

**BEAUFORT-PORT ROYAL
METROPOLITAN PLANNING COMMISSION**

AGENDA

1911 Boundary Street, Beaufort, SC 29902

Phone: 843-525-7011 ~ Fax: 843-986-5606

Monday, October 19, 2015, 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. Presentation:**
 - A. Presentation on Sea Level Rise. Dr. Chris Marsh, Co-chairman, Beaufort/Port Royal Sea Level Rise Task Force.**
 - IV. Review Commission Meeting Minutes:**
 - A. Minutes of July 29, 2015 Meeting**
 - B. Minutes of September 21, 2015 Meeting**
 - V. Review of Projects for the Town of Port Royal:**
 - A. None.**
 - VI. Review of Projects for Beaufort County:**
 - A. Beaufort County – Port Royal Island Map Amendment/Rezoning Request for R100-027-000-0013-000 and R100-027-000-013A-0000 (a 36-acre portion of 105 acres, known as Cherokee Farms, north of Cherokee Farms Road in Burton, across from Habersham Planned Unit Development/PUD) from C3-NMU (Neighborhood Mixed Use) to T4-NC (Neighborhood Center); Owner/Applicant: T&D Land Holdings, LLC; Agent: Patrick Kelly.**
 - VII. Review Projects for the City of Beaufort:**
 - A. None.**
 - VIII. New Business:**
 - IX. 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 **July 29, 2015 at 5:30 p.m.** in council chambers of the Beaufort Municipal Complex, 1911 Boundary Street. In attendance were Chairman Joe DeVito and commissioners James Crower, Robert Semmler, Bill Harris, Tim Rentz, and City of Beaufort planner Libby Anderson. George Johnson 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.

Commissioner Semmler made a motion, second by Commissioner Crower, to accept the minutes of the April 20, May 18, and June 15 meetings as submitted. The motion was approved unanimously.

City of Beaufort – New Street Name

Naming an existing unnamed lane in the Northwest Quadrant, "Wilmington Lane"

Ms. Anderson said this is a lane in the Northwest Quadrant – the platted width is 20'. She showed where it is. A tax parcel faces the lane, so the assessor has asked that a name be approved, which is a task of the planning commission. **Maxine Lutz**, Historic Beaufort Foundation, had asked for it to be named Crofut Lane, which has a historical basis, rather than Wilmington Lane, and 911 doesn't object to that, Ms. Anderson said.

Ms. Lutz asked if the commission members knew the Crofuts; **Molly Gray's** great-great-grandmother was Ellen Crofut. She bought this block of the Northwest Quadrant, and she subdivided it and created a lane, which was new before the Yankees came. One of her interests was in selling lots to former slaves, and she was quite successful: she bought the block for \$100 and sold each lot for \$100.

Commissioner Semmler made a motion to recommend acceptance of the name, and Commissioner Harris seconded. The motion was approved unanimously.

City of Beaufort – UDO Amendment

Revising Section 5.1.A, "Use Tables," and Section 5.3.D, "Specific Use Standards; Commercial Uses," to add retail sales and restaurants without drive-thrus as conditional uses in the Limited Industrial District

Ms. Anderson said this pertains to the Limited Industrial District and is related to the ongoing construction of the Spanish Moss Trail. When it's completed, there will be 6 miles of complete trail from Port Royal to Burton. One trailhead is in the Depot Road

area, and it is zoned Limited Industrial District. There's been more interest in the area, Ms. Anderson said, and staff feels that certain activities – “say, retail and restaurants” – could benefit the trail's users while not detracting from the other businesses there or from the neighborhood. It's a unique area: an industrial zone in the midst of several neighborhoods, including the West End and the Hermitage Road neighborhood.

Ms. Anderson described the uses permitted in limited industrial and said, while mixing asphalt and jelly ball processing plants are permitted, bike rentals and serving lattes are not. Staff feels that permitting conditional uses (which staff does) would be appropriate. The ordinance can't be changed arbitrarily, Ms. Anderson stressed; it's all done as part of the ordinance. They are suggesting the following conditions:

- Use would have to be within 200' of the Spanish Moss Trail.
- Floor area no larger than 3000'
- Hours of operation limited to 7 a.m. to 7 p.m.
- No outside amplified music permitted
- No sales or consumption of alcohol
- Need a trash can with outdoor seating
- Lighting restrictions
- Design is subject to design review.
- Some uses are prohibited: outside ATMs (though inside is OK), no stores with electronic cigarettes, no flea market, consignment, used clothing or furniture stores, no pet stores, kennels, vets, or other animal-related businesses with outdoor runs, no sales and repair of firearms, and no medical marijuana, if it is approved in South Carolina at some point.

There is no design review in a Limited Industrial District, Ms. Anderson said, but these new uses *would* go through design review. However, new Limited Industrial businesses would not be subject to design review.

Ms. Anderson sent this initial proposal to the neighborhoods' residents, and then there was a meeting to discuss this, after a retailer had expressed interest in opening a bike rental place in this area. The public hearing was last night during the city council meeting, and they are continuing to hear from the public.

Sue Partridge lives in the neighborhood and said, “The limited industrial zoning is right on the corner.” A building burned down, she said, and when a new one was built, “it was not a good fit in the neighborhood.” She also feels the area is “a speed trap” and “dangerous to children.” Since the Spanish Moss Trail was built, they have had “multiple, multiple break-ins” in the neighborhood, Ms. Partridge said. “The very large electrical poles block the streetlight.”

Because the businesses in the Depot area close at 5 pm, there is little noise, Ms. Partridge said. She feels that other areas of the city need businesses, so she doesn't think that a café and bike shop should be put into her neighborhood. Ms. Partridge contends that when any matter "goes through the process, and changes are made," the residents' "comments don't seem to be heard. . . . To allow anything will make everything worse." She concluded by saying that police have told people in the neighborhood "the break-ins are 10 times worse" than they once were, and this is "because of the trail." Ms. Partridge feels, "We don't need anything else that will downgrade our neighborhood."

Ms. Partridge went on to say that the building of the new space to which she had referred earlier had cracked her neighbor's wall. Considering more changes "back there" is a bad idea, Ms. Partridge feels, because "they [the city] don't stick to the plan." Commissioner Semmler asked if the city had compensated anyone of the damages related to the new building, and Ms. Partridge said "No."

Beth Caron said she lives on Frazier Drive, next to Ms. Partridge. They keep the area behind their houses clean. Her biggest concern is safety. There have been "numerous break-ins since the trail has been back there." A neighbor had a gun in his unlocked truck, and someone stole it, then came back to rob the house, breaking in through the doggie door, but he was caught. There's no lighting except what the neighbors have put up, Ms. Caron stated. She told the commission that she is "upset" that at the council meeting, when she spoke, the mayor had responded that, "There is no direct link of the trail to crime." Ms. Caron asked how the trail would be patrolled if the city is already low on funds. There are 6' ditches that people could fall into. Bringing in more businesses will bring in "that activity."

Ms. Caron thinks said if the city allows a café to open, they would have a hard time keeping it open, "when people are passing Starbucks." If a jelly ball or concrete business comes into their neighborhood, new businesses, like a café or bike shop, "will have to deal with the noise." Ms. Caron doesn't believe that there will be "more eyes" on the trail; she thinks it will open up "more opportunities for people to hold up (those businesses) with guns." Not everyone in their neighborhood is on the email list for public notice, Ms. Caron said, and they should be, especially those living right on the trail.

Bob Sanders lives at 1010 Milton, across from a warehouse that he "brought back from the dead" after 8–10 years of neglect. A landscaping company is in the building now. He stated that he is in favor of this and thinks "it looks good." Those who go to this kind of café will not be the ones causing problems. He is in favor of limited use, but just doesn't want to see them take away industrial uses.

Terry Murray, 100 Grayson Street, which she said is a block from the trail, said she thinks the trail is a wonderful amenity, and she is sorry those who had spoken are

having trouble with the trail. The neighborhood was very active in negotiating the early conditions of the proposed master plan, she said, and has "been perfectly happy" with the limited industrial businesses there. They believe it would be good for the trail and for the community to have "limited trail-related businesses." She and several neighbors are concerned that overlaying retail uses in Limited Industrial zoning means that any business could go within 200' of the trail if they meet certain conditions. Those Ms. Murray represents believe it is "more appropriate to name" the "sorts of 'trail-supportive businesses'" they would consider appropriate, and allow *only* those. They need to "tighten up the definition of allowable businesses." She added that she was speaking for 2–3 other people, not for the whole neighborhood.

