

**BEAUFORT–PORT ROYAL
METROPOLITAN PLANNING COMMISSION**

AGENDA

1911 Boundary Street, Beaufort, SC 29902

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

Monday, November 19, 2012 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 the October 15, 2012 Meeting.

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

No projects.

V. Review of Projects for the City of Beaufort:

A. City of Beaufort – Rezoning 308 Charles St, identified as District 121, Tax Map 4, Parcel 848A, from Office Commercial District, to Core Commercial District. Applicant: Richard Tritschler.

B. UDO Amendment – Revising Section 5.1, “Use Tables,” to permit Overnight Guest Accommodations in the Conservation Preservation District. Applicant: Ted Andrae.

C. Subdivision Review – Subdivision of 12 County Shed Road, identified as District 120, Tax Map 26, Parcel 160, into two lots to include a new street. Applicant: Gregory M. Parker, Inc.

D. City of Beaufort – Update on Council Actions.

A meeting of the Beaufort-Port Royal Metropolitan Planning Commission was held on October 15, 2012 at 5:30 p.m. in council chambers of the Beaufort Municipal Complex, 1911 Boundary Street. In attendance were Chairman Joe DeVito and Commissioners Alice Howard, James Crower, Bill Harris, Jim Hicks, and Robert Semmler, and City of Beaufort Planning Director Libby Anderson and Town of Port Royal Planning Director Linda Bridges.

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 Hicks made a motion, second by Commissioner Howard, to accept the minutes of September 17, 2012 as submitted. The motion passed 5-1. Commissioner Crower abstained from voting because he was not present at the meeting.

A motion passed by acclimation to reorder the items on the agenda.

REVIEW OF PROJECTS FOR THE CITY OF BEAUFORT

City of Beaufort – Annexation and Rezoning. Annexing and rezoning a 0.49-acre portion of a parcel of property located at 13 Inlet Road on Lady's Island, identified as District 200, Tax Map 15, Parcel 194A. The existing zoning is Lady's Island Village Center. The proposed zoning is General Commercial District.

Applicant: Gray Holdings Limited Partnership

Ms. Anderson said this is a rezoning request as a result of a petition for annexation. The property is on Lady's Island. The property to be annexed is only half an acre. This is being done for the purpose of the construction of the new Publix grocery. It's currently a freestanding storage facility. The property is contiguous to city limits. Municipal services will all be available; Lady's Island fire district will provide fire service. It's Lady's Island Village Center zoning now, and General Commercial is proposed. The zoning designations are both mixed use zones. Lady's Island Parkway has a mix of commercial uses, and there's a single family neighborhood in the area as well. Public notice was made and no comments were received about the rezoning.

Commissioner Harris asked "if all of Inlet would go away"; Ms. Anderson told him which portion would. Commissioner Harris asked about the design standards for Publix; Ms. Anderson said that in the city, it will be Lady's Island Village Center design standards. Ms. Anderson said there will need to be an access easement as well; there's a lot involved, and this is one small piece.

David Tedder said the adjacent landowners are all entering into an agreement for who has to maintain it, where curb cuts are, etc. The agreement will give the warehouse access. There's access on the upper end of it on the plan as drawn, west of the Sherwin Williams store. Mr. Tedder said there are many parts; the road has to be abandoned, so they need an easement agreement. Mr. Tedder has been in touch with DOT about this. The annexation of this triangular portion is pivotal because the land is needed to do the design. The DRB has been through multiple design scenarios already to meet their concerns in regard to a slip road and saving large trees, for example.

Commissioner Hicks asked how the entrance to the storage unit will be put in. The entrances will be the same, Mr. Tedder said, as are there now. The Sherwin Williams store will stay there. Mr. Tedder said there will be better stormwater, and when Publix is there, there will be different uses as time goes on. Commissioner Hicks said they should make recommendations on annexation *and* rezoning.

Commissioner Hicks made a motion, second by Commissioner Crower, that the property in question be forwarded to city council with a recommendation for zoning as General Commercial. The motion passed unanimously.

Commissioner Hicks made a motion, second by Commissioner Harris, that it be recommended to city council that the property be annexed into the City of Beaufort. The motion passed unanimously.

City of Beaufort – UDO Amendment. Revising Section 6.8.J.8.a of the Unified Development Ordinance, "Boundary Street Redevelopment District, Architectural Standards, Signs," by adding a new paragraph 5 pertaining to freestanding signs on nonconforming lots.

This amendment pertains to the Boundary Street Redevelopment District; new freestanding signs are not permitted currently, Ms. Anderson said. The building can be attention-getting and act as a sign. Staff is concerned about re-use and fix-up projects that don't trigger the Boundary Street ordinance. Most buildings there "were built during the suburban movement." A freestanding sign can't be reused. So that could leave a building in the back, with parking in front, and no sign on the street, so staff wants to amend the Boundary Street ordinance to allow freestanding signs for the reuse of existing buildings. They propose to amend the language to say that on lots that were redeveloped before 2-6-07, freestanding signs will be permitted. She showed the size of signs based on lot size and said this is similar to what's permissible on Boundary Street, Jr.

