired use--single-family development. The residential portions of the Northwest Quadrant are already zoned GR. There is currently GR zoning on the other three corners of this intersection.

The GR District is a residential zone that permits single-family, townhouse, and multifamily dwellings. Multifamily dwellings are permitted at a density of up to 25 units per gross acre. Churches and schools are conditional uses. Group dwellings such as assisted living facilities, are permitted by special exception by the Zoning Board of Appeals. The table of permitted uses in the various zoning districts and the development standards for the districts are attached.

Consistency with Comprehensive Plan
The Framework Plan in the City's Comprehensive Land Use Plan designates the area as "Urban

Neighborhoods/TND (G-2)." The G-2 Sector contains denser, mixed-use development at the scale of neighborhood centers, and suburban, residential development at the scale of walkable "traditional neighborhoods." Appropriate land uses in the G-2 sector include: single-family and multifamily residential, neighborhood mixed-use centers, neighborhood-scale commercial uses (retail and office), civic uses, and light industrial uses. An excerpt from the Comprehensive Plan describing the G-2 district and the Neighborhood Centers are attached.

Land Use Compatibility
Single-family development is the predominate land use in the area. A Beaufort Housing Authority duplex is located adjacent to the subject lot at 1404 Washington Street.

Suitability of Property for Uses Permitted in Current Zoning District
The property is currently vacant and is of sufficient size to accommodate construction of a single-family dwelling.

Suitability of Property for Uses Permitted in Proposed Zoning District
The lot is less than 5,000 square feet. It may be difficult to develop the lot for a commercial use due to on-site parking requirements.

Compatibility of Uses Permitted in Proposed Zoning District with Natural Features
This is an urban infill lot. As a result, there should be no negative impacts on natural features aside, possibly, from trees.

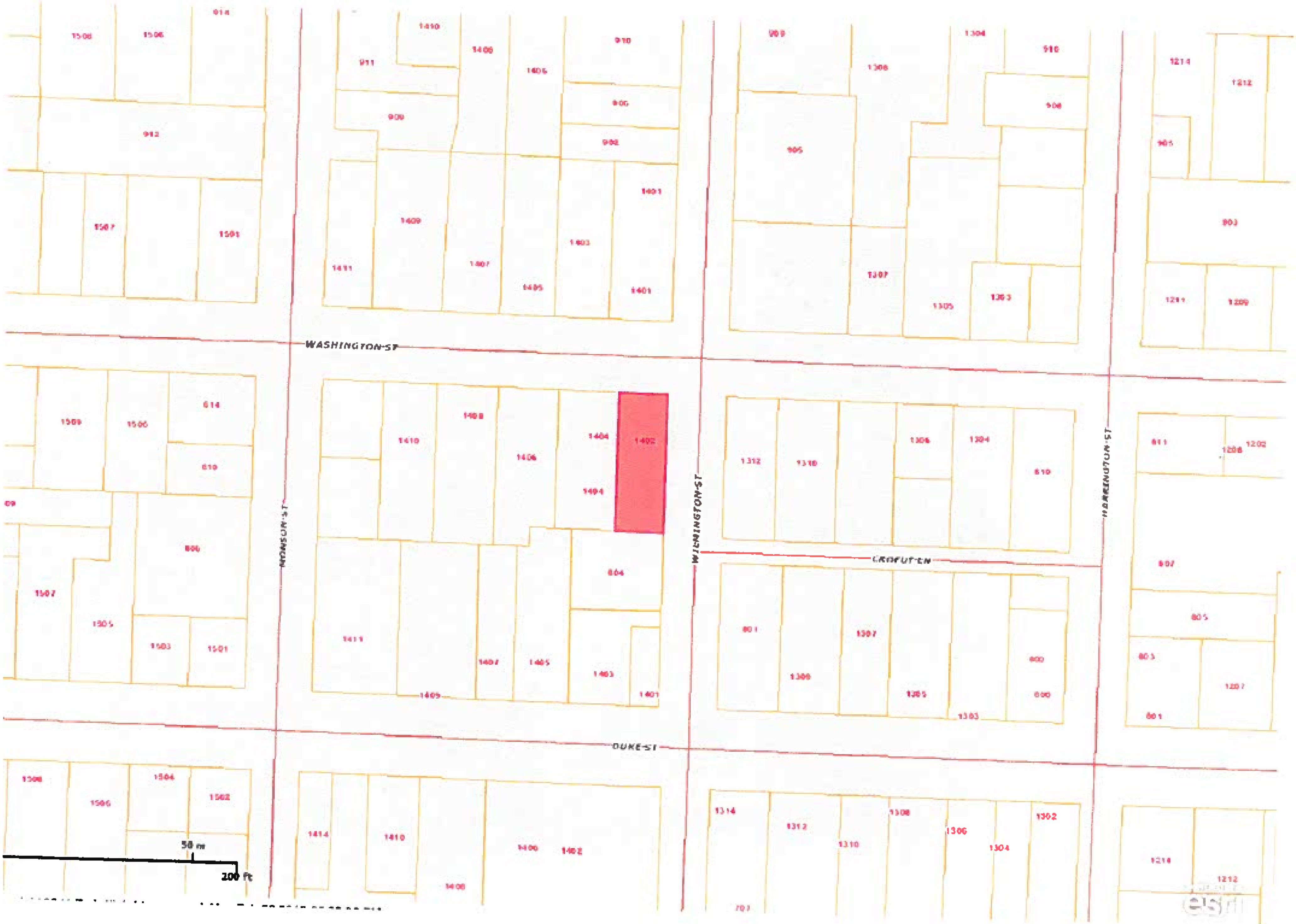
Marketability of Property for Uses Permitted by Current Zoning District
Given the size of the lot and the presence of surrounding residential land uses, the property may be more marketable in a residential zoning classification than a commercial classification.

Availability of Infrastructure
Water and sewer are available to the property. There is no formalized on-street parking in this area.

Public Notification
Letters were sent to owners of all property within 400' of the property being rezoned on March 2. The property was posted on March 7. The public hearing notice referencing this application appeared in the March 7 edition of *The Beaufort Gazette*. Representatives of the Northwest Quadrant Neighborhood Association and Historic Beaufort Foundation where notified of the rezoning by e-mail. To date, staff has received no public comments on the proposed rezoning.

Staff Recommendation
The GC zoning in this area of the Northwest Quadrant is too intense. The zoning should be adjusted to reflect the type and intensity of development in the surrounding area, as well the recommendations in the comprehensive plan. The GR zoning is consistent with the zoning designation proposed in the draft new development code--T3-N. It is important that this small project, which is compatible with the surrounding neighborhood, be allowed to proceed. Staff recommends approval.

1402 Washington Street



CHRISTENSEN ~ KHALIL SURVEYORS, INC.

1618 BOUNDARY STREET, BEAUFORT, S.C. 29902
(843) 524-4148 , FAX (843) 524-4149

S-4269

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LEGEND

CM(O) = CONCRETE MONUMENT OLD
CM(N) = CONCRETE MONUMENT NEW
RB(O) = 1/2" REBAR FOUND
RB(N) = 1/2" REBAR SET
OHP = OVERHEAD POWER LINES

GENERAL NOTES:

1.) PRESENT OWNER OF PROPERTY SHOWN HEREON:
ROSA WATSON
2.) TMS # 120-04-342
3.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH SUBJECT TO LOCAL ATTRACTION.
4.) PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "C"
ELEVATION(N/A) PER FEMA PANEL #450026-0003-0
DATED: SEPT 30, 1986

REFERENCE PLATS & DEEDS

1.) PLAT BK 80/ 50

CHRISTENSEN ~ KHALIL SURVEYORS
CERTIFICATE OF AUTHORIZATION
C-00519
SOUTH CAROLINA, INC.

CERTIFICATION:

I, ZIAD A. KHALIL, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" AS SPECIFIED THEREIN.

ZIAD A. KHALIL MLS
S.C. REG. NO 12176

(THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL)

BEAUFORT HOUSING AUTH.

WASHINGTON STREET 60' R\W

S 88°33'35" E
30.53'

CM(O) AOC

CM(O) AOC

N 00°22'16" E
120.58'

4,807. sq. ft.
0.110 acres

S 00°00'00" W
120.00'

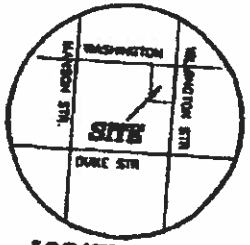
S 88°34'07" W
40.35'

CM(O) AOC

CM(O) AOC

LOWCOUNTRY HOUSING & REDEVELOPMENT CORP

BEAUFORT MOLDINGS



LOCATION MAP
NTS

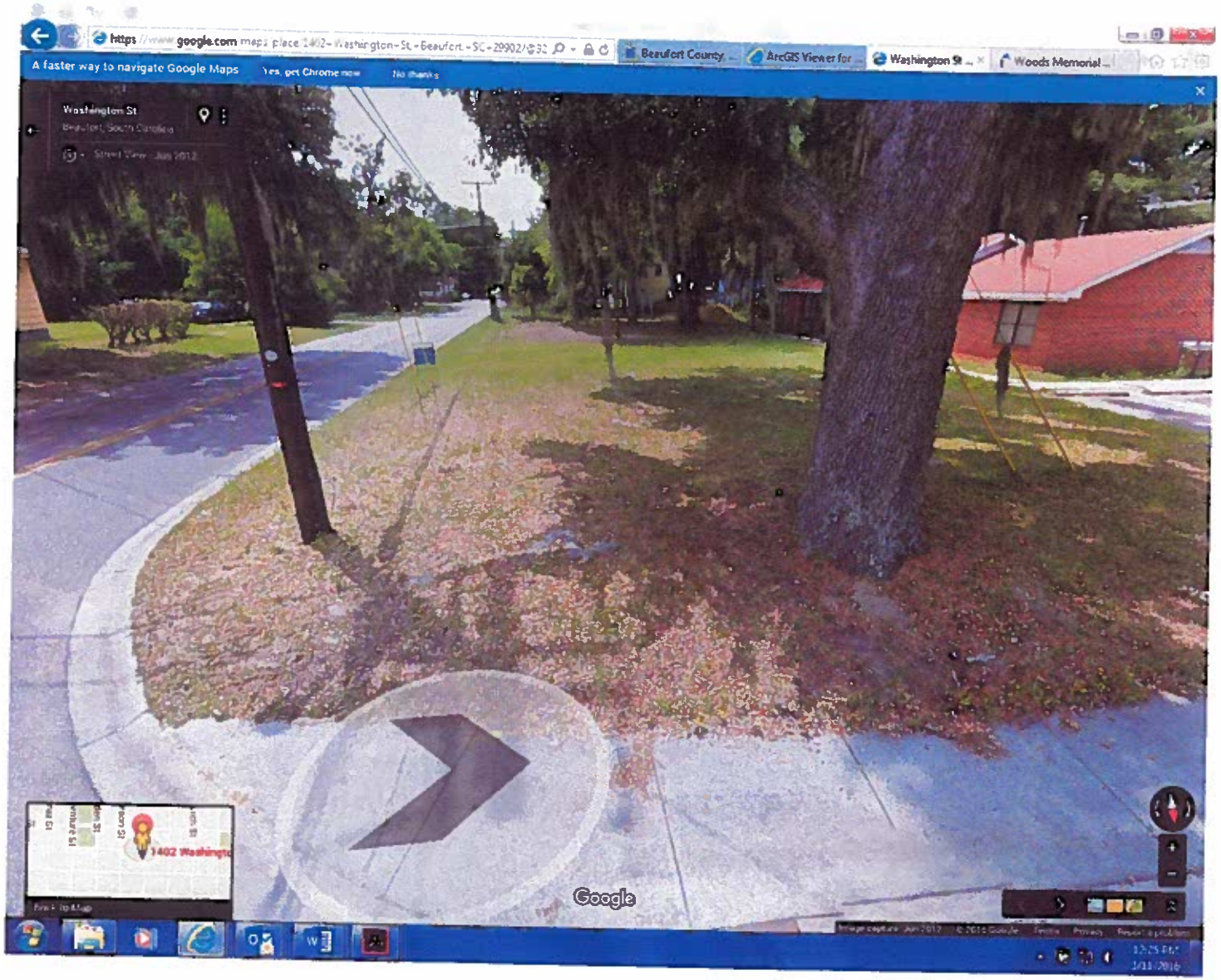
EXEMPT

The development plan shown hereon is exempt from the requirements of the City of Beaufort Subdivision Regulations according to the provisions in Article VII Section 70 ac