Tim Wood is a member of the Zoning Board of Appeals, has a warehouse/woodworking studio in the Depot area, said he and his wife are excited about the Spanish Moss Trail, and supports efforts "to discover new ways to use this." Mr. Wood thinks traffic will increase, especially because of the trestle at Battery Creek. He thinks this is a good reason to have organized parking and good lighting; they need to clean up the area a bit. Warehouses aren't being used, properties are overgrown, and Mr. Wood believes this is "a good staging ground for the criminal element" to make an easy escape, as it is now. In time, the Depot trailhead will get more visitors from downtown who want to see the vistas on the trail. He recommended isolating the residential streets to calm traffic cut-through. Mr. Wood feels "a bike rental place is an obvious business," and since he has a warehouse in the area, he'd love to be able to get a good cup of coffee there.

Mr. Wood said he doesn't know the history of zoning in the area, but Kinghorn Lumber was a huge industrial operation with trucks cutting through and going directly to Hermitage. He doesn't understand, therefore, the "fight against retail." The lumberyard was a *big* retail business, and something like that couldn't exist under these guidelines. This will help minimize the incidences of crime, which Mr. Wood said he doesn't hear a lot of stories about, though "there are hundreds of houses on the trail now." There are cars within 30' of the trail at a high-end condo development, for example. He said he has friends who live on the trail, and they enjoy it and have not had issues.

Commissioner Semmler told Ms. Anderson he objects to this because "This is only for the City of Beaufort, with no coordination with the Town of Port Royal or the county" about the types of rental uses. He said that the Metropolitan Planning Commission "works together on the trail," yet city staff is suggesting a type of zoning just for the trail at this one point. Commissioner Semmler is "disappointed this hasn't happened." The Depot building "could be a star on the Spanish Moss Trail," and he gets "the feeling that it's being done haphazardly." He feels not enough people who are or will be involved have been notified.

Commissioner Semmler clarified that they are keeping the Limited Industrial District zoning and adding this to it. The conditional uses, he thinks are "a really good start." He

will vote against it, though, because he said he doesn't "think it was done very well." There are many places the applicant could open up a business on the trail that are not in a Limited Industrial District. Commissioner Semmler said the hours they are considering are also a problem because they do not indicate adaptation with the seasons. Chairman DeVito said this is specific to *this* Limited Industrial District. Commissioner Semmler said he thinks staff has presented an idea that "was short-sighted," and there "could be unintended consequences."

Commissioner Harris said he sees a conflict in the use chart. Sexually oriented businesses are allowed as a conditional use in Limited Industrial District zoning. Ms. Anderson said the conditions for that are such that they couldn't do it in the Depot area; that kind of business has to be 500' from any residentially zoned property. Chairman DeVito said they had to have a place that allows these kinds of businesses, but they made a lot of restrictions to keep the Depot safe from it, and those restrictions have worked.

Commissioner Harris said as a resident of the area, he would love to have these businesses move in there and have "another destination that's not a car destination." He feels, though, that "10 bullet points might not be enough." Everyone he has spoken to "is pretty much positive about it." He feels it needs more structure so it doesn't "grow into something it's not meant to be."

Referring to the plan, Commissioner Crower said he agrees with Commissioner Semmler: "It's not well thought out and well-coordinated." In regard to kennels with outdoor runs, it's not obvious that it's the outdoor runs that aren't permitted: "It's not clear that what's objectionable is the outdoor run." He agrees that sunrise to sunset hours would be better than 7 a.m. to 7 p.m. Commissioner Crower thinks it might be better to have a list of uses that are desirable, rather than prohibitions. He feels "at this point, it needs more work."

Ms. Anderson said, "It would be good to have more direction." Saying that the only permitted uses are "trail-related uses" eliminates galleries, etc. and permits only a restaurant and equipment rental. If it needs to be expanded, though, she needs ideas about how to expand it. She said the big issue is to allow "all retail except" or only "trail-related uses."

Chairman DeVito said he doesn't struggle at all with the 7 a.m. – 7 p.m. limit. At night, locals can walk there. Ms. Anderson said that could be worked on.

Commissioner Rentz said he's not opposed to "artsy-type stuff back there," and he sees it being developed into that. Those old buildings could be developed. Chairman DeVito said along similar trails in other places, what has been built up in 5–10 years has led to the cities "thriving" thanks to "the trail-related businesses." He thinks people will park on one end of the trail "and ride or walk in to use one of these facilities." In regard to

coordinating with the county or with the Town of Port Royal, "this is a *city* zoning issue." This will happen, he said, because "not everything comes before this commission that is metropolitan in nature." He likes "the idea of switching the uses out a little bit." He feels the artisan businesses "should be allowed almost everywhere." He suggested that what "trail-related" means could be clarified. The neighborhood fought very hard for no lighting on the trail, he said, and now they want more lighting to see what's going on behind their houses. It was a big fight, and it's in the master plan that there will be no lighting along the trail; the Planning Commission agreed not to have it.

Ms. Anderson said, if the commission's direction for her is to craft it to uses that are trail-related and artisan that will help. She said she could do more research and come back next month. They need to define those uses, she feels; retail is defined, and they "can do more. "

Commissioner Semmler asked if there was a trail map that shows where it's in the City of Beaufort, in the county, and in the Town of Port Royal. Chairman DeVito said he has a map that he'll send to Commissioner Semmler. Commissioner Semmler said there's no place to rent a bike now, and he thinks that's a good idea. He also thinks, "This would be a lot better if everyone worked together." He said he'd talk to **Tony Criscitiello** and ask if the county is participating in this. Ms. Anderson said she would be sure that **Linda Bridges** and Mr. Criscitiello get copies of what the Metropolitan Planning Commission looks at next month.

Chairman DeVito said there would be no motion made; it would be resubmitted next month.

COUNCIL UPDATE

Ms. Anderson said the city council's second reading on the rezoning of the property at 4 Airport Circle was the previous night, and it was approved.

There being no further business to come before the commission, **Commissioner Crower made a motion to adjourn**, and the meeting was adjourned at 6:30 p.m.

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

In accordance with the South Carolina Code of Laws, 1976, Section 30-4-80(d) as amended, all local media were duly notified of the time, date, place, and agenda of this meeting.

CALL TO ORDER

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

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

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

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

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

REVIEW OF PROJECTS FOR THE TOWN OF PORT ROYAL

Town of Port Royal – Annexation

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

The applicant is Marand Properties.

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

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

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

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

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

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

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

Town of Port Royal – Zoning Request

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

The applicant is Marand Properties.

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

CITY OF BEAUFORT COUNCIL REPORT

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

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

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

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

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

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

DRAFT



MEMORANDUM

TO: Metropolitan Planning Commission
FROM: Tony Criscitiello, Planning Director
DATE: October 19, 2015
SUBJECT: Cherokee Farms Zoning Map Amendment of 36 acres from C3-NMU (Neighborhood Mixed-Use) to T4-NC (Neighborhood Center)

A. BACKGROUND:

Case No. ZMA-2015-10
Applicant/Owner: Beaufort County
Property Location: Located on Port Royal Island on the north side of Cherokee Farms Road across from Habersham.
District/Map/Parcel: R100 027 000 013A 0000 and R100 027 000 0013 0000
Property Size: 36 acres
Future Land Use Designation: Neighborhood Mixed Use and Air Installation Compatible Use Zone (AICUZ)
Current Zoning District: C3 Neighborhood Mixed-Use
Proposed Zoning District: T4 Neighborhood Center

B. SUMMARY OF REQUEST:

The applicant is proposing to rezone approximately 36 acres of land located on Port Royal Island on the north side of Cherokee Farms Road across from Habersham from C3 Neighborhood Mixed-Use to T4 Neighborhood Center (See Attachment A).