Commissioner Harris said on the surface it seems like a great idea and makes things easy for awhile. He is concerned that it will be less attractive to redevelopment. He said if they permit the street signs, there will be "something else." He asked if this was the first sign of "loosening"

and will prevent them from getting where they would like to be. Chairman DeVito said he'd thought it was an oversight to have not thought about what will happen as Boundary Street is being redeveloped. He sees this as a correction of an oversight. Some of the businesses are pretty far back from the road. Commissioner Hicks said they want every business that's there to have their best shot and get customers. He sees this as an opportunity for them to reach customers. **Commissioner Howard made a motion, second by Commissioner Semmler, to adopt the proposed changes as written. The motion passed 5-1, Commissioner Harris opposed.**

CITY OF BEAUFORT UPDATE ON COUNCIL ACTIONS

Ms. Anderson said the UDO amendment addressing the minimum front setback for garages had its second reading and was adopted by council on September 11. First reading of the ordinance adopting the new stormwater standards was also done at that meeting. Second reading for the ordinances to annex and rezone the lot at the corner of US 21 and Parris Island Gateway took place at the September 25 council meeting, and a public hearing on the day dock and water sports center was also held that night.

UPDATE ON FORM-BASED CODE PROCESS

Ms. Anderson said the next Form-Based Code Committee meeting is 10-24-12 at 8:30 am for representatives and the public. They will begin review at this time.

DISCUSSION

Commissioner Semmler asked, in regard to the new Publix, what would happen to the old Publix. Ms. Anderson said "time will tell." Commissioner Semmler said he had found the owner in Coral Gables, Florida, and he feels there's so much effort to improve Lady's Island, but he wondered if anyone has gone to the effort to make the old building look like its part of the community, when Publix starts a new store. Mr. Tedder said in his dealing with the Office of Civic Investment and in the charettes on Lady's Island, they took into account that the old Publix would go away, and they could develop it to be more in line with the type of development they want to do.

Chairman DeVito said the Office of Civic Investment is probably the right group to ask about this. Commissioner Semmler said he is concerned that it's short-sighted to do this new building but not do anything with the old building. Ms. Anderson said it "could be divided into two nice tenant spaces that could be re-used; there's nothing to prevent re-occupancy of it." Mr. Tedder said it's in no one's interest to leave the property unattended. Commissioner Crower said they've had some experience with similar situations on Lady's Island, and Ms. Anderson cited the case of Wal-Mart moving and then Best Buy and Belk moving in at their former Cross Creek location.

REVIEW OF PROJECTS FOR THE TOWN OF PORT ROYAL

Town of Port Royal – Annex 860 Robert Smalls Parkway

District 100, Map 30, Parcels 3, 321 and 322, approximately 11.65 acres located at 860 Robert Smalls Parkway

Ms. Bridges showed an exhibit relevant to all three of the matters before the MPC tonight in Port Royal. Ms. Bridges said it's a single family residence and is currently zoned Suburban which allows some commercial activities if they're triggered by proximity to major highways and arterials. The comprehensive plan has a Future Land Use map and these parcels are in that Future Land Use map and the future growth boundary for the Town of Port Royal. It is served by BJWSA and will be served by the Burton Fire District. The police department serves properties beyond this, so this area will be covered by them. The same goes for garbage pick-up and recycling, Ms. Bridges said. They are on the road to going even farther out with these services.

Town of Port Royal – Zone 860 Robert Smalls Parkway.

District 100, Map 30, Parcels 3, 321 and 322, approximately 11.65 acres located at 860 Robert Smalls Parkway The proposed zoning is split zoning of Highway Commercial with the Robert Smalls Parkway Overlay District and General Commercial.

The parcels are in the Broad River area, and Ms. Bridges read from the comprehensive plan as it applies to these parcels. The comprehensive plan says they could support regional retail uses. Commercial development in other areas of Broad River should be small-scale, market-style development. She read other requirements from the comprehensive plan as well. In the transect continuum, Broad River is in the rural end of the spectrum. In the Future Land Use map, the property is in a restricted growth sector, low-impact area. According to the comprehensive plan, low-impact should apply throughout.

Ms. Bridges then showed the zoning map, and said there are zoning designations in place already in the area. Adjacent to these parcels is Mixed Use 2 and General Commercial, Highway Commercial, and a PUD across Highway 170 from these parcels. The PUD is based on existing zoning designations which are General Commercial on the highway and "feathering back to MU-2 as it comes away from the highway." The proposed zoning is split: Highway Commercial for anything within 500' of Robert Smalls Parkway, and then General Commercial deeper in. She described the uses allowed in General Commercial, including residential.

The overlay is similar to the others in Port Royal, Ms. Bridges said; it adds design standards, not going to use. It creates contributing structures and access management as per the Robert Smalls Parkway plan. Ms. Bridges said that Robert Smalls Parkway overlay was a joint jurisdictional effort, like the Shell Point plan was, among the city, town and county.

Ms. Bridges said that recently, the addition of the traffic light has happened where Savannah Highway comes out to Robert Smalls Parkway. She mentioned that in addition to zoning, the town's development codes will regulate tree removal, mitigation, pruning, traffic impact, etc. They have a stormwater management utility agreement, and these are among the newer issues that have come on the scene since much of what they discussed is the 2009 comprehensive plan.