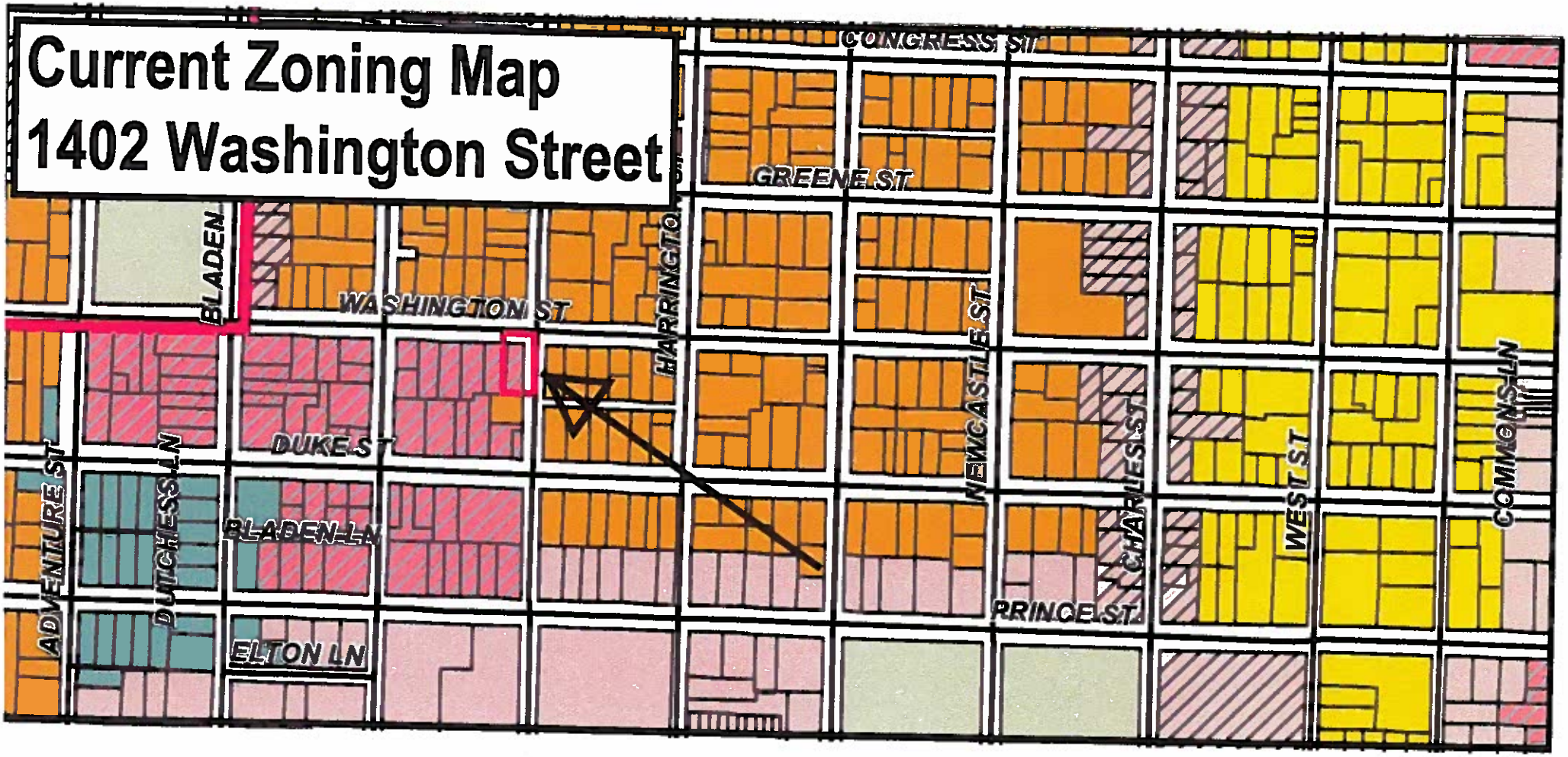
Certified by D. Dziubrowski
Date February 26, 2002
City of Beaufort Planning Department

PLAT SHOWING
TMS # 120-04-342
A PORTION OF BLOCK 111
CITY OF BEAUFORT
PREPARED FOR:
MATTHEW GUNTER
BEAUFORT COUNTY, SOUTH CAROLINA
DATED: JAN. 28, 2002
SCALE: 1"=20'

Photo of Lot from Google Maps



Current Zoning Map
1402 Washington Street



Article 4. Zoning Districts

4.1 Establishment of Districts

For the purpose of this UDO, portions of the City as specified on the Official Zoning Map of the City are hereby divided into the following zoning districts:

BASE ZONING DISTRICTS	
Residential Zoning Districts	
TR	Transitional Residential
RE	Residential Estate
R-1	Low Density Single-Family Residential
R-2	Medium Density Single-Family Residential
R-3	Medium-High Density Single-Family Residential
R-4	High Density Single-Family Residential
GR	General Residential
TBR	Traditional Beaufort Residential
MHP	Manufactured Home Park
Commercial Zoning Districts	
NC	Neighborhood Commercial
OC	Office Commercial
CC	Core Commercial
GC	General Commercial
HC	Highway Commercial
Industrial Zoning Districts	
LI	Limited Industrial
IP	Industrial Park
Special Purpose Zoning Districts	
CP	Conservation Preservation
MED	Medical
PUD	Planned Unit Development
MR	Military Reservation
OVERLAY ZONING DISTRICTS	
AICUZ	Air Installation Compatibility Use Zone
-D	Development Design
-H	Historic

4.2 Official Zoning Map

A. The boundaries of the above zoning districts are a map or series of maps entitled "Official Zoning Map, City of Beaufort" which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be part of this UDO. Special purpose zoning districts intended to serve as floating districts are not established on the zoning map until a specific district is proposed and approved by the City.

B. Each map bearing the designation "Official Zoning Map, City of Beaufort" shall be identified by the signature of the Administrator, and bearing the seal of the City under the words: "Official Zoning Map, City of Beaufort, South Carolina," together with the date of the adoption of the map.

Article 5. Use Regulations

5.1 Use Tables

A. Types of Use

All of the Use Categories listed in the Use Table are defined and described in the sections immediately following the Table.

1. Uses Permitted By Right

A "P" indicates that a use is allowed by right in the respective district. Such uses are subject to all other applicable regulations of this UDO.

2. Conditional Use

A "C" indicates a use that is allowed conditionally, provided that it meets the additional listed standards contained in Section 5.3, Specific Use Standards. Conditional uses are subject to all other applicable regulations of this UDO.

3. Special Exception

An "S" indicates that a use is allowed only if reviewed and approved as a Special Exception, provided that it meets the listed standards contained in Section 5.3, Specific Use Standards. Special exceptions are subject to all other applicable regulations of this UDO.

4. Existing Building

An "E" indicates a use category that is allowed only in existing buildings, provided that it meets the additional listed standards contained in Section 5.3.

B. Uses Not Allowed

A blank cell in the Use Table indicates that a Use Category is not allowed in the respective district.

C. Uses Not Listed

The Administrator shall determine whether or not an unlisted use is part of an existing Use Category or is substantially similar to an already defined use, using the criteria in Section 5.2, Use Categories.

Use Category	Specific Use	Residential								Nonresidential						Special Purpose		
		TR	RE	R-1	R-2	R-3, R-4	GR	TDR	MHP	NC	OC	CC	GC	HC	LI	MED	CP	IP
P = Permitted By Right E = In Existing Building Only C = Conditional Use S = Special Exception Use																		
RESIDENTIAL (See Section 5.2D)																		
Household Living	Single-Family, Detached	P	P	P	P	P	P	P		C	C	E	E	E	E	E		
	Zero Lot Line				C	C	C			C	C							
	Village House				C	C	C			C	C							
	Cluster Development	C	C	C	C	C	C			C	C							
	Two-Family Dwelling						P	P		C	C	E						
	Three-Family Dwelling						P	P		C	C	P	P	P				
	Townhouse Dwelling						P			P	C							
	Residential, Upper Story									P	P	P	P	P				
	Manufactured Housing Park or Subdivision								P									
	Multifamily Dwelling						P			P	P	P	P	P				
	Live-Aboard Boat																C	
	Accessory Dwelling	C	C	C	C	C	C	C		C	C							
	Home Occupation 1	P	P	P	P	P	P	P		P	P	P						
	Home Occupation 2	P	S	S	S	S	S	S		P	P	P						
Group Living	Group Dwelling						S			P		P	P	P				
PUBLIC, CIVIC, INSTITUTIONAL (See Section 5.2E)																		
Community Service		S		S	S	S	S	S		P	P	P	P	P	S		P	
Daycare								C		P	P		P	P		P		
Educational Facilities	College/University										P		P	P				
	School, Public/Private		C	C	C	C	C	C		P	C		P	P				
	School, Trade/Vocational										C		P	P	P			
Government Facilities										P	P	P	P	P	P	P		P
Health Care Facilities											P		P	P		P		
Institutions											S		P	P				

		Residential								Nonresidential							Special Purpose	
Use Category	Specific Use	TR	RE	R-1	R-2	R-3, R-4	GR	TBR	MHP	NC	OC	CC	GC	HC	LI	MED	CP	IP
Parks and Open Space	Cemetery													C			C	
	Park, Community/Neighborhood	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Passenger Terminals													P	P	P			P
Religious Institution		C	C	C	C	C	C	C		P	P	P	P	P			E	
Utilities	Major Utility													S	P			P
	Minor Utility		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Public Utility Substation		C	C	C	C	C	C		C	C	C	C	C	C	C	C	P
COMMERCIAL (see Section 5.2F)																		
Eating Establishments	Restaurant, w/ Drive-thru													C				
	Restaurant, w/o Drive-thru									C	C	P	P	C		P		
	Restaurant, w/o Seating									C		P	P	P				
	Restaurant, w/outdoor cooking									S		S	S					
	Restaurant, Drive-in													S				
Entertainment	Indoor Entertainment	C	C	C	C	C	C			C		P	P	P	S			
	Outdoor Entertainment	C	C	C	C	C	C							S				
	Sexually-Oriented Business														C			
Office	Medical Office/Clinic									C	P	P	P	P		P		
	Other Offices									C	P	P	P	P	P	P		P
Overnight Guest Accommodation	Bed and Breakfast						S	S		P	P	P	E					
	Inn (≤ 25 units)									P	P	P	P	P				
	Motel/Hotel/Extended Stay											P	P	P				
	Housing, Short Term Rental	S	S	S	S	S	S	S		C	C	C	C	C		C		
	Recreational Vehicle Park													S				
Parking, Commercial										C	P	P	C	P	P	P		P