The area proposed to be rezoned is part of two parcels of land totaling 105 acres that comprises Cherokee Farms, a mixed-use walkable community that is intended to mirror Habersham, located directly to the south. Under the Zoning and Development Standards Ordinance (ZDSO), Cherokee Farms was zoned Suburban. This zoning designation allowed for the use of a Traditional Neighborhood Development which facilitates the creation of mixed-use walkable communities. Under the old ordinance, Cherokee Farms was approved for 306 dwelling units and 150,000 square feet of commercial. Under the provisions of the ZDSO, the Cherokee Farms TND utilized three sub-districts (see Attachment B):

- Neighborhood Center – A mixed-use hub that contains the commercial uses within the TND;
- Neighborhood General – A mixture of moderate density housing types; and
- Neighborhood Reserve – Passive open space on the outskirts of the community.

The Neighborhood Center subdistrict allows for a number of retail, office and service uses, along with residential uses. The applicant is requesting to replace the area designated “Neighborhood Center” and replace it with the T4NC Neighborhood Center zoning district from the Community Development Code. The T4NC district allows for a much more flexible mix of uses which includes limited light industrial. The applicant is interested in incorporating artisans, fabricators, food processors and other light industrial uses within the mix of retail, service, office and residential in the hub of Cherokee Farms.

MCAS Airport Overlay District: Approximately 27 of the 36 acres proposed to be rezoned are situated within the MCAS Airport Overlay District (see Attachment C). The 27 acres are within AICUZ noise zone 2a (65 to 70 DNL). Under this overlay district, gross density is limited to 2 dwelling units per acre.

Cherokee Farms Development Agreement: Cherokee Farms is governed by a Development Agreement between the owner and Beaufort County which was adopted in July 2014. The agreement limits the overall number of dwelling units within Cherokee Farms to 306 and commercial square footage to 150,000.

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

1. *Is consistent with and furthers the goals and policies of the Comprehensive Plan and the purposes of this Development Code.*

The proposed amendment is consistent with the goals and policies of the Comprehensive Plan. The Habersham/Cherokee Farms area was designated as a “Village Place Type” in the Land Use element of the plan. Within the Village Place Type, the T4NC Neighborhood Center district is designated to support the mixed-use core of the village. The Economic Development element of the Plan calls for the County to insure that there is a sufficient quantity of suitably located land zoned for non-retail commercial uses to promote the region’s economic health and diversity. The element also encourages the planning, development and permitting of mixed use developments which attract young professionals. It is staff’s opinion that the proposed rezoning will help foster the expansion of the Habersham/Cherokee Farms business district to allow for the creation of more employment opportunities in a walkable, mixed-use setting.

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

Not applicable

3. *Addresses a demonstrated community need.*

The proposed rezoning should foster non-retail commercial development that has the potential to provide employment opportunities and diversify the county’s tax base. Both of these have been identified as community needs in the Comprehensive Plan.

4. *Is required by changing conditions.*

Not applicable

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.*

Within the context of the approved Traditional Neighborhood Development plan for Cherokee Farms, and the project's proximity to Habersham, the rezoning of the "Neighborhood Center" subdistrict to T4NC Neighborhood Center is consistent with the surrounding zoning.

6. *Would not adversely impact nearby lands.*

The proposed rezoning is located across Cherokee Farms Road from Market Street in Habersham. The intensity, mix of uses, and building types are consistent with the type of development on Market Street. The MCAS Airport Overlay District limits the residential density to two dwelling units per acre within the district boundaries. The Development Agreement limits the overall residential density of the Cherokee Farms development to 306 dwelling units. Therefore, the rezoning would result in no further encroachment to MCAS Beaufort.

7. *Would result in a logical and orderly development pattern.*

See discussion under items 5 and 6.

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 rezoning constitutes a parallel change in zoning districts and does not result in an increase in the permitted number of dwelling units or commercial square footage. Therefore, it is not anticipated to have any adverse impacts on the environment.

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 site has adequate public facilities. This was determined when the property was rezoned originally from Rural to Suburban in 2004. The rezoning will result in no net increase in residential density or commercial area.

D. STAFF RECOMMENDATION:

Staff recommends that the 36 acres within Cherokee Farms be rezoned from C3 Neighborhood Mixed-Use to T4NC Neighborhood Center for the following reasons:

1. The Habersham/Cherokee Farms area was designated as a "Village Place Type" in the Land Use element of the plan. Within the Village Place Type, the T4NC Neighborhood Center district is designated to support the mixed-use core of the village.
2. The application of the T4NC Neighborhood Center district would allow for a more diverse mix of uses which would permit artisans, fabricators, food processors and other light industrial uses within the mix of retail, service, office and residential in the hub of Cherokee Farms. This

diverse mix of uses has the potential to provide employment opportunities and diversify the county's tax base.

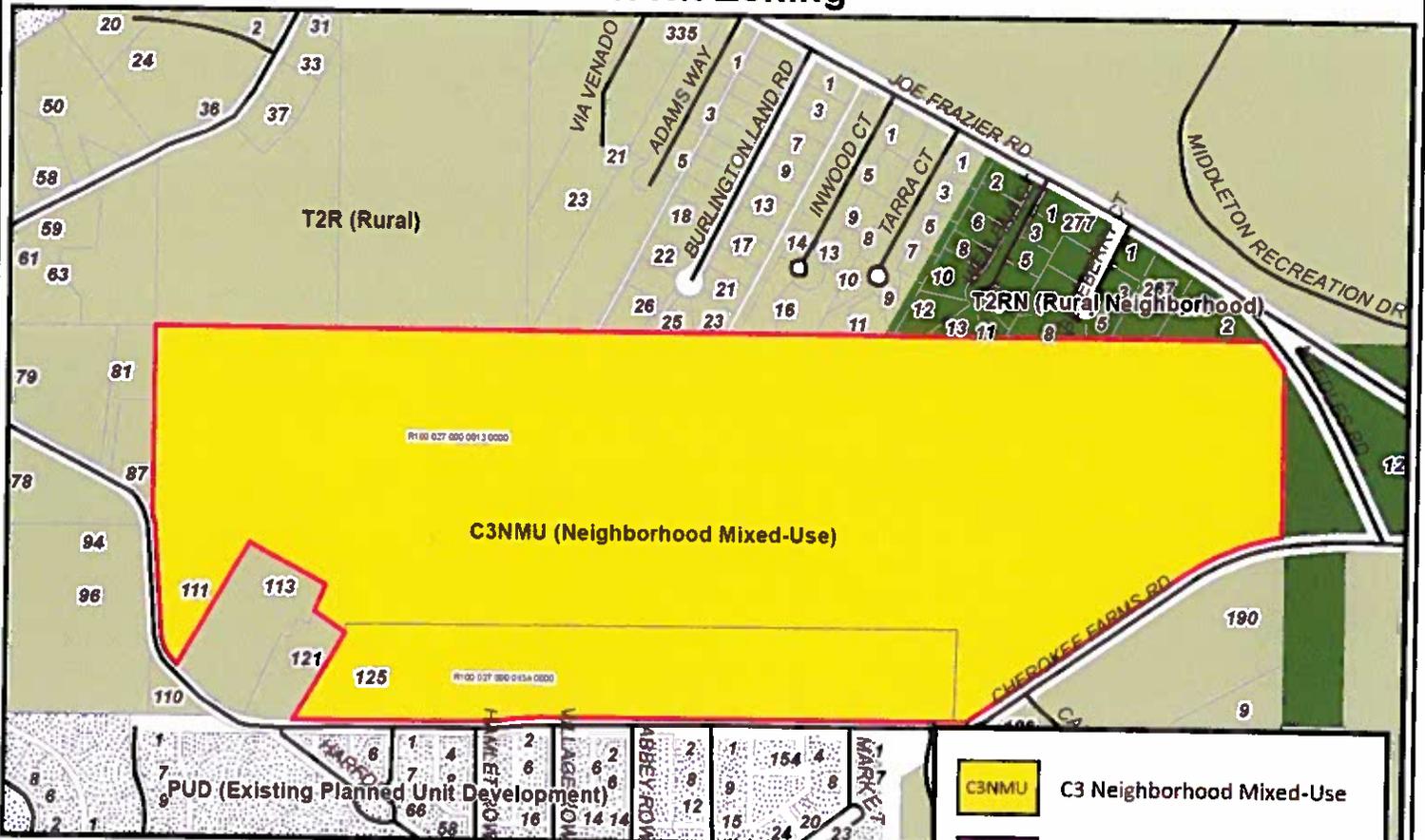
3. The proposed rezoning will not result in any increase in the total number of dwelling units or commercial square footage. The MCAS Airport Overlay District limits the residential density within Zone 2A to 2 dwelling units per acre. In addition, the Cherokee Farms Development Agreement limits the total number of dwelling units to 306 and commercial square footage to 150,000 sf.