In regard to environmental issues, Ms. Bridges said, they can't lose sight of the fact that a parcel touches the marshes of the Broad River. They have received no public comments at this time after notice was made. The applicant's representative is Mr. Tedder.

Commissioner Howard asked if The Oaks were in the Town of Port Royal, and Ms. Bridges said they're not; they're in unincorporated Beaufort County. Commissioner Harris asked what "market style development" is. Ms. Bridges said she thinks it's a term akin to "hamlet." She has in mind "a small place."

Commissioner Crowder said he presumes that the yellow block (on the diagram) is proposed to be General Commercial and the rest Highway Commercial. Ms. Bridges said that's what the request is. Highway Commercial is driven by being 500' from Robert Smalls Parkway. That overlay is actually a corridor overlay and only affects the land within 500' of the corridor. Mr. Tedder demonstrated this on the overhead image. He said he thinks the property even beyond the 500' has to be complied with in the same way. "It's a distinction without much merit," he said.

Mr. Tedder said since the plans were adopted, the road has been built and widened and got the traffic light. Considering where it is, there are new developments coming in. There's development across the river and across Savannah Highway, and "this area can serve as a road to the five subdivisions up there." It is a "magnet center." The owners there realized that they couldn't develop it to its best use by themselves. As Ms. Bridges pointed out, Mr. Tedder said, one of these parcels has frontage on the marsh. They have offered to subdivide that off and work it as a donation to one of the trusts, but they haven't gotten them to accept it yet. The owners are willing to give it away for protection, but not to give access to someone. He feels the owner is willing to offer the protection to the marsh.

Commissioner Crowder said the Future Land Use map gives him concern about having commercial there, but he appreciates the border of the marsh on reserve. Commissioner Harris asked what "the plus" for a potential buyer is about being Highway Commercial as opposed to Mixed Use 2. Ms. Bridges said General Commercial and Highway Commercial have more uses and are more "intense." MU-2 is residential zoning that allows all types of residential development "but also a certain kind of commercial development." Highway Commercial and General Commercial open that up to more businesses, more auto-oriented, etc. Highway

Commercial and General Commercial are different in that Highway Commercial doesn't allow residential development at this time, and Highway Commercial allows drive-in restaurants, whereas General Commercial does not.

Commissioner Semmler asked Ms. Bridges to explain about the buffer: if the zoning is done now, is the buffer included in the new zoning? Mr. Tedder said the marsh buffer isn't. They are trying to find someone to put it in a conservation easement. It probably couldn't be built on there, anyway, but he will do the best he can to find the right organization to donate it to. Commissioner Harris asked Ms. Bridges if the Robert Smalls Parkway overlay district would apply no matter what this was, and Chairman DeVito and Ms. Bridges both said that's correct. Commissioner Crower asked, for Part A, which parcels they were discussing. Chairman DeVito pointed them out. Ms. Bridges indicated them on the overhead diagram.

Commissioner Harris made a motion to recommend annexing the "L" shape that was outlined (Parcels 3, 321, and 322); the motion was seconded by Commissioner Howard. The motion passed unanimously.

Chairman DeVito made a motion for the recommendation of the zoning of the same parcels with a split zone of General Commercial and Highway Commercial with the Robert Smalls Parkway overlay district; Commissioner Howard seconded. She asked that the motion be amended to include the fact that the Highway Commercial will be on the Robert Smalls Parkway section in the general vicinity of Sundown Boulevard as the line. Chairman DeVito amended his motion, and Commissioner Howard seconded it.

Commissioner Crower said he has concerns about including the section along the marsh in this zoning. He would like to see it split into a different zoning. Commissioner Hicks said they could add an amendment that the property owner and planner negotiate a secondary motion that the Town of Port Royal and the owner work on: that Parcel 322 be split.

Chairman DeVito asked Ms. Bridges about Parcel 322 B having a different zoning designation. Ms. Bridges said the most restrictive would be Conservation / Preservation. Chairman DeVito said if Parcel 322 B were zoned Conservation / Preservation, Parcel 322 A could be Highway Commercial. Mr. Tedder said there's a residence on there, and he wondered if they are "creating a non-conformity situation." Mr. Tedder said the line that would divide the parcel goes through a house. He suggested just doing residential zoning. R-17 would be the next most-restrictive zoning, Ms. Bridges said, as opposed to Conservation / Preservation. R-17 would be conforming, Ms. Bridges said.

Chairman DeVito suggested that the motion be modified again to include the rezoning of 322 Parcel B to some type of Residential; Ms. Bridges and the owner can work out what that precise zoning designation is. Commissioner Howard agreed to second this amendment. Ms.