		Residential								Nonresidential						Special Purpose		
Use Category	Specific Use	TR	RE	R-1	R-2	R-3, R-4	GR	TBR	MHP	NC	OC	CC	GC	HC	LI	MED	CP	IP
Retail Sales and Service	Animal Hospital/Kennel												C	C	P			
	Artisan Studio/Workshop														C			
	Bakery									C		C	C	C	P			
	Banquet Facility									P	C	P	P	P				
	Body Piercing Facility														C			
	Drug Store/Pharmacy									C		C	P	P		P		
	Tattoo Facility														C			
	Trail-Related Use														C			
	Other Retail Sales and Services									C		C	P	P				
Self-Service Storage	Single-Story														P			
	Multi-Story													C	P			
Vehicle Sales and Service	Vehicle Service and Repair													C	P			
	Car Wash												C	C	P			
	Fuel Sales												S	C	C			
	Vehicle Service, Limited												C	P	P			
	Boat Sales and Service												C	P				
	Other Vehicle Sales and Service													C	P			
INDUSTRIAL (See Section 5.2G)																		
Aviation Services															P			P
Light Industrial Services														S	P			P
Manufacturing and Production															C			P
Truck Terminal															C			P
Warehousing														S	C			P
Waste-Related Service															S			S
Wholesale Sales														C	C			P

		Residential								Nonresidential						Special Purpose		
Use Category	Specific Use	TR	RE	R-1	R-2	R-3, R-4	GR	TBR	MHP	NC	OC	CC	GC	HC	LI	MED	CP	IP
OTHER (See Section 5.2H)																		
Agriculture	**Agriculture/Horticulture**	P																
	Silviculture, Tree Farm																	
Water Oriented Facilities													C	C	C			P
Telecommunication Towers										P	P	P	P	P			P	
														C	C			C

Article 6. District Development Standards

6.1 Residential District Standards

A. Residential Development Standards

The following table illustrates the dimensional standards that apply in the City's base Residential districts:

Standard	Zoning District								
	TR	RE	R-1	R-2	R-3	R-4	GR and TBR-Old Commons	TBR-The Point	MHP
Lot Dimensions Lot Area, Min. Lot Width, Min. Lot Frontage, Min.	3 AC 100 feet 20 feet	21,780 SF 100 feet 20 feet	12,500 SF 100 feet 20 feet	9,000 SF 80 feet 20 feet	6,000 SF 60 feet 20 feet	4,000 SF 40 feet 20 feet	See note 5	See note 1	5 acres 150 feet 150 feet
Minimum Yards Front Yard Rear yard* Side Yard*	35 feet 15 feet 15 feet	35 feet 50 feet 15 feet	30 feet 15 feet 15 feet	20 feet 15 feet 12 feet	15 feet 15 feet 10 feet	12 feet 15 feet 6 feet	See note 2 See note 6 See note 6	See note 2 15 feet 10 feet	25 feet 15 feet 15 feet
Impervious Coverage	N/A	N/A	40%	45%	50%	55%	50%	55%	N/A
Maximum Height	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	See note 3	See note 4	35 feet

1. Minimum 6,000 SF lot area and 60 feet in width for single-family; 8,000 SF lot area and 80 feet in width for two-family and 10,000 SF in lot area and 100 feet in width for three-family.
2. In the Historic District, use average prevailing setback for front yard; accessory structure side and rear yard setbacks may be reduced to 5'.
3. Maximum height 35 feet for single-family structures, 50 feet for multifamily.
4. Maximum height 35 feet above base flood elevation.
5. For single-family development see R-4 standards; for two-family, three-family and multifamily development (GR only), minimum 6,000 SF lot area, 60 feet lot width, and 60 feet lot frontage, maximum density 25 units per gross acre.
6. For multifamily development, minimum front yard 25 feet, minimum rear yard 15 feet, and minimum side yard 10 feet; single-family development, see R-4 standards;

*See Section 5.4.G. for setbacks for accessory structures.

B. Average Prevailing Setback (Front Yard)

The average prevailing front yard setback shall be measured by averaging the front yard setbacks on the three lots adjoining either side of the proposed lot. When the three lots extend more than 100 feet from the side lot line of the proposed lot, only those lots lying at least partially within 100 feet of the proposed lot line shall be used in calculating the average prevailing setback. The Administrator may exercise reasonable discretion and flexibility in determining the average prevailing front yard depth so that it is harmonious with the existing streetscape; however, the minimum front yard shall be no less than five feet.

C. MHP Manufactured Home Park District

1. MH Park plan

In order to qualify for a MH Manufactured Home zoning classification, a proposed park must first meet the following specific requirements:

6.3 Nonresidential District Standards

A. Nonresidential Development Standards

1. Commercial and Industrial Districts

The following table illustrates the dimensional standards that apply in the City's base Commercial and Industrial districts:

Standard	Zoning District					
	NC	OC	CC	GC	HC	LI
Lot Dimensions Lot Area, Min. Lot Width, Min.	2,500 SF 25 feet	4,000 SF 40 feet	2,500 SF 25 feet	4,000 SF 40 feet	6,000 SF 60 feet	10,000 SF 100 feet
Minimum Yards*** Front Yard Rear Yard Side Yard	(Build-to) 3-10 feet 10 feet none	10 feet 10 feet 10 feet	none none none	(Build-to) 7-12 feet 10 feet 10 feet	25 feet 15 feet 10 feet	25 feet 35/ 50 feet** 10/ 25 feet**
Impervious Surface Coverage, Max.	75%	60%	N/A	65%*	60%	65%
Maximum Height	42 feet	50 feet	See Section 6.5.K.11	50 feet	50 feet	50 feet

*Maximum impervious coverage may be increased to 75 percent for redevelopment sites.
**35' except when property abuts another zoning district 50' is required and 10' except when property abuts another zoning district, 25' is required.

*** a. Single-family standards should be the same as R-4.

b. Multifamily standards should be the same as GR; maximum density 30 dwelling units per gross acre.

c. Maximum density for Residential, Upper Story, 35 dwelling units per gross acre.

The following table illustrates the dimensional standards that apply in the City's Special Purpose districts:

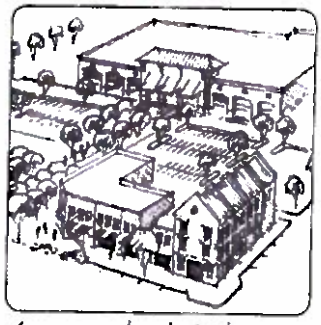
Standard	Zoning District	
	MED	IP
Lot Dimensions Lot Area, Min. Lot Width, Min. Floor Area, Min.	5,000 SF 50 feet ---	10,000 SF 50 feet ---
Minimum Yards Front Yard Rear Yard Side Yard	35 feet 25 feet 25 feet	20 feet 15/50 feet* 10/35 feet**
Impervious Surface Coverage, Max.	65%	No Limit
Maximum Height	50 feet	120' except where limited by Section 6.7.B, AICUZ obstruction Height Zones

*15' except where property abuts a non-industrial district when 50' is required.
**10" except where property abuts a non-industrial zoning district when 35' is required.

Mix of housing types in a new neighborhood

Neighborhood-scaled mixed-use building

Housing and civic uses in a neighborhood



A grocery-anchored mixed-use development is a typical neighborhood center, which may include retail, office, civic/institutional and residential uses.

FG 1.5 GROWTH SECTOR 2 (G-2): URBAN NEIGHBORHOODS/TNDs

The G-2 sector contains denser, mixed-use development at the scale of neighborhood centers, indicated by the small (1/4 mile) circles, and suburban, residential development at the scale of walkable "traditional neighborhoods" shown in orange. This type of residential development creates an identifiable center organized around a small public square or green, often with some civic facilities or a building such as a church or a small store. Local, slow-speed streets form a connected network, with larger collector streets. Paths form pedestrian connections linking sidewalks to internal parks and preserved open space along the boundaries of the neighborhood. This pattern of development can be more environmentally sensitive to its context and can provide improved public health benefits for citizens through its capacity for safe walking and cycling.

G-2 lands are typically close to thoroughfares and at key cross-road locations. For Beaufort, the G-2 sector specifically includes areas that are already developed with neighborhood-serving retail and service uses or at key cross-roads where future development of this type is likely to occur.

The G-2 designation is also used in areas where a mixture of higher density residential types (e.g., small lot single family houses, townhomes, apartment or condominium buildings, or mixed-use buildings) are already occurring or would be appropriate to transition between higher intensity commercial uses and existing lower density neighborhoods, and take advantage of proximity to existing centers of commerce, education, or employment such as the university, downtown, and the hospital.

APPROPRIATE LAND USES/DEVELOPMENT TYPES:

The following community types and uses are appropriate in the G-2 sector:

- traditional neighborhood developments
- single-family and multifamily residential
- neighborhood mixed-use centers
- neighborhood-scale commercial uses (retail and office)
- civic uses
- light industrial uses

FG 1.6 NEIGHBORHOOD CENTERS

Neighborhood Centers, shown as the small black circles on the Framework Map, are based on a 1/4 mile radius (a typical 5-minute walk) from a key intersection. They are intended to be mixed-use activity centers serving surrounding neighborhoods with retail, services, civic uses, and higher density housing. A neighborhood center might typically contain 80,000 to 120,000 square feet of commercial uses. A grocery-anchored mixed-use development is a typical use for a neighborhood center. A conceptual mixed-use neighborhood center for Sea Island Parkway and Lady's Island Drive was designed at the charrette and is detailed later in this section.

CITY OF BEAUFORT
REZONING ANALYSIS RZ16-02
PUBLIC HEARING DATE: MARCH 22, 2016

Applicant
The applicant is Marty Miley for Bridges Preparatory School.

Site
Three parcels of property located at 1009 Congress Street, at the corner of Congress and Newcastle Streets are proposed to be rezoned (see attached Site Location Map). The property is in the Northwest Quadrant neighborhood of the Historic District. The parcels are identified as District 120, Tax Map 4, Parcels 77, 78, and 79. The parcels total approximately 0.33 acres. The lots are currently vacant. Photos of the lots are attached.

Background
Bridges Preparatory School is located across Newcastle Street from the site. Bridges desires to purchase the lots and develop then into a parking lot to serve the school. Currently, the Bridges property does not have enough on-site parking. The property is currently zoned "GR General Residential District" (GR). Parking is not permitted as the primary use of a lot in the GR zone.

Present Zoning
The property is currently zoned "GR General Residential District" (GR). The GR District is a residential zone that permits single-family, townhouse, and multifamily dwellings. Multifamily dwellings are permitted at a density of up to 25 units per gross acre. Churches and schools are conditional uses. Group dwellings such as assisted living facilities, are permitted by special exception by the Zoning Board of Appeals. The table of permitted uses in the various zoning districts and the development standards for the districts are attached.

Proposed Zoning
The lots are proposed to be rezoned "GC General Commercial District" (GC). The General Commercial district is a fairly intense commercial zone. All types of office and retail uses are permitted, including restaurants without drive-thrus. Limited Vehicle Service (ex., a "quick lube") is permitted, but full service vehicle repair is not allowed. Fuel sales are permitted by special exception and with conditions outlined in the ordinance. Multifamily dwellings are permitted, but single-family dwellings and townhouses are not allowed.

The attached map shows the current zoning pattern in the area. The subject parcel is outlined in red. The property is located ½ block from Boundary Street and adjoins property zoned GC to the north. Neighborhood Commercial zoning is located along Charles Street.

Consistency with Comprehensive Plan
The Framework Plan in the City's Comprehensive Land Use Plan designates the area as "Urban Neighborhoods/TND (G-2)." The G-2 Sector contains denser, mixed-use development at the scale of neighborhood centers, and suburban, residential development at the scale of walkable "traditional neighborhoods." Appropriate land uses in the G-2 sector include: single-family and

multifamily residential, neighborhood mixed-use centers, neighborhood-scale commercial uses (retail and office), civic uses, and light industrial uses. An excerpt from the Comprehensive Plan describing the G-2 district is attached.

Land Use Compatibility
The property is located in a mixed use area. The site is located across Newcastle Street from Bridges Preparatory School. The property adjoins the parking lot of Murr's Printing on Boundary Street. Single-family uses are located on the south side of Congress Street and on both sides of Congress Street west of Church Street. Commercial uses are located on Boundary Street. Charles Street has a mix of uses including office, commercial, and residential dwellings.

Suitability of Property for Uses Permitted in Current Zoning District
While residential development could be developed on the property facing Congress Street, the close proximity of the property to Boundary Street somewhat diminishes its attractiveness for single-family development.