F. ATTACHMENTS:

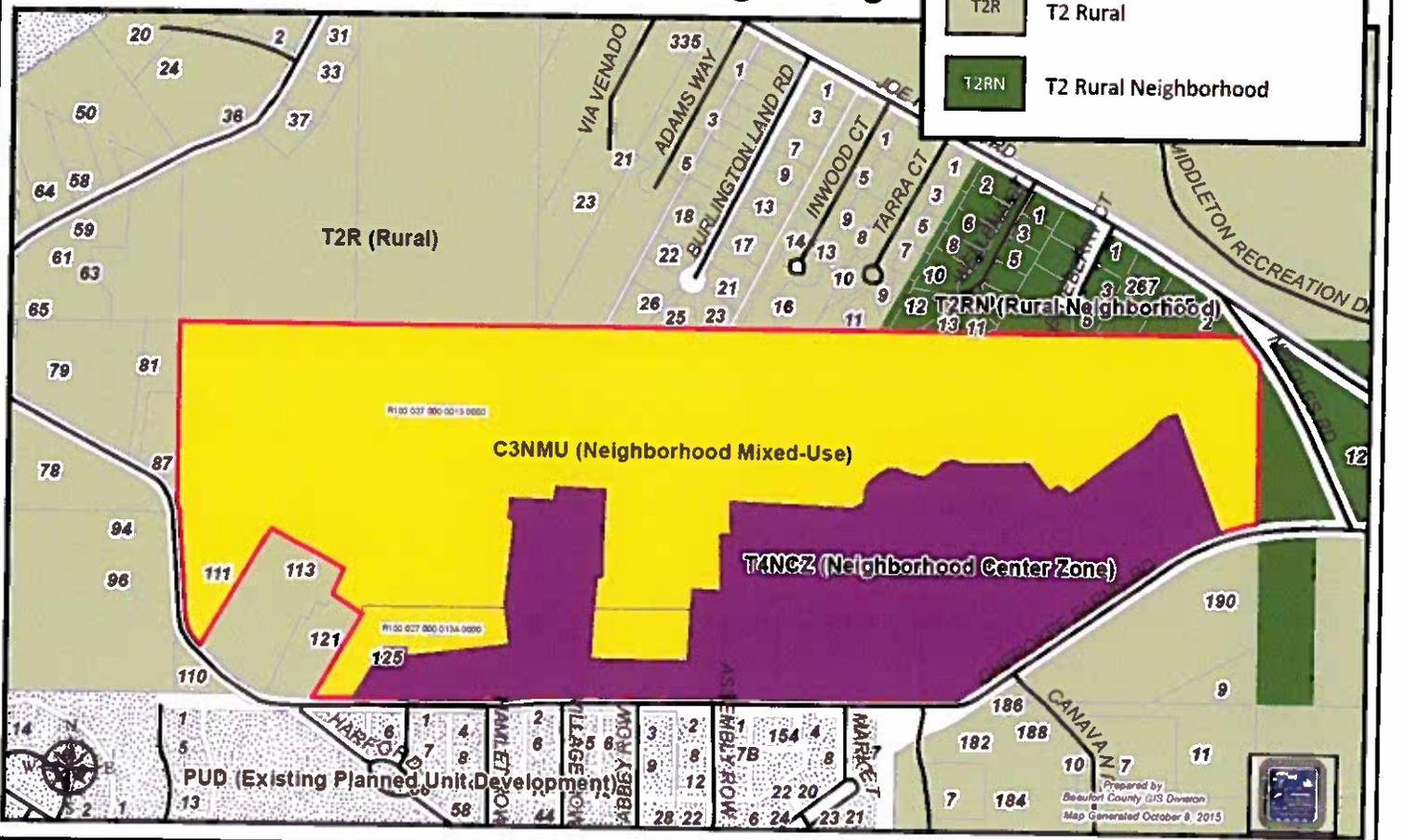
- Attachment A: Existing and Proposed Zoning Map (ZDSO)
- Attachment B: Cherokee Farms Traditional Neighborhood Development
- Attachment C: Portion of Cherokee Farms Impacted by the AICUZ