Bridges said she assumes they want single-family only, and Chairman DeVito said that's correct. Ms. Bridges said she's hearing that any of the three residential zonings that fit best are the one they would like her to choose, and Chairman DeVito agreed. **The motion passed unanimously.**

Town of Port Royal – Rezone Parcels:

R112 030 000 0307 0000 approximately 1.61 acres

R112 030 000 0308 0000 approximately 1.21 acres

R112 030 000 0316 0000 approximately 2.27 acres

Parcels are located on or near Robert Smalls Parkway at the eastern end of the Broad River Bridge. Parcels 307 and 308 are currently zoned General Commercial with the Robert Smalls Parkway Overlay District. Parcel 316 is zoned Mixed Use-2 with the Robert Smalls Parkway Overlay District. The proposed zoning is split zoning of Highway Commercial with the Robert Smalls Parkway Overlay District and General Commercial.

Ms. Bridges said these are much the same issues except for "the marsh front dynamic." She gave the names of the individual owners. It's about 5.79 acres. All 3 parcels are in the Town of Port Royal. Current zoning in Parcels 307 and 308 are General Commercial zoning, and Parcel 316 is Mixed Use-2; Parcels 307 and 308 are also in the Robert Smalls Parkway corridor and would be covered by those standards, she said.

The proposed zoning is Highway Commercial and General Commercial. They would include the Robert Smalls Parkway overlay district. It's a cross-jurisdictional code. The comprehensive plan tells us the same kinds of things; these parcels are in the middle of the continuum. She said in regard to the environment, there are no protected wetlands. Public service issues are fine because the parcels have been in the town for a number of years. Property owners adjacent by 500' were notified, and no comments were received.

Commissioner Howard made a motion to recommend that these parcels be rezoned as requested to Highway Commercial and General Commercial with the same split as in the earlier motion. Commissioner Crower seconded the motion. The motion passed unanimously.

TOWN OF PORT ROYAL COUNCIL UPDATE

Council annexed 873 Parris Island Gateway and zoned it Highway Commercial with the Shell Point Neighborhood Overlay. They also annexed 1001 Cypress Street and zoned it MU-2 with the Shell Point Neighborhood Overlay.

DISCUSSION

Ms. Bridges said that the development code process has begun; they have met once, and the six-member committee has been reviewing the first two divisions of the document. They will meet again the following evening for more discussion and for Ms. Bridges to get their feedback.

Commissioner Hicks said the composition of the county's committee was strictly technical, and he asked about the Town of Port Royal's. Ms. Bridges described the professional composition of the committee. Commissioner Hicks said the county has finished their form-based code review and there's now a question of how to bring it out.

Chairman DeVito said the Rail Trail is being paved. His perspective is that cement seems to be the best option. Also, over time, it allows the best way to patch the pavement and keep smooth seams as opposed to asphalt. This is a different type of ride on a multi-purpose path, so this is the most apropos material. Asphalt presents a lot of problems and doesn't last. Chairman DeVito said grass roots attach and destroy the asphalt. Concrete is more expensive but easier to repair. November 20 is the opening date for the trail, he said.

There was a general discussion about elements of the trail and a crossing at Highway 170. Digging a tunnel would involve the relocation of many utilities, Chairman DeVito said. It's going to cost about a million dollars to go over Highway 170. He personally likes the idea of a pedestrian bridge. He added that they are working hard to get a matching grant.

There being no further business to come before the commission, Chairman DeVito made a motion to adjourn the meeting. The meeting was adjourned at 6:57 p.m.

CITY OF BEAUFORT
REZONING ANALYSIS RZ12-03
PUBLIC HEARING DATE: APRIL 26, 2011

Applicant

The applicant is Richard Tritschler, agent for the property owner. The rezoning application is attached.

Site

The property is located at 308 Charles Street, in The Bluff neighborhood of the Historic District (see attached Site Location Map). The property is identified as District 121, Tax Map 4, Parcel 848A. A two-story historic structure is located on the lot (see attached photos).

Present Zoning

The property is currently zoned "OC Office District" (OC). The OC district permits all types of office uses and all types of residential uses—single-family, two- and three-family, townhouse, and multifamily dwellings. B&Bs, inns, community service uses (ex., senior center), and day care facilities are also allowed. Retail uses are not permitted. The attached map shows the current zoning pattern in the area.

Proposed Zoning

The applicant is requesting that the lot be rezoned "Core Commercial District" (CC) to permit retail uses. CC zoning permits all types of office and commercial uses. Restaurants with drive-thrus are not permitted. Hotels are allowed. Three-family and multifamily dwellings are permitted. Single-family, and two-family dwellings are permitted in existing structures.

Preservation Plan

The "Historic Preservation Plan Update," issued in June 2008, recommended that the CC District be expanded two blocks west to Church Street to better reflect and manage existing conditions (see attachment). The rezoning request is consistent with the Historic Preservation Plan Update.

Consistency with Comprehensive Plan

The Framework Plan in the City's Comprehensive Land Use Plan designates the lot as "Neighborhood Mixed Use" (G-3A) (red) (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. . . Neighborhood Mixed Use designations (G3-A) are intended for a mixture of uses intended to serve the surrounding neighborhoods." 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.

The property is also part of the downtown Regional Center (dashed purple line). According to the Comprehensive Plan, "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. . . These centers will provide the highest concentrations of residential, employment, and commercial services in the Plan area."