Suitability of Property for Uses Permitted in Proposed Zoning District
The use of the lot for parking for Bridges is acceptable. The existing Bridges facility does not have adequate on-site parking.

Compatibility of Uses Permitted in Proposed Zoning District with Natural Features
This is an urban infill lot. As a result, there should be no negative impacts on natural features aside, possibly, from trees.

Marketability of Property for Uses Permitted by Current Zoning District
Given the size and location of the lot, it is not clear if the lot is more marketable in its current, or proposed zoning.

Availability of Infrastructure
Water and sewer are available to the property. There is no formalized on-street parking in this area.

Public Notification
Letters were sent to owners of all property within 400' of the property being rezoned on March 7. The property was posted on March 7. The public hearing notice referencing this application appeared in the March 7 edition of *The Beaufort Gazette*. Representatives of the Northwest Quadrant Neighborhood Association and Historic Beaufort Foundation where notified of the rezoning by e-mail. To date, staff has received no public comments on the proposed rezoning.

Staff Recommendation
Staff recommends that the property be zoned Neighborhood Commercial District (NC). The NC zone permits the applicant's proposed use (parking) and allows most of the activities permitted in the GC district but at a smaller scale. Single-use office and retail buildings in the NC zone are limited to 2,500 square feet. Mixed-use buildings can be larger. The NC zone also permits all types of residential uses including single-family dwellings which are currently not permitted in the GC zone.

Property Proposed for Rezoning

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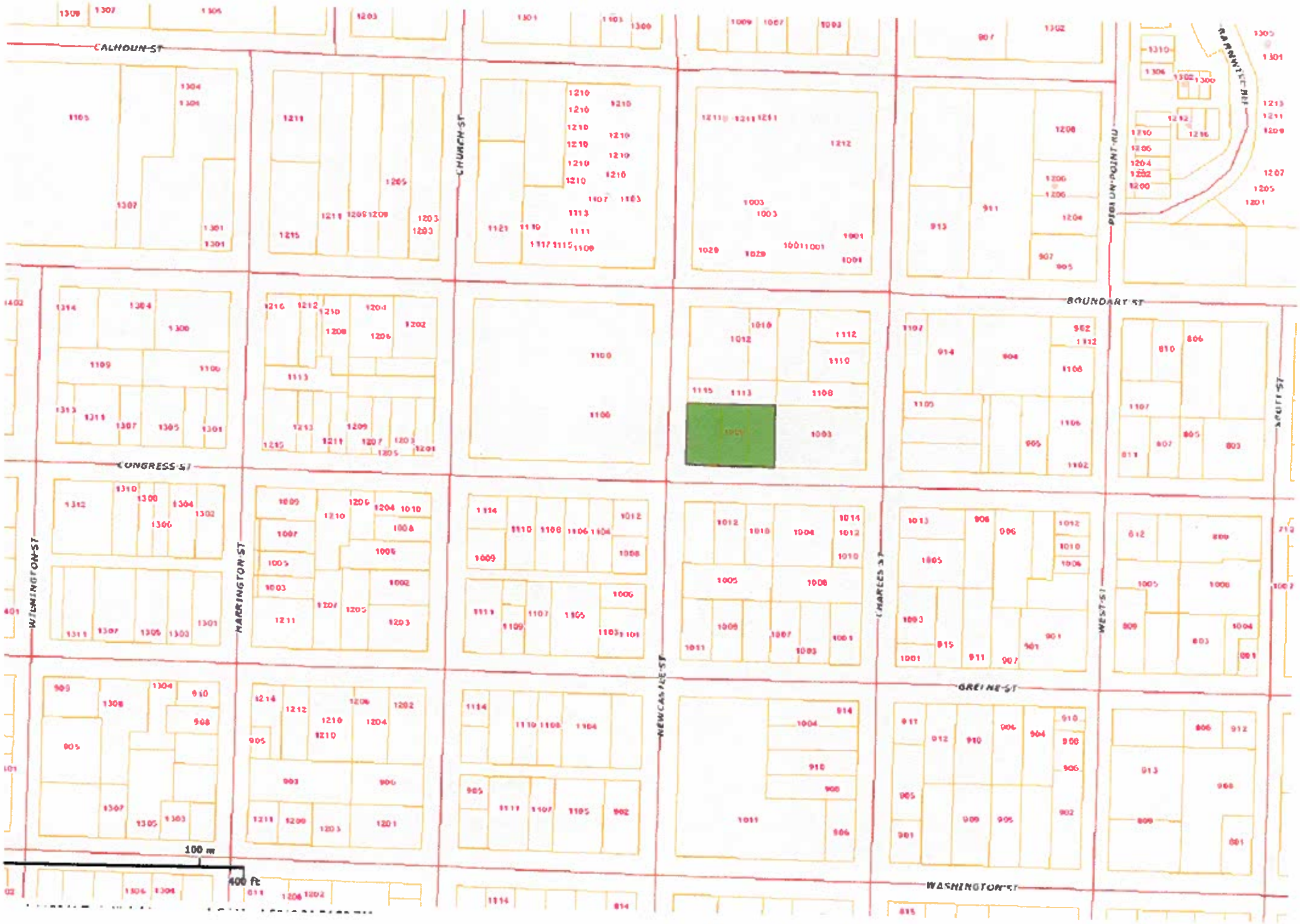
Property Proposed for Rezoning



Aerial View

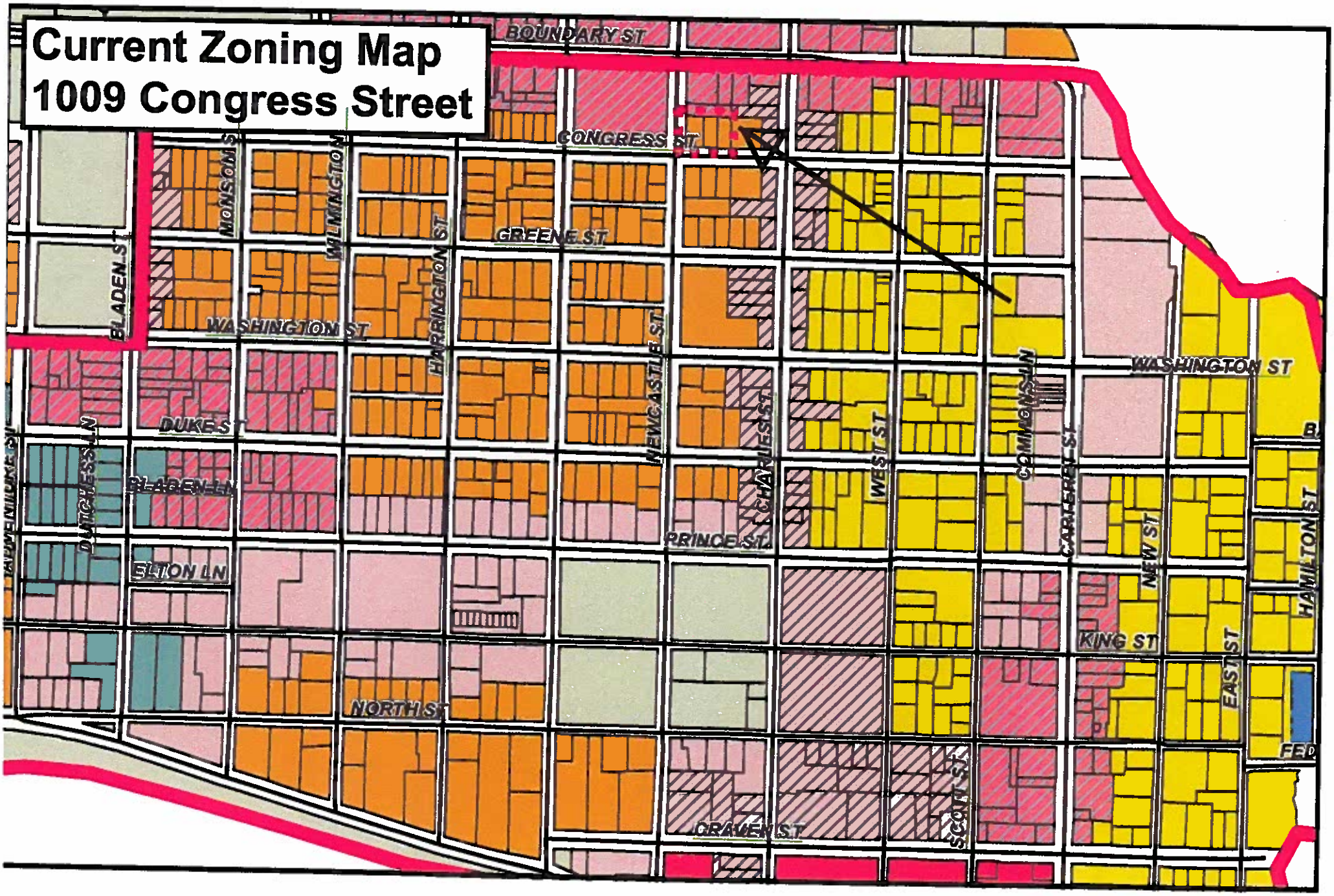
Aerial View

BOUNDARY ST
NEWCASTLE ST
CONGRESS ST
CHURCH ST
CHARLES ST
Length: 498.10 ft
esri

Photo of Lots from Google Maps

Photo of Lots from Google Maps

Current Zoning Map
1009 Congress Street



Article 4. Zoning Districts

4.1 Establishment of Districts

For the purpose of this UDO, portions of the City as specified on the Official Zoning Map of the City are hereby divided into the following zoning districts:

BASE ZONING DISTRICTS	
Residential Zoning Districts	
TR	Transitional Residential
RE	Residential Estate
R-1	Low Density Single-Family Residential
R-2	Medium Density Single-Family Residential
R-3	Medium-High Density Single-Family Residential
R-4	High Density Single-Family Residential
GR	General Residential
TBR	Traditional Beaufort Residential
MHP	Manufactured Home Park
Commercial Zoning Districts	
NC	Neighborhood Commercial
OC	Office Commercial
CC	Core Commercial
GC	General Commercial
HC	Highway Commercial
Industrial Zoning Districts	
LI	Limited Industrial
IP	Industrial Park
Special Purpose Zoning Districts	
CP	Conservation Preservation
MED	Medical
PUD	Planned Unit Development
MR	Military Reservation
OVERLAY ZONING DISTRICTS	
AICUZ	Air Installation Compatibility Use Zone
-D	Development Design
-H	Historic

4.2 Official Zoning Map

A. The boundaries of the above zoning districts are a map or series of maps entitled "Official Zoning Map, City of Beaufort" which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be part of this UDO. Special purpose zoning districts intended to serve as floating districts are not established on the zoning map until a specific district is proposed and approved by the City.

B. Each map bearing the designation "Official Zoning Map, City of Beaufort" shall be identified by the signature of the Administrator, and bearing the seal of the City under the words: "Official Zoning Map, City of Beaufort, South Carolina," together with the date of the adoption of the map.

Article 5. Use Regulations

5.1 Use Tables

A. Types of Use

All of the Use Categories listed in the Use Table are defined and described in the sections immediately following the Table.

1. Uses Permitted By Right

A "P" indicates that a use is allowed by right in the respective district. Such uses are subject to all other applicable regulations of this UDO.

2. Conditional Use

A "C" indicates a use that is allowed conditionally, provided that it meets the additional listed standards contained in Section 5.3, Specific Use Standards. Conditional uses are subject to all other applicable regulations of this UDO.

3. Special Exception

An "S" indicates that a use is allowed only if reviewed and approved as a Special Exception, provided that it meets the listed standards contained in Section 5.3, Specific Use Standards. Special exceptions are subject to all other applicable regulations of this UDO.

4. Existing Building

An "E" indicates a use category that is allowed only in existing buildings, provided that it meets the additional listed standards contained in Section 5.3.