Cherokee Farms

Current Zoning



Proposed Zoning Change



CHEROKEE FARMS

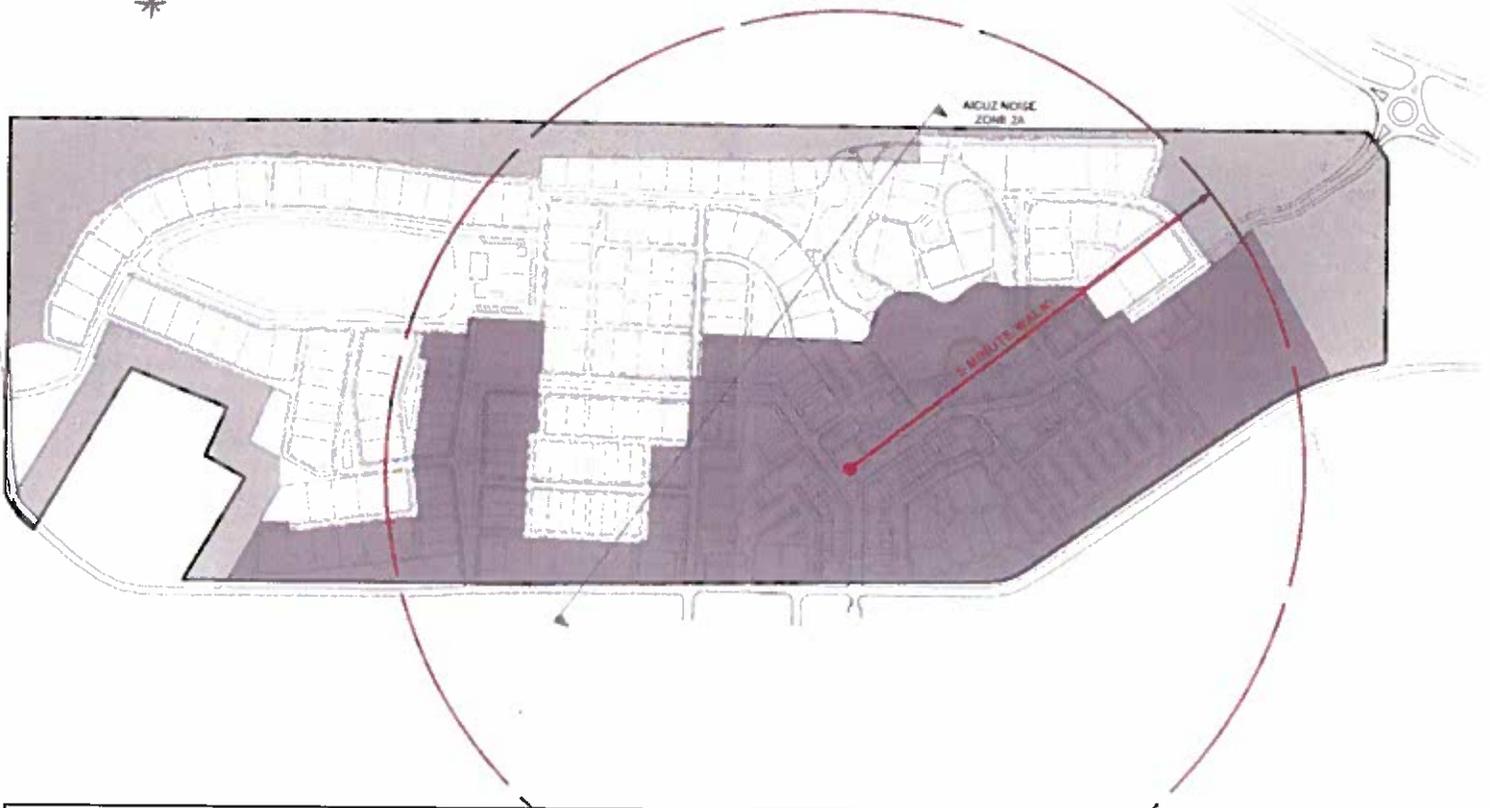
NEIGHBORHOOD ZONES

DeLorme Company, Inc.
August 15, 2014
50' 107 237

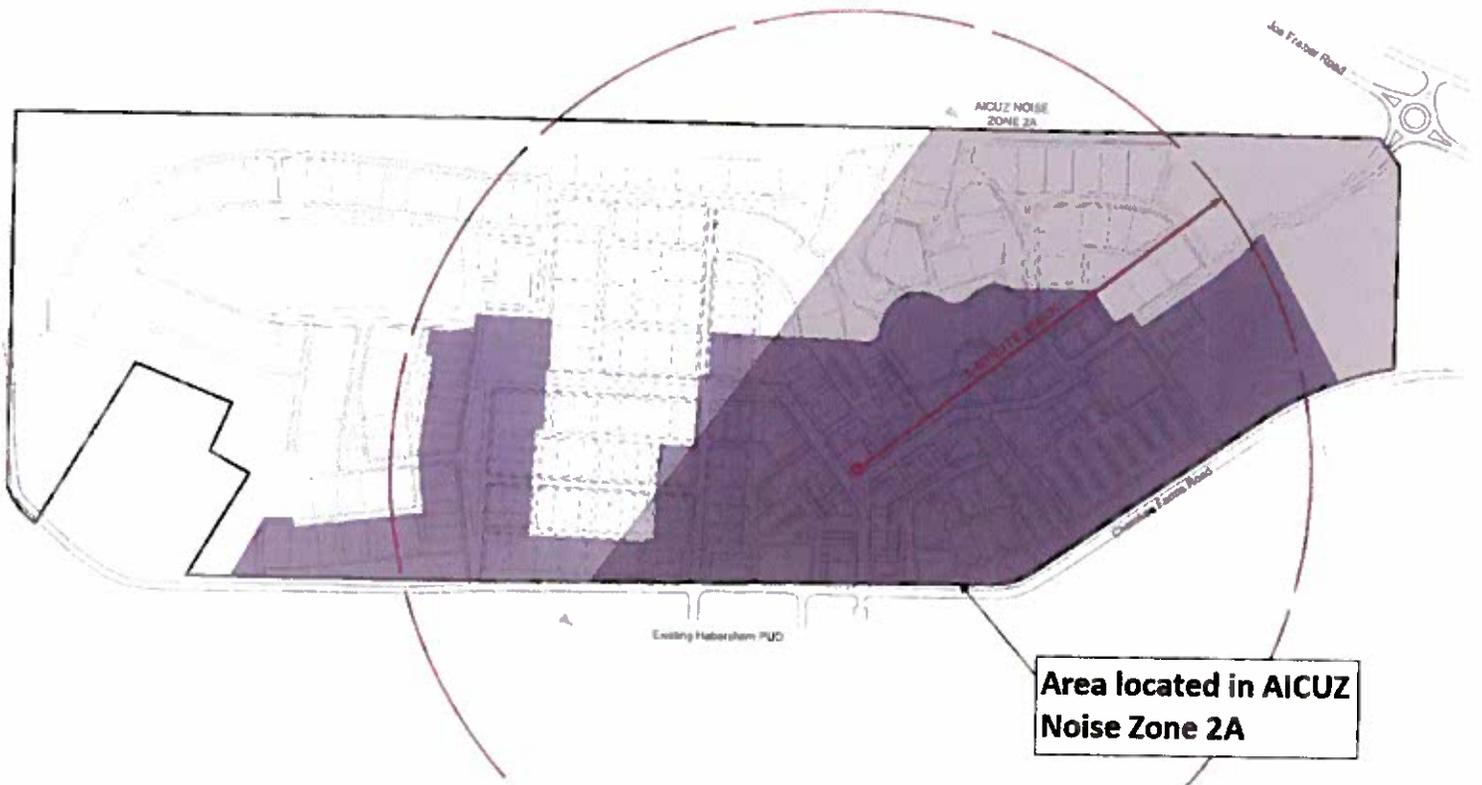


KEY

-  Neighborhood Center
-  Neighborhood General
-  Neighborhood Reserve



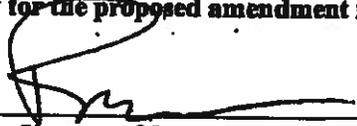
Attachment B: Cherokee Farms Traditional Neighborhood Development Plan



Attachment C: Portion of Cherokee Farms Impacted by the AICUZ

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.


Signature of Owner (see Item 5 on page 1 of 1) 9/16/15
Date

Printed Name: Robert Turner Telephone Number: 846-1000

Address: 22 Market, Beaufort, SC 29906

Email: rturner@habershamsc.com

Agent (Name/Address/Phone/email): Patrick Kelly / 22 Market / 846-3445 / pkelly@habershamsc.com

UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORK DAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. BEAUFORT COUNTY PLANNING COMMISSION MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED).

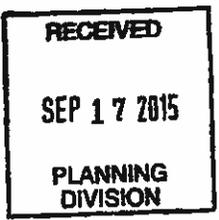
COMPLETE APPLICATIONS MUST BE SUBMITTED BY NOON THREE WORK DAYS AND FOUR (4) WEEKS PRIOR FOR PLANNED UNIT DEVELOPMENTS (PUDs) -OR- THREE WORK DAYS AND THREE (3) WEEKS PRIOR FOR NON-PUD APPLICATIONS TO THE APPLICABLE PLANNING COMMISSION MEETING DATE.

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)



Date Posting Notice Issued:

Application Fee Amount Received: \$250.00
Receipt No. for Application Fee: 000984-0003
(ck #13367)

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

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. PUD LAND HOLDINGS LLC

[Signature] MANAGER Date 10 SEPT. 15
Signature of Owner (see Item 5 on page 1 of 1) ROBERT TURNER

Printed Name: STEPHEN L. DAVIS Telephone Number: 864-729-5211

Address: 22 MARKET, BEAUFORT, SC 29906

Email: SLDAVIS@DAVIS FLOYD.COM rturner@habershams.com

Agent (Name/Address/Phone/email): Patrick Kelly 843-846-3445 pkelly@habershams.com
22 Market, Beaufort, SC 29906

UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORK DAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. BEAUFORT COUNTY PLANNING COMMISSION MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED).

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

FOR PLANNING DEPARTMENT USE ONLY:

Date Application Received:
(place received stamp below)

Date Posting Notice Issued:

Application Fee Amount Received:

Receipt No. for Application Fee:

9. Explanation:

Request Zoning: T4 Neighborhood Center

Current Zoning Before Development Agreement Amendment:
Suburban (TND)

Underlying Zoning: C3 Neighborhood Mixed Use

Adjacent Zones: Habersham PUD and Suburban TND

Rationale: The Cherokee Farms parcel's underlying zoning is currently Neighborhood Mixed Use (C3), which is one of the Conventional Zones in the Community Development Code (CDC). C3's design requirements are "intended to provide a suburban character." However, this intended character would not be compatible with the adjacent existing development pattern established by the Habersham PUD. Therefore, to ensure a more logical and orderly development pattern, the parcel owner is applying to rezone the relevant parcel to one of the Transect Zones, which is the intended eventual goal of all Conventional Zones. The T4 Neighborhood Center Zone's standards are the most compatible with the existing adjacent development. Also, in the Beaufort County Comprehensive Plan, the Land Use Chapter has the Cherokee Farms/Habersham area transitioning from a Hamlet Place Type to a Village Place Type in the Place Type Overlay plan. Therefore, the rezoning from C3 to T4 Neighborhood Center would be very much consistent with and furthering the goals and policies of the Comprehensive Plan.

Consistency with Supporting Documents: Fulfills goals of the Comprehensive Plan.



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) 255-0432

October 2, 2015

Colonel Peter Buck
Commanding Officer
U.S. Marine Corps Air Station Beaufort
Post Office Box 55001
Beaufort, SC 29904

**RE: Proposed Zoning Amendment of 36 acres on Cherokee Farms Road from C3
Neighborhood Mixed-Use to T4 Neighborhood Center**

Dear Colonel Buck:

The Beaufort County Planning Department has received an application to amend the zoning of 35 acres along Cherokee Farms Road from C3 Neighborhood Mixed Use to T4 Neighborhood Center. Approximately 27 of the 36 acres proposed to be rezoned are situated within AICUZ noise zone 2a (65 to 70 DNL) of the County's Airport Overlay District for MCAS-Beaufort.