An excerpt from the Comprehensive Plan describing the G-3 district and the Regional Centers is attached. The proposed rezoning appears to be consistent with the Framework Map in the Comprehensive Plan.

Civic Master Plan

The Regulating Plan in the Sector 1 Civic Master Plan shows this lot as T4 Neighborhood Center (T4NC) (see attached map). The draft standards for the T4NC zone are attached. As noted, the T4 NC Transect is a mixed-use zone that is designed to permit a wide variety of residential, office, and commercial uses. The proposed rezoning appears consistent with the recommendations in the Sector 1 Civic Master Plan.

Land Use Compatibility

The property is located between Wells Fargo Bank on the south and a structure being converted to a short term rental unit on the north. The Best Western Sea Island Inn is located on Bay Street to the south. The area east of Charles Street is the downtown core.

Suitability of Property for Uses Permitted in Current Zoning District

The property can accommodate the office and residential uses permitted by the current OC zoning.

Suitability of Property for Uses Permitted in Proposed Zoning District

The property could also provide attractive space for retail uses.

Compatibility of Uses Permitted in Proposed Zoning District with Natural Features.

This is an existing developed lot. No new construction is anticipated as a result of this rezoning request.

Marketability of Property for Uses Permitted by Current Zoning District

The property would likely be more marketable under CC zoning, as a wider variety of uses are permitted.

Availability of Infrastructure

The property is served with water and sewer. On-street parking is available on this side of Charles Street. There is a public parking lot located across Charles Street from the subject property.

Public Notification

Letters were sent to owners of all property within 400' of the property being rezoned on November 6. The property was posted on November 10. The Bluff and Old Commons neighborhood representatives were notified of the application. The public hearing notice referencing this application appeared in the November 12 edition of *The Beaufort Gazette*. To date, staff has received no public comments on the proposed rezoning.

Staff Recommendation

Staff recommends approval.

PAID
APP# 7414

City of Beaufort
Department of Planning & Development Services
1911 Boundary Street
Beaufort, South Carolina 29902
Phone (843) 525-7011 / Fax (843) 525-7034
*Revised August 2010

Application Fee
\$250 + \$10 for each additional lot.

REZONING APPLICATION
(Except for PUDs)

OFFICE USE ONLY: Application #: RZ12-04 Date Received: 10-18-12

Property Address: 308 Charles Street, Beaufort, SC, 29902

District, Tax Map, Parcel #: R121 004 000 848A 0000

Applicant: Richard Tritschler as Agent for Owner

Applicant Phone #: 812-8404 Fax #: _____ E-Mail Address: tritrik@hargray.com

Applicant Address: 308 Charles Street, Beaufort, SC, 29902

Property Owner: Paul H. Keyserling Revoc. Trust Phone #: 521-2600
Beaufort Works

Property Owner Address: PO Box 2145, Beaufort, SC, 29901-2145

Have any previous applications been made for a map amendment affecting these same premises? () YES (X) NO

If yes, give action(s) taken: _____

Present zone classification: OC - Office Commercial

Requested zone classification: CC - Core Commercial

Total area of property: 0.17 acres

Existing land use: Office

Desired land use: Office upstairs, Retail downstairs

Reasons for requesting rezoning: Owner has a tenant who desires to lease the first floor of the building that has both retail and consulting components within their business plan.