B. Uses Not Allowed

A blank cell in the Use Table indicates that a Use Category is not allowed in the respective district.

C. Uses Not Listed

The Administrator shall determine whether or not an unlisted use is part of an existing Use Category or is substantially similar to an already defined use, using the criteria in Section 5.2, Use Categories.

Use Category	Specific Use	Residential								Nonresidential						Special Purpose		
		TR	RE	R-1	R-2	R-3, R-1	GR	TBR	MHP	NC	OC	CC	GC	HC	LI	MED	CP	IP
P = Permitted By Right E = In Existing Building Only C = Conditional Use S = Special Exception Use																		
RESIDENTIAL (See Section 5.2D)																		
Household Living	Single-Family, Detached	P	P	P	P	P	P	P		C	C	E	E	E	E	E		
	Zero Lot Line				C	C	C			C	C							
	Village House				C	C	C			C	C							
	Cluster Development	C	C	C	C	C	C			C	C							
	Two-Family Dwelling						P	P		C	C	E						
	Three-Family Dwelling						P	P		C	C	P	P	P				
	Townhouse Dwelling						P			P	C							
	Residential, Upper Story									P	P	P	P	P				
	Manufactured Housing Park or Subdivision								P									
	Multifamily Dwelling						P			P	P	P	P	P				
	Live-Aboard Boat																C	
	Accessory Dwelling	C	C	C	C	C	C	C		C	C							
	Home Occupation 1	P	P	P	P	P	P	P		P	P	P						
	Home Occupation 2	P	S	S	S	S	S	S		P	P	P						
Group Living	Group Dwelling						S			P		P	P	P				
PUBLIC, CIVIC, INSTITUTIONAL (See Section 5.2E)																		
Community Service		S		S	S	S	S	S		P	P	P	P	P	S		P	
Daycare								C		P	P		P	P		P		
Educational Facilities	College/University										P		P	P				
	School, Public/Private		C	C	C	C	C	C		P	C		P	P				
	School, Trade/Vocational										C		P	P	P			
Government Facilities										P	P	P	P	P	P	P		P
Health Care Facilities											P		P	P		P		
Institutions											S		P	P				

		Residential								Nonresidential							Special Purpose	
Use Category	Specific Use	TR	RE	R-1	R-2	R-3, R-4	CR	TBR	LHP	NC	OC	CC	GC	HC	LI	MED	CP	IP
Parks and Open Space	Cemetery													C			C	
	Park, Community/Neighborhood	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Passenger Terminals													P	P	P			P
Religious Institution		C	C	C	C	C	C	C		P	P	P	P	P			E	
Utilities	Major Utility													S	P			P
	Minor Utility		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Public Utility Substation		C	C	C	C	C	C		C	C	C	C	C	C	C	C	P
COMMERCIAL (see Section 5.2F)																		
Eating Establishments	Restaurant, w/ Drive-thru													C				
	Restaurant, w/o Drive-thru									C	C	P	P	C		P		
	Restaurant, w/o Seating									C		P	P	P				
	Restaurant, w/outdoor cooking									S		S	S					
	Restaurant, Drive-in													S				
Entertainment	Indoor Entertainment	C	C	C	C	C	C			C		P	P	P	S			
	Outdoor Entertainment	C	C	C	C	C	C							S				
	Sexually-Oriented Business														C			
Office	Medical Office/Clinic									C	P	P	P	P		P		
	Other Offices									C	P	P	P	P	P	P		P
Overnight Guest Accommodation	Bed and Breakfast						S	S		P	P	P	E					
	Inn (≤ 25 units)									P	P	P	P	P				
	Motel/Hotel/Extended Stay											P	P	P				
	Housing, Short Term Rental	S	S	S	S	S	S	S		C	C	C	C	C		C		
	Recreational Vehicle Park													S				
Parking, Commercial										C	P	P	C	P	P	P		P

		Residential								Nonresidential						Special Purpose		
Use Category	Specific Use	TR	RE	R-1	R-2	R-3, R-4	GR	TBR	NHP	NC	OC	CC	GC	HC	LI	GED	CP	IP
Retail Sales and Service	Animal Hospital/Kennel												C	C	P			
	Artisan Studio/Workshop														C			
	Bakery									C		C	C	C	P			
	Banquet Facility									P	C	P	P	P				
	Body Piercing Facility														C			
	Drug Store/Pharmacy									C		C	P	P		P		
	Tattoo Facility														C			
	Trail-Related Use														C			
	Other Retail Sales and Services									C		C	P	P				
Self-Service Storage	Single-Story														P			
	Multi-Story													C	P			
Vehicle Sales and Service	Vehicle Service and Repair													C	P			
	Car Wash												C	C	P			
	Fuel Sales												S	C	C			
	Vehicle Service, Limited												C	P	P			
	Boat Sales and Service												C	P				
	Other Vehicle Sales and Service													C	P			
INDUSTRIAL (See Section 5.2G)																		
Aviation Services															P			P
Light Industrial Services														S	P			P
Manufacturing and Production															C			P
Truck Terminal															C			P
Warehousing														S	C			P
Waste-Related Service															S			S
Wholesale Sales														C	C			P

		Residential								Nonresidential						Special Purpose		
Use Category	Specific Use	TR	RE	R-1	R-2	R-3, R-4	GR	TBR	MHP	NC	GC	CC	GC	HC	LI	MED	CP	IP
OTHER (See Section 5.2H)																		
Agriculture	Agriculture/Horticulture	P																
	Silviculture, Tree Farm																	
Water Oriented Facilities													C	C	C			P
Telecommunication Towers										P	P	P	P	P			P	
														C	C			C

Article 6. District Development Standards

6.1 Residential District Standards

A. Residential Development Standards

The following table illustrates the dimensional standards that apply in the City's base Residential districts:

Standard	Zoning District								
	TR	RE	R-1	R-2	R-3	R-4	GR and TBR-Old Commons	TBR-The Point	MHP
Lot Dimensions Lot Area, Min. Lot Width, Min. Lot Frontage, Min.	3 AC 100 feet 20 feet	21,780 SF 100 feet 20 feet	12,500 SF 100 feet 20 feet	9,000 SF 80 feet 20 feet	6,000 SF 60 feet 20 feet	4,000 SF 40 feet 20 feet	See note 5	See note 1	5 acres 150 feet 150 feet
Minimum Yards Front Yard Rear yard* Side Yard*	35 feet 15 feet 15 feet	35 feet 50 feet 15 feet	30 feet 15 feet 15 feet	20 feet 15 feet 12 feet	15 feet 15 feet 10 feet	12 feet 15 feet 6 feet	See note 2 See note 6 See note 6	See note 2 15 feet 10 feet	25 feet 15 feet 15 feet
Impervious Coverage	N/A	N/A	40%	45%	50%	55%	50%	55%	N/A
Maximum Height	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	See note 3	See note 4	35 feet

1. Minimum 6,000 SF lot area and 60 feet in width for single-family; 8,000 SF lot area and 80 feet in width for two-family and 10,000 SF in lot area and 100 feet in width for three-family.
2. In the Historic District, use average prevailing setback for front yard; accessory structure side and rear yard setbacks may be reduced to 5'.
3. Maximum height 35 feet for single-family structures, 50 feet for multifamily.
4. Maximum height 35 feet above base flood elevation.
5. For single-family development see R-4 standards; for two-family, three-family and multifamily development (GR only), minimum 6,000 SF lot area, 60 feet lot width, and 60 feet lot frontage, maximum density 25 units per gross acre.
6. For multifamily development, minimum front yard 25 feet, minimum rear yard 15 feet, and minimum side yard 10 feet; single-family development, see R-4 standards;

*See Section 5.4.G. for setbacks for accessory structures.

B. Average Prevailing Setback (Front Yard)

The average prevailing front yard setback shall be measured by averaging the front yard setbacks on the three lots adjoining either side of the proposed lot. When the three lots extend more than 100 feet from the side lot line of the proposed lot, only those lots lying at least partially within 100 feet of the proposed lot line shall be used in calculating the average prevailing setback. The Administrator may exercise reasonable discretion and flexibility in determining the average prevailing front yard depth so that it is harmonious with the existing streetscape; however, the minimum front yard shall be no less than five feet.

C. MHP Manufactured Home Park District

1. MH Park plan

In order to qualify for a MH Manufactured Home zoning classification, a proposed park must first meet the following specific requirements:

6.3 Nonresidential District Standards

A. Nonresidential Development Standards

1. Commercial and Industrial Districts

The following table illustrates the dimensional standards that apply in the City's base Commercial and Industrial districts:

Standard	Zoning District					
	[illegible]	OC	CC	GC	HC	LI
Lot Dimensions Lot Area, Min. Lot Width, Min.	2,500 SF 25 feet	4,000 SF 40 feet	2,500 SF 25 feet	4,000 SF 40 feet	6,000 SF 60 feet	10,000 SF 100 feet
Minimum Yards*** Front Yard Rear Yard Side Yard	(Build-to) 3-10 feet 10 feet none	10 feet 10 feet 10 feet	none none none	(Build-to) 7-12 feet 10 feet 10 feet	25 feet 15 feet 10 feet	25 feet 35/ 50 feet** 10/ 25 feet**
Impervious Surface Coverage, Max.	75%	60%	N/A	65%*	60%	65%
Maximum Height	42 feet	50 feet	See Section 6.5.K.11	50 feet	50 feet	50 feet

*Maximum impervious coverage may be increased to 75 percent for redevelopment sites.
**35' except when property abuts another zoning district 50' is required and 10' except when property abuts another zoning district, 25' is required.

*** a. Single-family standards should be the same as R-4.

b. Multifamily standards should be the same as GR; maximum density 30 dwelling units per gross acre.

c. Maximum density for Residential, Upper Story, 35 dwelling units per gross acre.

The following table illustrates the dimensional standards that apply in the City's Special Purpose districts:

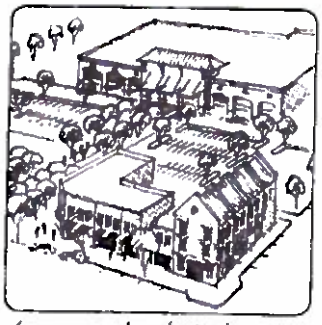
Standard	Zoning District	
	MED	IP
Lot Dimensions Lot Area, Min. Lot Width, Min. Floor Area, Min.	5,000 SF 50 feet ---	10,000 SF 50 feet ---
Minimum Yards Front Yard Rear Yard Side Yard	35 feet 25 feet 25 feet	20 feet 15/50 feet* 10/35 feet**
Impervious Surface Coverage, Max.	65%	No Limit
Maximum Height	50 feet	120' except where limited by Section 6.7.B, AICUZ obstruction Height Zones

*15' except where property abuts a non-industrial district when 50' is required.
**10" except where property abuts a non-industrial zoning district when 35' is required.

Mix of housing types in a new neighborhood

Neighborhood-scaled mixed-use building

Housing and civic uses in a neighborhood



A grocery-anchored mixed-use development is a typical neighborhood center, which may include retail, office, civic/ institutional and residential uses.

FG 1.5 GROWTH SECTOR 2 (G-2): URBAN NEIGHBORHOODS/TNDs

The G-2 sector contains denser, mixed-use development at the scale of neighborhood centers, indicated by the small (1/4 mile) circles, and suburban, residential development at the scale of walkable "traditional neighborhoods" shown in orange. This type of residential development creates an identifiable center organized around a small public square or green, often with some civic facilities or a building such as a church or a small store. Local, slow-speed streets form a connected network, with larger collector streets. Paths form pedestrian connections linking sidewalks to internal parks and preserved open space along the boundaries of the neighborhood. This pattern of development can be more environmentally sensitive to its context and can provide improved public health benefits for citizens through its capacity for safe walking and cycling.

G-2 lands are typically close to thoroughfares and at key cross-road locations. For Beaufort, the G-2 sector specifically includes areas that are already developed with neighborhood-serving retail and service uses or at key cross-roads where future development of this type is likely to occur.