The area proposed to be rezoned is part of the Cherokee Farms Subdivision which was approved as a Traditional Neighborhood Development under the County's former Zoning and Development Standards Ordinance. The Cherokee Farms Subdivision is a total of 105 acres and was approved for 306 dwelling units and 150,000 square feet of commercial. The proposed rezoning will result in no additional dwelling units or commercial square footage for the following reasons.

- Under the County's Airport Overlay District, residential development within Noise Zone 2a is limited to a maximum of 2 dwelling units per acre.
- The Cherokee Farms Subdivision is governed by a Development Agreement between the owner and Beaufort County adopted in July 2014. The Development Agreement limits the total number of dwelling units in the Cherokee Farms Subdivision to 306 and commercial square footage to 150,000 sf.

The applicant is seeking this rezoning to allow for manufacturing and light industrial uses in addition to retail, office, and services uses in the commercial portion of the Cherokee Farms Subdivision. Manufacturing and light industry are compatible uses within the AICUZ.

In accordance with the South Carolina Federal Defense Facilities Utilization Integrity Protection Act, we are requesting your recommendation regarding whether the proposed rezoning would have an adverse impact on military operations at MCAS-Beaufort.

Thank you in advance for your response. If you have any questions, or require additional information, please let me know.

Sincerely,

Anthony Criscitiello
Planning Director

cc: Jason Mann, CPLO, MCAS-Beaufort



**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

October 6, 2015

RE: Notice of Public Meetings to Consider a Port Royal Island Map Amendment/Rezoning Request for R100-027-000-0013-000 and R100-027-000-013A-0000 (a 36-acre portion of 105 acres, known as Cherokee Farms, north of Cherokee Farms Road in Burton, across from Habersham Planned Unit Development/PUD) from C3-NMU (Neighborhood Mixed Use) to T4-NC (Neighborhood Center); Owner/Applicant: T&D Land Holdings, LLC; Agent: Patrick Kelly.

Dear Property Owner:

In accordance with the Beaufort County Community Development Code (CDC), Section 7.4.50, a public hearing is required by the Beaufort County Planning Commission and the Beaufort County Council before a map amendment/rezoning proposal can be adopted. As a property owner within 500 feet of the subject properties, you are cordially invited to provide comment at these meetings and public hearings on the subject proposed map amendment in your neighborhood. A map of the property is on the back of this letter.

1. The Metropolitan Planning Commission: Monday, October 19, 2015, at 5:30 p.m. in the Beaufort Town Hall, 1911 Boundary Street, Beaufort, SC.
2. The Beaufort County Planning Commission (public hearing): Monday, November 2, 2015, 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, December 7, 2015, at 2:00 p.m. in the Executive Conference Room #170, located on the first floor of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC.
4. Beaufort County Council: generally meets second and fourth Mondays at 5:00 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 call (843) 255-2140 to verify the exact dates 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,

Robert Merchant
Long-range Planner

Attachment: Locational Map on back of letter

**PROPERTY OWNERS NOTIFIED OF PORT ROYAL ISLAND MAP AMENDMENT/REZONING REQUEST FOR R100-27-13 AND 13A
(36 acres, north of Cherokee Farms Road) From: C3-Neighborhood Mixed Use, To: T4-Neighborhood Center)**

PIN	Owner	MailingAdd	City	State	ZIP
R100 27 123	AESA HOLDINGS LLC	149 SOUTH PARK	BEAUFORT	SC	29906
R100 27 260	APGAR SEAN J	4 WELLENA COURT	BEAUFORT	SC	29906
R100 27 255	BADGER DENNIS	11 WELLENA COURT	BEAUFORT	SC	29906-8889
R100 27 6 & 6A	BARNARD CLAYTON C MANAGING MEMBER CC	2653 BOUNDARY STREET	BEAUFORT	SC	29902
R100 27 908	BEATTIE THOMAS RONALD / PAMELA M	1 CANTON ROW	BEAUFORT	SC	29906
R100 27 837	BEAUPRE LARRY W NANCY B	6 LECHENE CIRCLE	BEAUFORT	SC	29906
R100 27 112	BECKER THEODORE A MARY LYNN F	11 ASSEMBLY ROW	BEAUFORT	SC	29906-9103
R100 27 105	BEDNARSH GARY / ELEANORE	4 ASSEMBLY ROW	BEAUFORT	SC	29906
R100 27 14	BELLAMY J ROGER JR	POST OFFICE BOX 403	BEAUFORT	SC	29901
R100 27 387	BELLAMY JAMES R III	POST OFFICE BOX 403	BEAUFORT	SC	29901
R100 27 122	BELLOMY GARY BETTY	20 B MARKET	BEAUFORT	SC	29906
R100 27 381	BEYENE ALTAYE	10 TARRA COURT	BEAUFORT	SC	29906
R100 27 835	BILLET PAUL DAVID BARBARA GOTT	26 HARFORD	BEAUFORT	SC	29906-9183
R100 27 42B	BILLY JAY PLAIR FAMILY TRUST / PLAIR FRANK O	POST OFFICE BOX 835	BEAUFORT	SC	29901
R100 27 55	BINYARD PAUL R JR TARSHA L	16 BURLINGTON LAND ROAD	BEAUFORT	SC	29906
R100 27 383	BOYLES JAMES C Jr	6 TARRA COURT	BEAUFORT	SC	29906
R100 27 120	BREEZY VERANDA LLC	115 VERODIER ROAD	BEAUFORT	SC	29902
R100 27 367	BRETON DANIEL R DENEEN M	9 INWOOD COURT	BEAUFORT	SC	29906-5802
R100 27 114	BROOKS GORDON S Sr	15 ASSEMBLY ROW	BEAUFORT	SC	29906
R100 27 15A	BROWN MARVIN A	517 KERNAN MILL LN	Saint Johns	FL	32259-7945
R100 27 19	BROWN SARAH LEE (LIFE EST) SIMMONS G	244 CHEROKEE FARM ROAD	BEAUFORT	SC	29902
R100 27 907	BURDICK BARBARA JEAN	3 CANTON ROW	BEAUFORT	SC	29906
R100 27 76	BURNS WILHELMENIA P % SHERYL A CALLO	1106 CONGRESS STREET	BEAUFORT	SC	29902
R100 27 128, 133 & 435	BURTON FIRE DISTRICT	36 BURTON HILL ROAD	BEAUFORT	SC	29906-4264
R100 27 128, 133 & 435	BURTON FIRE DISTRICT	POST OFFICE BOX 4382	BURTON	SC	29906
R100 27 73	CH G PARTNERSHIP	POST OFFICE BOX 779	LOBECO	SC	29931
R100 27 674	CABLE CAROL J / HUYBREGTS HENRIETTE M	10B ASSEMBLY ROW	BEAUFORT	SC	29906
R100 27 25 & 389	CANAVAN RICHARD A	15 CANAVAN PLACE	BEAUFORT	SC	29906
R100 27 431-432	CANAVAN RICHARD A BENNID	15 CANAVAN PLACE	BURTON	SC	29906
R100 27 116	CARLISLE JAMES F / KAREN H	10A LE CHENE CIRCLE	BEAUFORT	SC	29906
R100 27 927	CATO REAL ESTATE LLC	705 WOODS HOLLOW LANE	POWELL	OH	43065
R100 27 143	CENTENO HENRY JR	20 TREADLANDS	BEAUFORT	SC	29906

**PROPERTY OWNERS NOTIFIED OF PORT ROYAL ISLAND MAP AMENDMENT/REZONING REQUEST FOR R100-27-13 AND 13A
(36 acres, north of Cherokee Farms Road) From: C3-Neighborhood Mixed Use, To: T4-Neighborhood Center)**