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

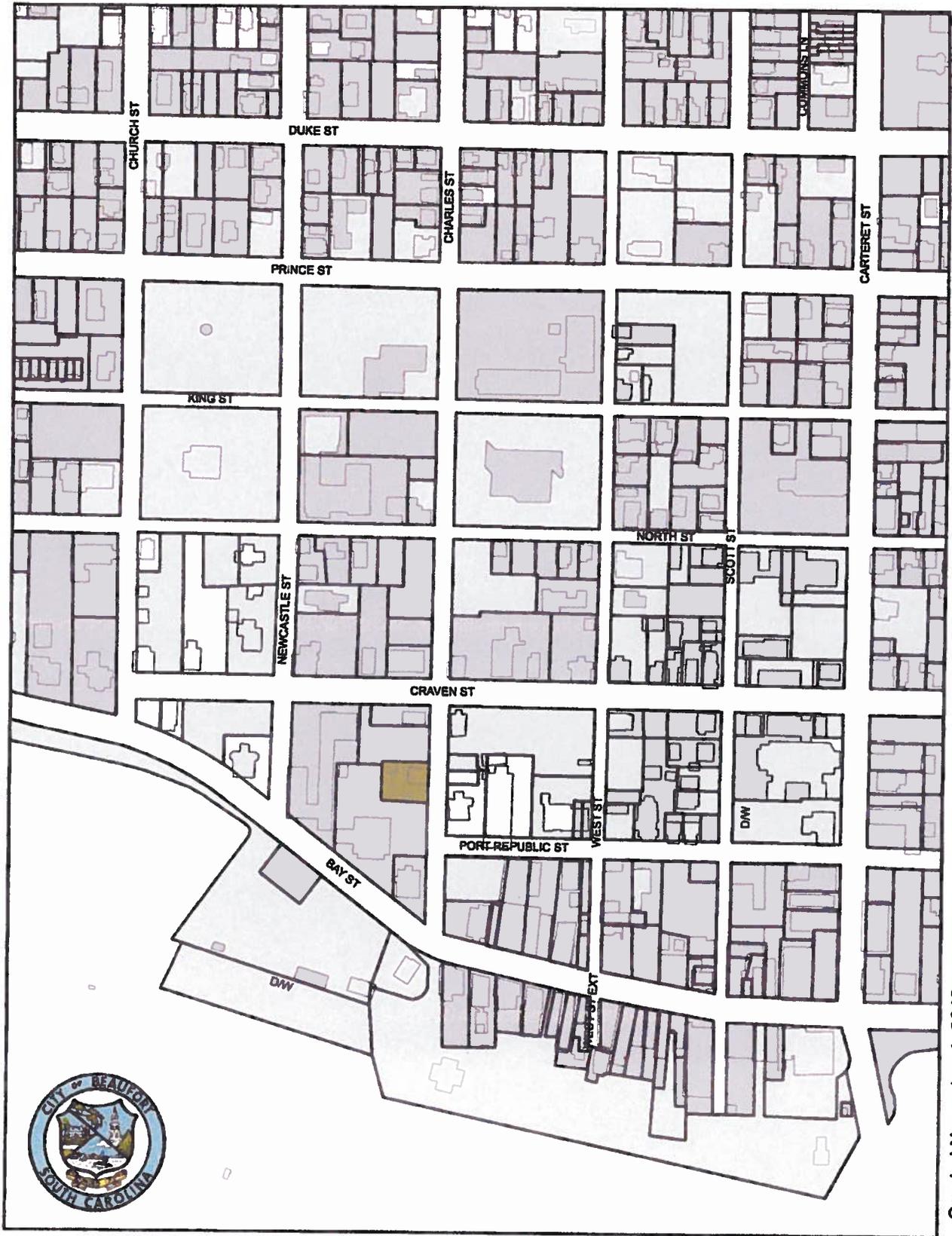
You must attach a boundary map prepared by a registered land surveyor of the tract, plot, or properties, in question, and all other adjoining lots or properties under the same ownership. 12 copies of all application materials are required.