The G-2 designation is also used in areas where a mixture of higher density residential types (e.g., small lot single family houses, townhomes, apartment or condominium buildings, or mixed-use buildings) are already occurring or would be appropriate to transition between higher intensity commercial uses and existing lower density neighborhoods, and take advantage of proximity to existing centers of commerce, education, or employment such as the university, downtown, and the hospital.

APPROPRIATE LAND USES/DEVELOPMENT TYPES:

The following community types and uses are appropriate in the G-2 sector:

- traditional neighborhood developments
- single-family and multifamily residential
- neighborhood mixed-use centers
- neighborhood-scale commercial uses (retail and office)
- civic uses
- light industrial uses

FG 1.6 NEIGHBORHOOD CENTERS

Neighborhood Centers, shown as the small black circles on the Framework Map, are based on a 1/4 mile radius (a typical 5-minute walk) from a key intersection. They are intended to be mixed-use activity centers serving surrounding neighborhoods with retail, services, civic uses, and higher density housing. A neighborhood center might typically contain 80,000 to 120,000 square feet of commercial uses. A grocery-anchored mixed-use development is a typical use for a neighborhood center. A conceptual mixed-use neighborhood center for Sea Island Parkway and Lady's Island Drive was designed at the charrette and is detailed later in this section.

CITY OF BEAUFORT
REZONING ANALYSIS AX16-02
PUBLIC HEARING DATE: MARCH 22, 2016

Applicant
The applicant is Milt Rhodes, from The Arden Group, for the property owner. This is a rezoning request as a result of a petition for annexation.

Site
The property is located at 2811 Boundary Street, at the corner of Boundary Street and Walsh Drive (see attached Site Location Map). The property is identified as District 100, Tax Map 26, Parcel 146A, and District 100, Tax Map 26A, Parcels 257 and 292. The site is the former location of car dealership. The properties total 7.25 acres in area. Photos of the property are attached.

Annexation Issues
The property is contiguous to the existing city limits via the Air Station. All municipal services will be available to the property upon annexation. Fire service in this area of the City is provided by a contract with the Burton Fire District.

Present Zoning
The property is zoned "C5 Regional Center Mixed Use" (C5RCMU) under the County's Zoning and Development Standards Ordinance. The CR5RMU district is the most intense commercial zoning district set out in the County code. The district permits a full range of retail, service, and office uses. Restaurants with drive-thrus, and vehicle sales and service are permitted in the CR zone.

Proposed Zoning
The proposed zoning for the lot is "HC Highway Commercial District" (HC). As described in the UDO:

> The HC Highway Commercial zoning district is intended to be developed and reserved for general business purposes and with particular consideration for the automobile-oriented commercial development existing or proposed along the City's roadways. The regulations which apply within this district are designed to encourage the formation and continuance of a compatible and economically healthy environment for business, financial, service and professional uses which benefit from being located in close proximity to each other; and to discourage any encroachment by industrial, residential or other uses considered capable of adversely affecting the basic commercial character of the district.

The HC District permits all types of office and commercial uses. A variety of auto-oriented uses are permitted including drive-thru and drive-in restaurants, vehicle sales and service, gas stations, and car washes. Warehousing, wholesale sales, and light industrial services are also permitted. Most of the lots in the city limits west of Neil Road are zoned HC including the former Dixie Mobile Home property at the corner of US 21 and Parris Island Gateway.

Consistency with Comprehensive Plan
The Framework Plan in the City's Comprehensive Land Use Plan designates the area as "Corridor Mixed Use (G-3)." According to the comprehensive plan, "The G-3 sector . . . is intended to apply along high capacity regional thoroughfares at major transportation nodes, or along portions of highly-traveled corridors. G-3 land generally falls within areas for higher-intensity regional-serving development . . ." Appropriate land uses in the G-3 sector include: residential development, neighborhood-serving commercial uses (retail and office), civic uses, and neighborhood centers, regional centers, and industrial districts. An excerpt from the Comprehensive Plan describing the G-3 district is attached. The proposed rezoning appears to be consistent with the Framework Map in the Comprehensive Plan.

Consistency with Civic Master Plan
Highway Commercial zoning is consistent with the recommendations in the Civic Master Plan and draft Beaufort development code.

Land Use Compatibility
US Highway 21 in this area has a mix of commercial uses including auto dealerships, auto repair, and a motel. The Walsh subdivision, a single-family neighborhood, is located adjacent to the property on the marsh.

Suitability of Property for Uses Permitted in Current Zoning District
The property is proposed for annexation, so a City zoning designation is required.

Suitability of Property for Uses Permitted in Proposed Zoning District
The proposed zoning is compatible with the previous use of the property.

Compatibility of Uses Permitted in Proposed Zoning District with Natural Features
This is a redevelopment site. The property is currently almost completely paved.

Marketability of Property for Uses Permitted by Current Zoning District
No change in the marketability of the property is expected as a result of the rezoning.

Availability of Infrastructure
Water and sewer is available to the property.

Public Notification
Letters were sent to owners of all property within 400' of the property being rezoned on March 10. The property was posted on March 7. The public hearing notice referencing this application appeared in the March 7 edition of *The Beaufort Gazette*.

Staff Recommendation
Staff recommends approval.

Property Proposed for Annexation

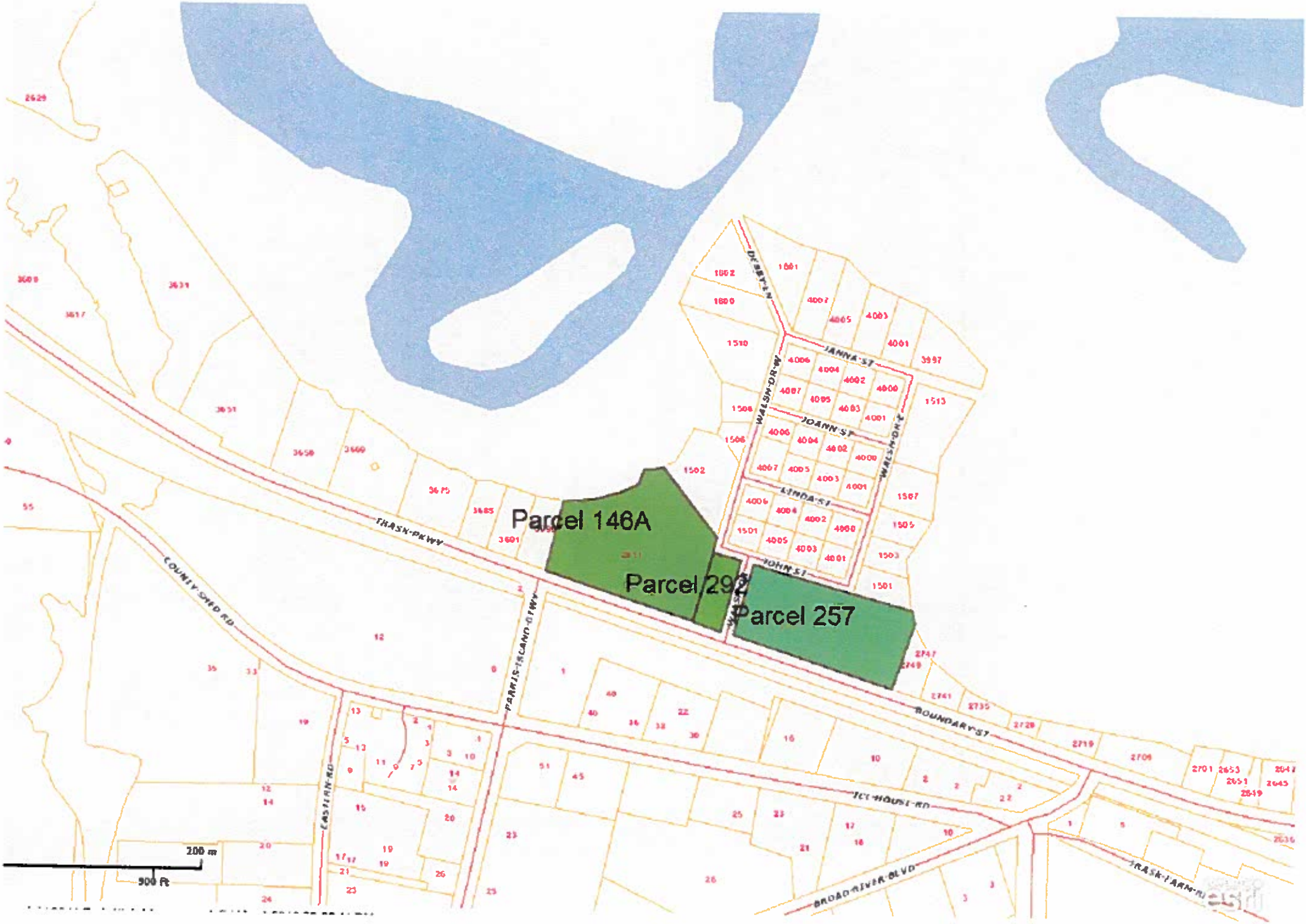
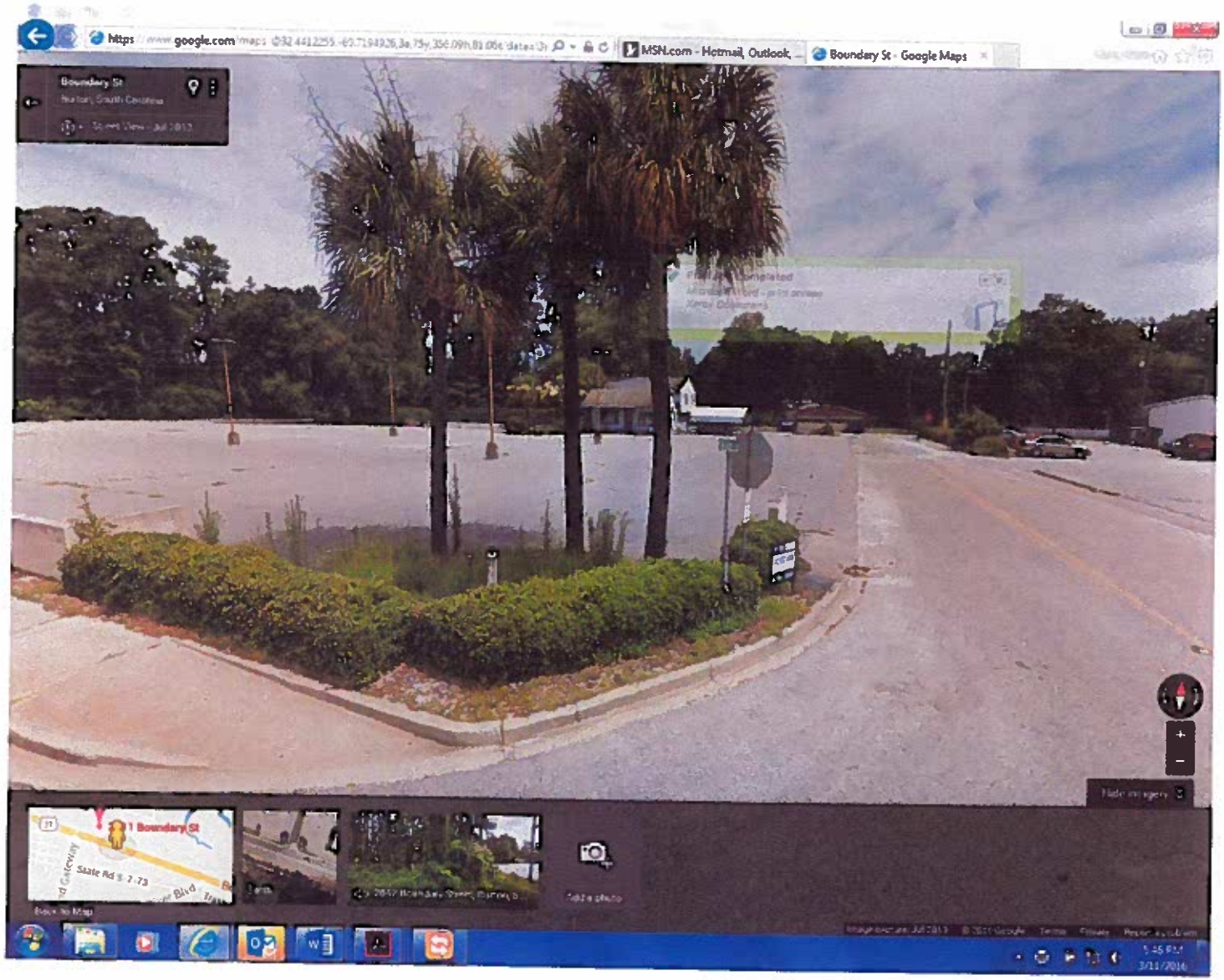