PIN	Owner	MailingAdd	City	State	ZIP
R100 27 126	CHAPMAN JOHN J III MAUREEN M	8 A MARKET NO 2	BEAUFORT	SC	29906
R100 27 368	CHARLESTON MELLISSA E	13 INWOOD COURT	BEAUFORT	SC	29906
R100 27 60-62	CIC OF BEAUFORT INC	202 MEDIA LUNA	SEABROOK	SC	29940-8607
R100 27 12	CLINGERMAN DENNIS L	78 CHEROKEE FARMS ROAD	BEAUFORT	SC	29906
R100 27 670	COLLIER ROBERT J	18 FARVIEW ROAD	CHALFONT	PA	18914
R100 27 932	COLLINS JAMES W LAUREN S	300 LONDON DRIVE	CONYERS	GA	30094
R100 27 930	CORTEZ JOANN	5 B MARKET	BEAUFORT	SC	29906
R100 27 4, 45, 261, 374, 386	COUNTY COUNCIL OF BEAUFORT	POST OFFICE BOX 1228	BEAUFORT	SC	29902
R100 27 257	CRUMPLER JARED THOMAS	1188 E BROAD ST APT E1	COLUMBUS	OH	43205-1350
R100 27 854	CUMMINS THOMAS M / MARGARET F	32 HARFORD	BEAUFORT	SC	29906
R100 27 146	CUNNINGHAM ROBERT P / MELINA R	107 COOSAW CLUB DRIVE	BEAUFORT	SC	29907
R100 27 480	CUNNINGHAM RYAN A	29B MARKET	BEAUFORT	SC	29906
R100 27 858	DEITLE LISA A	40 HARFORD	BEAUFORT	SC	29906
R100 27 254, 258, 259, 271	DESCHAMPS LOU J	120 LAUREL BAY ROAD	BEAUFORT	SC	29906
R100 27 83	DEVLIN SUSAN	79 CHEROKEE FARMS ROAD	BEAUFORT	SC	29906
R100 27 366	DICKSON JEFFREY A	5 INWOOD COURT	BEAUFORT	SC	29906
R100 27 903	DRIVER DOUGLAS L III	11 CANTON ROW	BEAUFORT	SC	29906
R100 27 54	EFFINGER JEANNIE S	14 BURLINGTON LAND ROAD	BEAUFORT	SC	29906
R100 27 909	ERIC V BOSTICK TRUST	507 BRIGHT ROAD	FINDLAY	OH	45840
R100 27 676	ESTREN JUDY L	3B ASSEMBLY ROW	BEAUFORT	SC	29906
R100 27 672	FOUR PALMS LLC	10 RIVER DRIVE	BEAUFORT	SC	29907
R100 27 839-840	FPB BEAUFORT LLC	POST OFFICE BOX 938	BLUFFTON	SC	29910
R100 27 370	GADSON LISA	14 INWOOD COURT	BEAUFORT	SC	29906
R100 27 377	GANTT JORDAN CHRISTOPHER	5 TARRA COURT	BEAUFORT	SC	29906
R100 27 117	GARNER JAMES W / JOY A	8 LE CHENE CIRCLE	BEAUFORT	SC	29906
R100 27 99	GAZDAK JOSEPH NORDEN MARGARET	16 ASSEMBLY ROW	BEAUFORT	SC	29906
R100 27 902	GILES ROBERT H	8335 GRUBB ROAD	SILVER SPRING	MD	20910
R100 27 675	GIROUX DEBRA A	7B ASSEMBLY ROW	BEAUFORT	SC	29906-9103
R100 27 115	GOLDENBERG FAMILY TRUST FBO GLEN J G	11C ROBERT SMALLS PKY #4577	BEAUFORT	SC	29906
R100 27 906	GOLLAHER KENNETH J / ERIN L	5 CANTON ROW	BEAUFORT	SC	29906
R100 27 63-64	GOLLHUGH & HULL INC	55 HULL CREEK ROAD	SEABROOK	SC	29940
R100 27 859	GOODING CONTRACTORS INC	19B MARKET ST	BEAUFORT	SC	29906

PROPERTY OWNERS NOTIFIED OF PORT ROYAL ISLAND MAP AMENDMENT/REZONING REQUEST FOR R100-27-13 AND 13A
 (36 acres, north of Cherokee Farms Road) From: C3-Neighborhood Mixed Use, To: T4-Neighborhood Center)

PIN	Owner	MailingAdd	City	State	ZIP
R100 27 67	GREEN DEBRA A #	11 BURLINGTON LAND ROAD	BEAUFORT	SC	29906
R100 27 384	GREER DAVID B DESIREE E	4 TARRA COURT	BEAUFORT	SC	29906
R100 27 125	GROFF LORI J / LIBERT WILLIAM H III	15 OVER DAM	BEAUFORT	SC	29906
R100 27 91	GUEST THOMAS A	POST OFFICE BOX 3312	SUMMERVILLE	SC	29484
R100 27 8	GUEST THOMAS A CARLES EDNA MICHELLE	65 CHEROKEE FARMS ROAD	BEAUFORT	SC	29906
131, 138, 841-846, 848, 850, 852, 855- 856, 860-869, 870- 875, 882-896, 899, 900-901, 910-912, 924, 931,	HABERSHAM LAND CO INC	POST OFFICE BOX 365	BEAUFORT	SC	29901
R100 27 121, 137, 139, 721, 915, 918	HABERSHAM LAND CO INC	22 MARKET	BEAUFORT	SC	29906
R100 27 95	HABERSHAM NEIGHBORHOOD ASSOC INC	22 MARKET	BEAUFORT	SC	29906
R100 27 31, 436, 916- 917	HABERSHAM NEIGHBORHOOD ASSOC INC	POST OFFICE BOX 365	BEAUFORT	SC	29901
R100 27 774	HAGINS WILLIAM J SUSAN E	302 UPSUR COURT	SUMMERVILLE	SC	29485
R100 27 107	HANNON CHARLES J CLAIRANN R	1 ASSEMBLY ROW	BEAUFORT	SC	29906-9103
R100 27 13C	HAPP ELIZABETH J	113 CHEROKEE FARMS ROAD	BEAUFORT	SC	29906
R100 27 44	HAPPY MANUFACTURED HOMES INC EATL	PO BOX 296	SEABROOK	SC	29940
R100 27 928	HARTCORE LLC	20-A MARKET	BEAUFORT	SC	29906
R100 27 13D	HEAD KELIA A	121 CHEROKEE FARMS ROAD	BEAUFORT	SC	29906
R100 27 371	HELLAMS DOUGLAS M AUDREY R	10 INWOOD COURT	BEAUFORT	SC	29906
R100 27 369	HICKS DAVID VALERIE L	16 INWOOD COURT	BEAUFORT	SC	29906-5802
R100 27 42A	HOMEOWNERS OF LOTS 1 - 7 OF BURLINGT	9 CHEROKEE OAKS	BEAUFORT	SC	29906
R100 27 103	HOWARD PHELPS BORN REVOCABLE TRUST	8 ASSEMBLY ROW	BEAUFORT	SC	29906
R100 27 110	HUTCHISON WILLIAM M MARGERET J J	PO BOX 1878	LEWISBURG	WV	24901
R100 27 58	INGRAM CALEB R	35 HOEFKER DRIVE	LITCHFIELD	IL	62056
R100 27 104	IRVING REVOCABLE TRUST	6 ASSEMBLY ROW	BEAUFORT	SC	29906
R100 27 102	ISAACSON ROBERT W JOAN P TRUSTEES (I	10 A ASSEMBLY ROW	BEAUFORT	SC	29906-9104
R100 27 253	JOHNSON DAVID R	7 WELLENA COURT	BEAUFORT	SC	29906
R100 27 111	JONES GEORGE W / JUNE A	9 ASSEMBLY ROW	BEAUFORT	SC	29906
R100 27 98	KATZ PETER J	242 S WASHINGTON BLVD #170	SARASOTA	FL	34236-6943
R100 27 914	KELLEY MELODIE M / SIERRA NOEL	10093 PEBBLESTONE DRIVE	DAYTON	OH	45458

**PROPERTY OWNERS NOTIFIED OF PORT ROYAL ISLAND MAP AMENDMENT/REZONING REQUEST FOR R100-27-13 AND 13A
(36 acres, north of Cherokee Farms Road) From: C3-Neighborhood Mixed Use, To: T4-Neighborhood Center)**