Applicant signature: [Signature] Date: 10/16/12

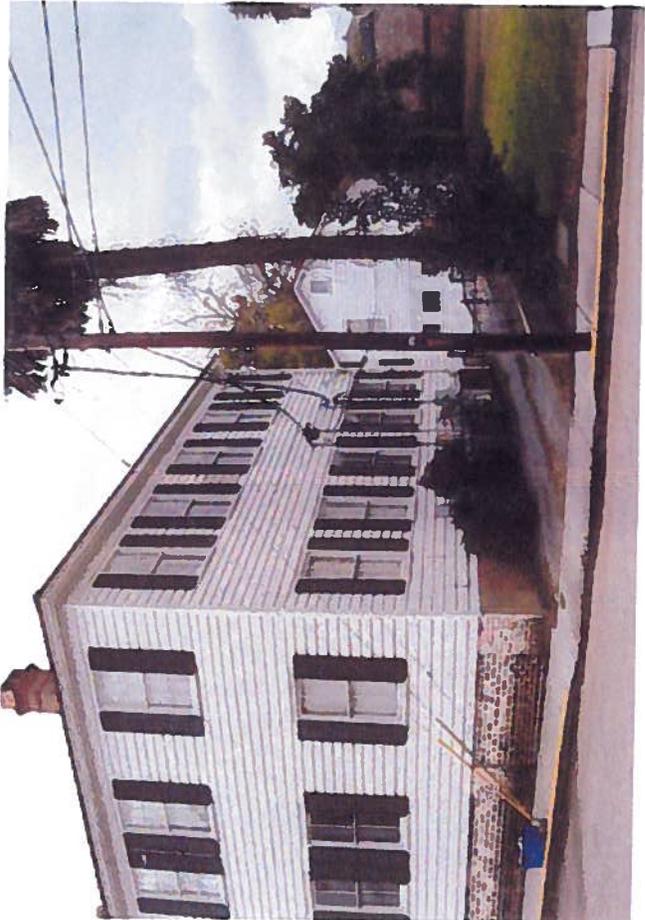
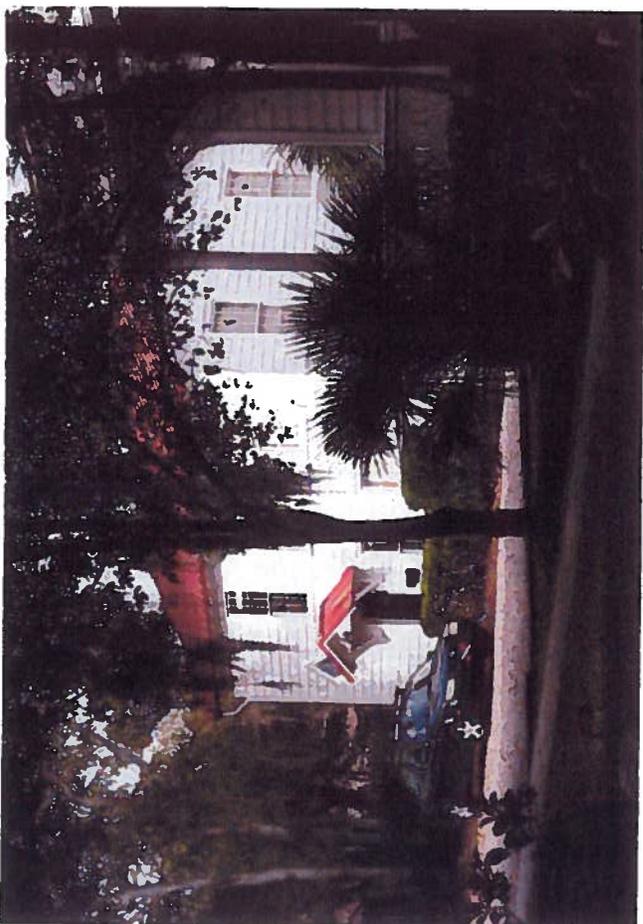
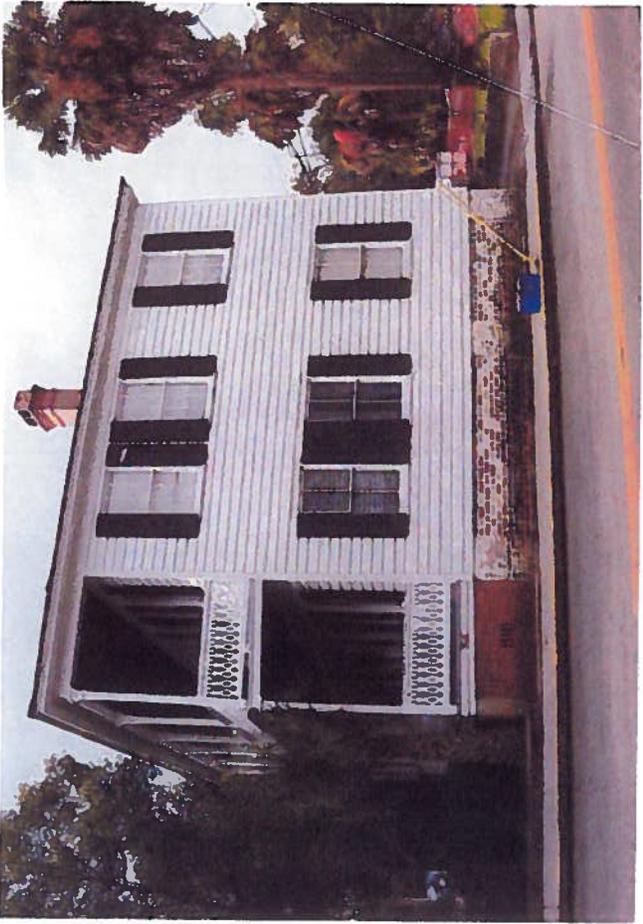
NOTE: If the applicant is not the property owner, the property owner must sign below.
Property owner signature: [Signature] Date: 10-16-12
Beaufort Works + Paul H. Keyserling Trust

Site Location Map

R121 004 000 848A 0000 308 Charles Street



Created November 1, 2012



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.

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.	2,500 SF	4,000 SF	2,500 SF	4,000 SF	6,000 SF	10,000 SF
Lot Width, Min.	25 feet	40 feet	25 feet	40 feet	60 feet	100 feet
Minimum Yards***						
Front Yard	(Build-to) 3-10 feet	10 feet	none	(Build-to) 7-12 feet	25 feet	25 feet
Rear Yard	10 feet	10 feet	none	10 feet	15 feet	35/ 50 feet**
Side Yard	none	10 feet	none	10 feet	10 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.

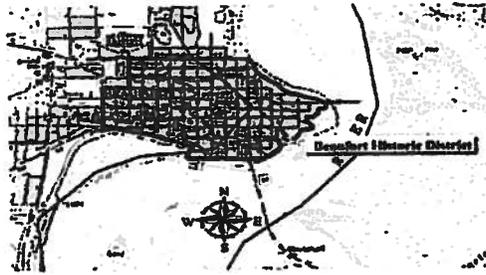
- *** a. Single-family standards should be the same as R-4.
- b. Multifamily standards should be the same as GR; maximum density 30 dwelling units per gross acre.
- c. Maximum density for Residential, Upper Story, 35 dwelling units per gross acre.

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.	5,000 SF	10,000 SF
Lot Width, Min.	50 feet	50 feet
Floor Area, Min.	---	---
Minimum Yards		
Front Yard	35 feet	20 feet
Rear Yard	25 feet	15/50 feet*
Side Yard	25 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.

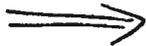


Preservation Plan Update City of Beaufort, South Carolina

categories will allow the zoning to be tailored to the more specific physical and historic character of the Bluff and Northwest Quadrant neighborhoods. The TBR zoning language in the Northwest Quadrant should allow and promote the rehabilitation of historic corner stores for neighborhood commercial use.