Photo of Site from Google Maps

Photo of Site from Google Maps



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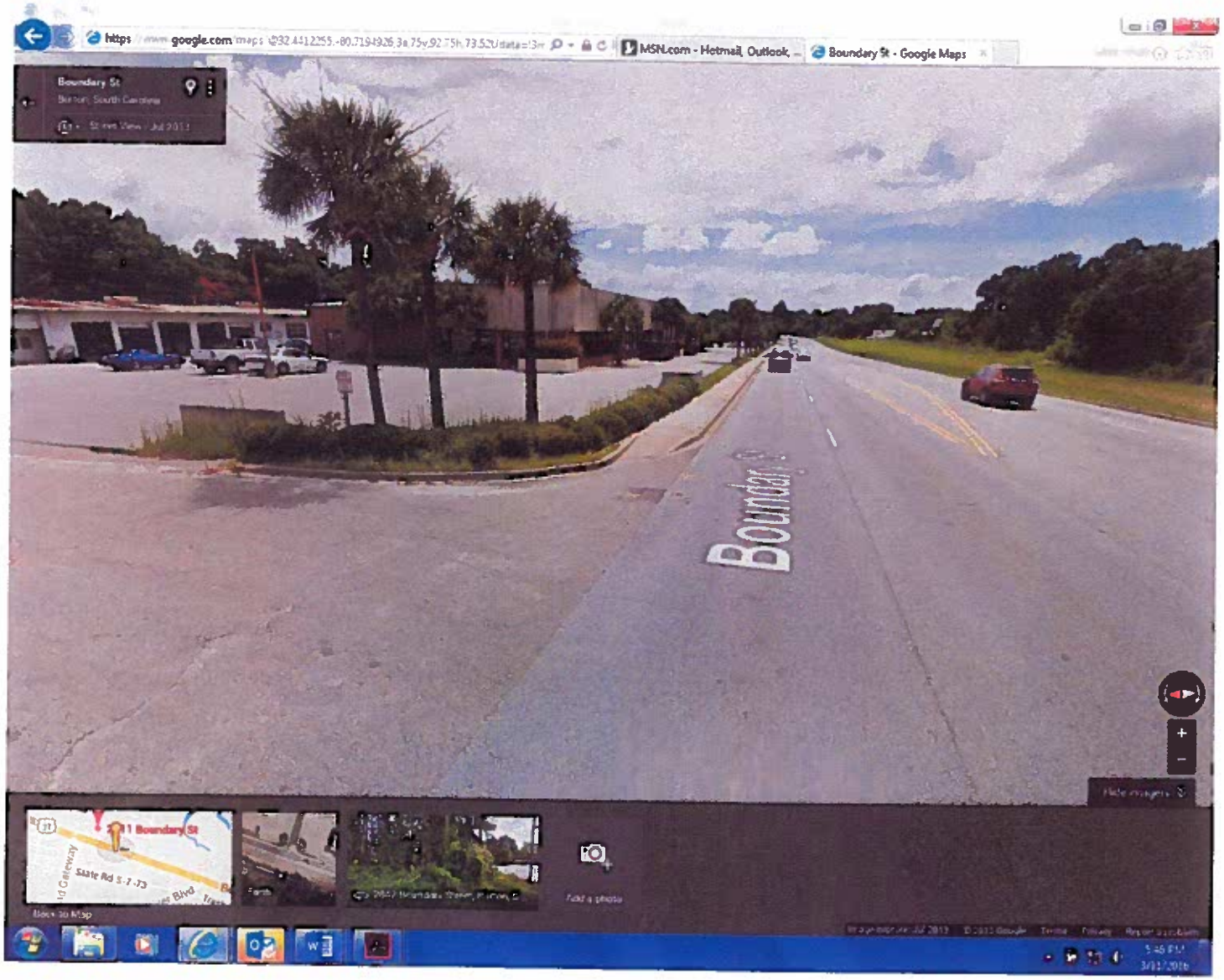

Photo of Site from Google Maps

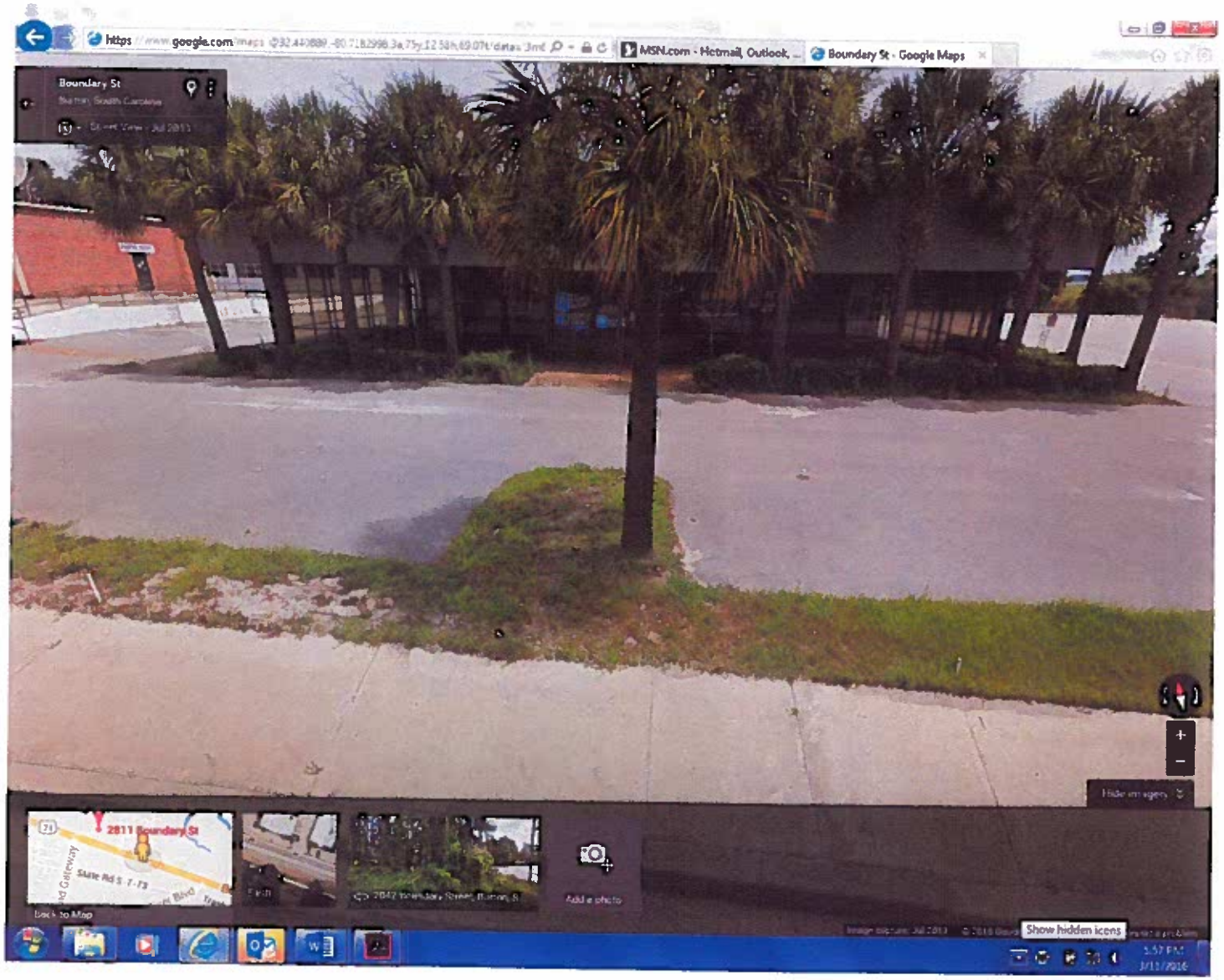

Photo of Site from Google Maps

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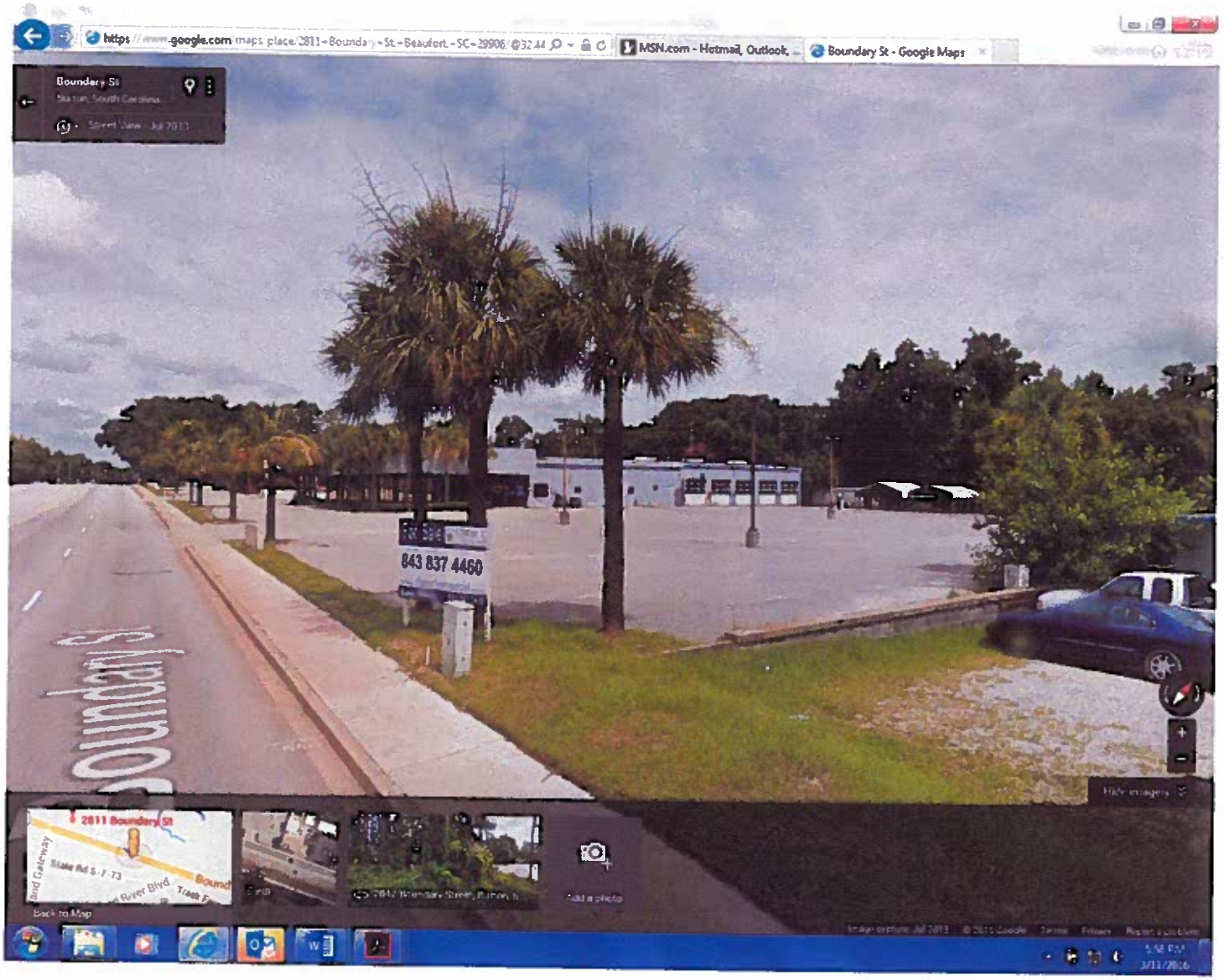

Mixed-use town center development

Mixed-use building in a regional center with residential above retail

Regional centers contain a mixture of higher density commercial and residential uses

Industrial, warehouse, or distribution-type building

FG 1.7 GROWTH SECTOR 3 (G-3): NEIGHBORHOOD MIXED USE (G-3A) & CORRIDOR MIXED USE (G-3B)

The G-3 sector indicated in lighter and darker red (respectively), is intended to apply along high capacity regional thoroughfares at major transportation nodes, or along portions of highly-traveled corridors. G-3 land generally falls within areas for higher-intensity regional-serving development, marked by the dark purple 1/2 mile radius circles. Neighborhood Mixed-Use designations (G-3A) are intended for a mixture of uses intended to serve the surrounding neighborhoods. Corridor Mixed-Use areas (G-3B) are intended for a mixture of regional-serving commercial, residential, and institutional destinations.