PIN	Owner1	MailingAdd	City	State	ZIP
R100 27 109	KINGMA MOLLY G	5 ASSEMBLY ROW	BEAUFORT	SC	29906
R100 27 925	KNUTSON LYNN C	14B ASSEMBLY ROW	BEAUFORT	SC	29906-9104
R100 27 775	KOEHN FRANK E JULIE	3 BROOK SIDE LA	BEAUFORT	SC	29906-9116
R100 27 119	LE VIRAGE LLC	20B MARKER ST 1	BEAUFORT	SC	29906
R100 27 100	MALONEY JAMES J FRANCINE	153 BROMPTON ROAD	GARDEN CITY	NY	11530
R100 27 876	MANSION FLATS LLC	2308 MT VERNON AVE SUITE 751	ALEXANDRIA	VA	22301
R100 27 878 & 880	MANSION FLATS LLC	113 S COLUMBUS ST #100	ALEXANDRIA	VA	22314
R100 27 140	MARKET STREET GROUP LLC	20-B MARKET UNIT #1	BEAUFORT	SC	29906
R100 27 929	MARY E HESKETT IRREVOC TRUST AGRMT	5270 US 50	HILLSBORO	OH	45133
R100 27 838	MASON DAVID M	1806 WYOMING COURT	LAWRENCEBURG	IN	47025
R100 27 545	MCCROHAN JAMES W III	25A MARKET	BEAUFORT	SC	29906
R100 27 106	MCGHIE DOUGLAS B / GABER VICKI L	2 ASSEMBLY ROW	BEAUFORT	SC	29906
R100 27 380	MONTERO SAUL N	11 TARA COURT	BEAUFORT	SC	29906
R100 27 56	MORRIS JERI J	18 BURLINGTON LAND ROAD	BEAUFORT	SC	29906
R100 27 897	MURPHY TIMOTHY D / SHARANNE G	160 PARADISE MARSH CIRCLE	BRUNSWICK	GA	31525
R100 27 118	NANCY V BEAUPRE REVOCABLE LIVING TRU	6 LE CHENE CIRCLE	BEAUFORT	SC	29906
R100 27 776	NOVO NELSON J YVONNE	716 HIBBENS GRANT BLVD	MT PLEASANT	SC	29464
R100 27 926	OAKLEIGH DEVELOPMENTS INC	4370 ST JOHNS SIDEROAD RR NO	NEWMARKET	ON	L34 4W1
R100 27 378	OLMSTEAD CODY / JOSCELYNNE	7 TARRA COURT	BEAUFORT	SC	29906
R100 27 47, 262-267	O'QUINN GLEN B	118 SHEPPARD ROAD	BEAUFORT	SC	29902-2573
R100 27 379	ORNELAS KYLE A / CHELSEA K	9 TARRA COURT	BEAUFORT	SC	29906
R100 27 544	PAPPAS HELEN LEE	13B ASSEMBLY ROW	BEAUFORT	SC	29906-9103
R100 27 26	PARKER JOE HRS OF % FRANCES SHEDRICK	PO BOX 4366	BEAUFORT	SC	29906
R100 27 136	PICKEL BRADLEY H LESLIE W	5 A MARKET	BEAUFORT	SC	29906
R100 27 898	PINCH PAUL / DAYMAN BEVERLY	7210 DARBY DOWNS UNIT Q	BEAUFORT	SC	29906
R100 27 857	POWELL DAVID M / BONNIE D	38 HARFORD	ELK RIDGE	MD	21075
R100 27 96	POWERS JAMES F NANCY R	1145 SHERIDAN ROAD	BEAUFORT	SC	29906
R100 27 364	PRITCHETT CHARLES E JUANITA B	269 JOE FRAZIER RD	EVANSTON	IL	60202
R100 27 97	PROBART CLAUDIA K	21 CANDLEVIEW DRIVE	BEAUFORT	SC	29906
R100 27 46	QUINTANILLA ELAVANY SUAMY R	3 WELLENA COURT	SHERMAN	CT	06784
R100 27 778	RINEY GEORGE E BORDNER-RINEY PAMELA	160 E ILLINOIS UNIT 1002	BEAUFORT	SC	29906
R100 27 777	RING MICHAEL V / ALICIA M	143 COLLIN CAMPBELL ROAD	CHICAGO	IL	60611
R100 27 252	ROTELLINI JOHNMONDO TODAIS / SASHA D	5 WELLENA COURT	BEAUFORT	SC	29906
R100 27 779	SARAM LLC	24 OAK POND PASSAGE	BEAUFORT	SC	29906

PROPERTY OWNERS NOTIFIED OF PORT ROYAL ISLAND MAP AMENDMENT/REZONING REQUEST FOR R100-27-13 AND 13A
 (36 acres, north of Cherokee Farms Road) From: C3-Neighborhood Mixed Use, To: T4-Neighborhood Center)

PIN	Owner1	MailingAdd	City	State	ZIP
R100 27 20A	SCOTT CLAUDIA BROWN COLBERT SARA LEN	PO BOX 4021	BEAUFORT	SC	29903
R100 27 135	SCUTTA ROBERT T / CATHY A	34 JAMES HABERSHAM	BEAUFORT	SC	29906
R100 27 15	SECOND MT CARMEL BAPTIST CHURCH	PO BOX 4891	BURTON	SC	29903
R100 27 382	SHYLTLE DAVID J JR MEGAN D	8 TARRA COURT	BEAUFORT	SC	29906
R100 27 13E	SILYA DANIEL J / MARGOT A	52 MUM GRACE	BEAUFORT	SC	29906
R100 27 904	SLADE RICHARD D	59 FREEDOM DRIVE	MONTPELIER	VT	05602
R100 27 65	SMITH KEVIN S SARAH	15 BURLINGTON LAND RD	BEAUFORT	SC	29906
R100 27 42 & 363	SOUTH CAROLINA REALTY	242 ROBERT SMALLS PKWY	BEAUFORT	SC	29906
R100 27 142	STEVENS JOHN A / GILLIAN B	301 E TREMONT AVE	CHARLOTTE	NC	28203-5484
R100 27 12A	SUSTAINABLE SOUTHERN LIVING LLC	27722 BUENA WAY	SPRING	TX	77386
R100 27 66	SUTCLIFFE DANNY MORGAN / DEBORAH	25 FERNSWOOD LN	BEAUFORT	SC	29907
R100 27 13, 13A	T & D LAND HOLDINGS LLC	POST OFFICE BOX 365	BEAUFORT	SC	29901
R100 27 77-78	T & W HOLDINGS LLC % ROBERT J TURNER	169 SOUTH PARK	BEAUFORT	SC	29906
R100 27 101	TAYLOR GAIL G ROBERT R	12 ASSEMBLY ROW	BEAUFORT	SC	29906-9104
R100 27 256	TAYLOR MELISSA A	13 WELLEN COURT	BEAUFORT	SC	29906
R100 27 836	TRASK ANGUS F / KEAVENY THOMAS	POST OFFICE BOX 4160	BEAUFORT	SC	29902
R100 27 144	TURNER ROBERT J MAUREEN O	169 SOUTH PARK	BEAUFORT	SC	29906
R100 27 673	VAN DEUSEN LLOYD A	1400 WENTWORTH COURT	VERNON HILLS	IL	60061
R100 27 20	VEGGACADO ARABIA	880 COLGATE AVE #17E	BRONX	NY	10473
R100 27 79	VERONIQUE PAUL ARLENE P	POST OFFICE BOX 4064	BEAUFORT	SC	29903
R100 27 74	VIDO TARRA O N/K/A TARRA O HERRING	110 SHEPPARD RD	BEAUFORT	SC	29907
R100 27 113	WIESE PAUL J KATHLEEN M	13A ASSEMBLY ROW	BEAUFORT	SC	29906
R100 27 145	WILD ICE INC	873 B ROBERT SMALLS PKWY	BEAUFORT	SC	29906
R100 27 376	WILLIAMS MONICA M / EDWARDS JARED M	3 TARRA COURT	BEAUFORT	SC	29906
R100 27 484	WOHLWEND KYLE / NATALIE	10 B LE CHENE CIRCLE	BEAUFORT	SC	29906
R100 27 80	WOLFE MARK A PURITA R	1 WELLEN COURT	BEAUFORT	SC	29906
R100 27 671	WOODLAND PROPERTIES OF BEAUFORT LLC	19 B MARKET SUITE 1	BEAUFORT	SC	29906
R100 27 905	YERACE JOSHUA JAMES / DAWN DEGRANGE	7 SANDSHIFTER COURT	AIKEN	SC	29803
R100 27 543	ZEISS FRED RALPH JR ZEISS CYNTHIA RE	34 GARDEN GROVE COURT	BEAUFORT	SC	29907
R100 27 134	ZIMMER WILLIAM J ROSEANN	1 MARKET STREET	BEAUFORT	SC	29906
R100 27 108	ZIMPFER DENNIS S CINDY L	2321 WHITE TAIL LN	PIQUA	OH	45356