Care should be taken to limit the length of G-3 corridor developments to avoid the creation of lengthy, undifferentiated linear strip development. Attention to local geography and environmental conditions can assist in this definition, with special attention given to areas in O-1 and O-2 sectors along water courses and near sensitive lands.

APPROPRIATE LAND USES/DEVELOPMENT TYPES:

The full-range of community types and uses are appropriate in the G-3 sector, including:

- single-family and multifamily residential
- neighborhood-serving commercial uses (retail and office)
- civic uses
- traditional neighborhood developments
- neighborhood centers
- regional centers
- industrial districts

FG 1.8 REGIONAL CENTERS

Regional Centers are mixed-use activity centers with employment and commercial uses that attract people from beyond the immediate neighborhoods and from surrounding communities. These centers are appropriate for commercial and employment development as well as the area's highest density housing. The area of these centers is based on a 1/2 mile radius (a typical 10-minute walk)—the larger circles on the map. Regional centers are envisioned for downtown Beaufort; the emerging city-county government district at Ribaut Road and Boundary Street; around the hospital and technical college campuses; at the intersection of SC 170 and SC 280; and around the intersection of US 21/Boundary Street and Robert Smalls Parkway. These centers will provide the highest concentrations of residential, employment, and commercial services in the Plan area. Regional retail and commercial centers should be located exclusively in the Regional Centers located along SC 280 and SC 170.

FG 1.9 SPECIAL DISTRICT (SD): INDUSTRIAL/EMPLOYMENT CENTERS

As regional employment centers, industrial districts also fall into the G-3 sector. Industrial development is shown around the existing Beaufort Commerce Park and in areas where industrial and distribution facilities are currently located or approved for development by current zoning.

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, Planning Director**

DATE: **March 14, 2016**

SUBJECT: **Revising Conditions Re Car Washes in the General Commercial District**

==========

Marty Murphy, of Tidal Wave Auto Spa, has submitted an application to revise the Unified Development Ordinance (UDO) as it pertains to car washes. Mr. Murphy would like to open a car wash on Sam's Point Road (near Walgreen's). Tidal Wave Auto Spas are fully automatic enclosed car washes. A photo of one of their facilities is shown below. The Sea Island Parkway/Sam's Point Road area of the City is zoned General Commercial District (GC). Car washes are permitted in the GC district, but only in conjunction with gas stations (see Section 5.3.D.7 of the UDO attached). A Tidal Wave-type facility would not be permitted at this location.

The applicant met with staff to see discuss how the City's regulations might be adjusted to fit their use in the desired location. Staff did not feel they could support a rezoning of the property to Highway Commercial District, as it might open up the property to more auto-oriented uses that may not be desirable there. In addition, the building setback would be much different--a 25'

setback verses a 7'-12' build-to line. As a result, staff recommended the applicant apply for revision to the UDO to permit a Tidal Wave-type car wash as the primary use of a property in the GC zone. Staff also recommended that the applicant obtain a recommendation from the Design Review Board (DRB) on the ordinance revision and on the conceptual site plan for the project.

The applicant met with the DRB on March 10. The DRB recommended to approve a text amendment to permit a car wash in the General Commercial District on the condition that a liner building be developed in front to screen the bay door. To that end, staff would support a revision to Section 5.3.D.7 that reads as follows:

7. Car Wash

Car wash facilities are permitted subject to the following standards:

a. In the GC District, a single-bay, automatic car wash is permitted for any facility providing fuel sales.

b. In the GC District, a stand-alone automatic car wash is permitted if the opening of the bay door is screened from the street with a linear building.

c. In the HC District, the car wash stalls shall not be oriented toward the public right-of-way.

d. In the HC District, any outdoor detailing work shall only be conducted to the side or the rear of the building and not in front of the building.

b. All service and repair activities, including outdoor storage areas (those areas not used for the display of boat and accessories for sale), shall be located behind the front building line, and shall be completely screened (100 percent capacity) from U.S. 21 and adjoining properties using natural buffers, fencing, buildings, or a combination thereof. Service bay doors shall not be oriented toward U.S. 21.

c. All areas for the outdoor display of boats and accessories for sale shall be located behind the front building line.

d. The scale, massing, and building design shall be compatible with the surrounding areas as determined by the Design Review Board. The structure shall be street-oriented with pedestrian entrances from the street. Buildings shall define a minimum of 50 percent of the street frontage.

6. Body Piercing Facility

Body Piercing Facilities are permitted in the LI zoning district subject to the following standards:

a. The use is located a minimum of 300' from any religious institution, school, public park or recreation area, youth activity center, boundary of any residential district, or property line of a lot devoted to residential use. Distances shall be measured from property line to property line in a straight line without regard to intervening structures, topography, or zoning.

7. Car Wash

Car wash facilities are permitted subject to the following standards:

a. In the GC District, a single-bay, automatic car wash is permitted for any facility providing fuel sales.

b. In the HC District, the car wash stalls shall not be oriented toward the public right-of-way.

c. In the HC District, any outdoor detailing work shall only be conducted to the side or the rear of the building and not in front of the building.

8. Drug Store/Pharmacy

Drug stores and pharmacies are permitted subject to the following standards:

a. In the NC and CC zoning districts, such use shall not include a drive-thru facility;

b. In the GC zoning district, such use shall not include a drive-thru facility if located in the Historic District; and

c. In the NC zoning district, the building footprint of such use shall be no more than 2,500 square feet. Larger facilities shall be permitted as part of a mixed-use development.

9. Entertainment

Indoor and Outdoor Entertainment are permitted in residential districts zoning subject to the following standards:

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, Planning Director**

DATE: **March 14, 2016**

SUBJECT: **Revising Definition of Short Term Rental**

==========

The City's current development code defines a short term rental as rental of a dwelling unit for a period less than 30 days (see attached definition). The City has permitted a number of short term rentals under this definition since the short term rental ordinance was adopted in 2011. The "sharing economy" has now introduced a new type of rental situation where an owner rents out a bedroom in their dwelling on a short term basis. Some refer to this activity as "Airbnb."

The City would like to update its short term rental ordinance by revising the definition of a short term rental to include this variation of the rental activity. The definition of short term rental in Section 11.2 of the Unified Development Ordinance (UDO) is proposed to be revised as follows:

> **Housing, Short Term Rental.** A single-family or individual two-family or multifamily dwelling or any portion thereof, that is available for use or is used for accommodations or lodging of guest paying a fee or other compensation for a period less than 30 days. When a portion of a dwelling unit is being rented, only one rental party may rent space at one time. If separate parties are renting rooms simultaneously, the use is considered a Bed and Breakfast.

Staff is recommending that this Airbnb activity be permitted as a conditional use. This would be a revision to Section 5.3.D.11 of the UDO as follows.

> 11. Housing, Short Term Rental
>
> Short term rentals are permitted in all residential zoning districts with the exception of the Traditional Beaufort Residential District, The Point, or where prohibited by covenants. Short term rental of the primary dwelling, or rental of an accessory dwelling unit on property where the property owner does not live on the premises, shall be by special exception subject to the standards shown below. Short term rental of an accessory dwelling unit where the property where the property owner lives on the premises, **rental of a portion of a dwelling unit where the owner lives on the premises**, and short term rental of any type of residential unit in a commercial district, shall be a conditional use subject to the standards shown below.

a. A minimum 2-night stay is required;

b. Adequate on-site parking is provided. Parking should be located to the side or rear of the dwelling (i.e., the front yard should not be used for parking). Tenants should use the required on-site parking and not park in the street;

c. A property management plan shall be developed and approved by the appropriate review authority. Failure to comply with the approved property management plan shall result in revocation of zoning approval;

d. No on-site signage shall be permitted;

e. No pets shall be left outside unattended;

f. An annual Safety Inspection shall be conducted before the Business License for the facility can be renewed;

g. The facility shall comply with all business license, revenue collection, and health laws of the City of Beaufort, Beaufort County, and the state of South Carolina; and

h. Approval of the use runs with the ownership of the property.

City Council is in the process of establishing a task force to study the issue of short term rentals in general. In the meantime, this proposed amendment is intended to fill a gap in the current spectrum of the short term rental activity.

Grand Tree. Any existing broad-leaved overstory tree with a DBH of 24 inches or greater; any existing understory tree with a DBH of twelve inches or greater; and any Palmetto tree having a clear trunk height of at least two feet.

Ground Cover. Vegetation growing close to the ground including grass, ivy and some species of juniper.

Ground disturbance. Any activity which would result in any tangible modification to the surface of the ground including, but not limited to, building new structures or additions, paving, grading, excavating or tree removal.

Hardscape. Any nonliving material such as berms, mulch, walls and fences commonly used in landscaping designs.

Height of Freestanding Sign. The vertical distance measured from the average elevation of the nearest road centerline to the top of the sign face or sign structure, whichever is greater.

Historic Resources. According to the National Historic Preservation Act of 1966, as amended through 1992, (16 U.S.C. 470 et seq.) Section 101(a)(1)(A):

> The secretary of the Interior is authorized to expend and maintain a National Register of Historic Places composed of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture.

Criteria set forth by the Secretary of the Interior states that any district, site, building, structure, or object that is at least 50 years of age, is significant in American history, architecture, archeology, engineering, and culture may be considered for inclusion on the National Register of Historic Places.

Home Occupation. An occupation conducted from a residence in accordance with the provisions of this ordinance.

Hotel/Motel. A lodging establishment of 26 or more guest rooms providing overnight accommodations to transient guests.

Housing, Short Term Rental. A single-family or individual two-family or multifamily dwelling that is available for use or is used for accommodations or lodging of guests paying a fee or other compensation for a period of less than 30 days.

Impervious Surface. Any area of land that cannot be landscaped or planted and which does not allow for the natural passage of water through it, including paved areas, all buildings, and asphalt or concrete parking areas, driveways, roads, sidewalks and any areas of concrete or asphalt and/or any water bodies, and roof surfaces.

Infill. Development or redevelopment of land that has been bypassed, remained vacant, and/or is underused as a result of the continuing urban development process.

Inn. A building used as a lodging establishment having six to 25 guest rooms providing overnight accommodations and breakfast to transient guests.

Intensive Level Survey. An Intensive Level Survey will be based on a systematic approach to the entire tract, to differentiate between having high or low potential for containing archeological resources. Topography and soil types are also taken into consideration to help determine the areas of high and low potential. In addition, sub-surface activity, such as shovel tests are done (unless surface exposure is evident) and the materials are