General Commercial, Office Commercial, Neighborhood Commercial and Core Commercial zoning categories along Boundary, Charles, Carteret and Bay Streets should be retained and boundaries between these commercial uses and adjacent residential uses should be maintained.

Designate Bladen Street Neighborhood Commercial (NC) zoning to support efforts to promote office uses in existing historic resources and pedestrian-scale new construction on infill sites along the corridor.



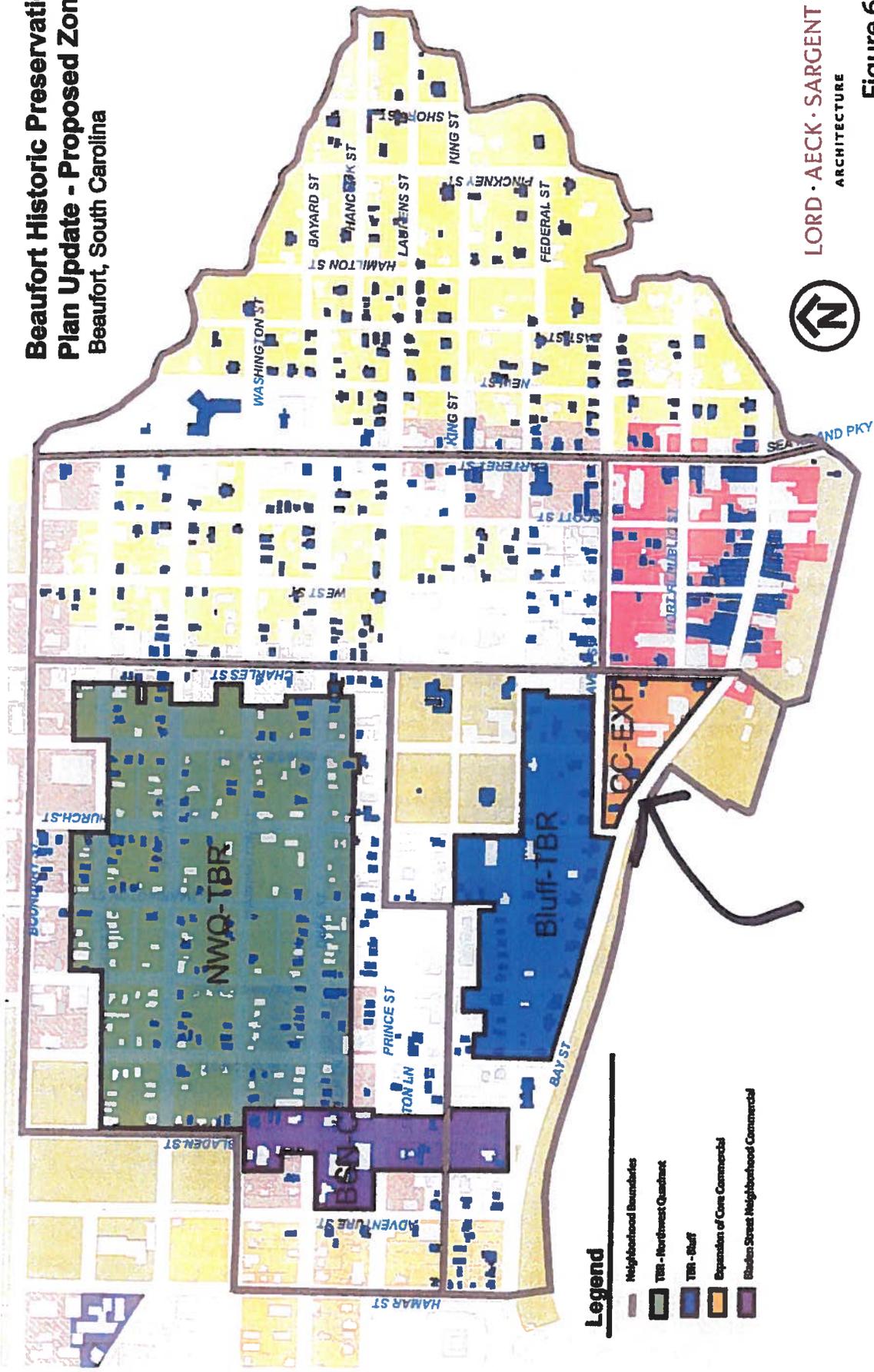
Expand Core Commercial district two blocks to west along Bay Street to better reflect and manage existing conditions.

Reevaluate zoning district designations and boundaries after updated resource survey is completed to support preservation goals.

Outcome

The existing zoning in the historic district has the potential to dramatically alter the social and historic character of the historic district neighborhoods. The zoning promotes large-scale buildings over infill development that is compatible with existing buildings, and promotes rental occupancy versus homeownership and owner-occupants. These patterns of development and property ownership would serve to remove the established historic character and scale of the historic district. The purpose of these recommended changes to the zoning is to support the goal of retaining the district's historic physical character by guiding allowable land uses and development standards, and promoting home ownership for long-term residents.

**Beaufort Historic Preservation
Plan Update - Proposed Zoning
Beaufort, South Carolina**



LORD · AECK · SARGENT
ARCHITECTURE

Figure 69



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.

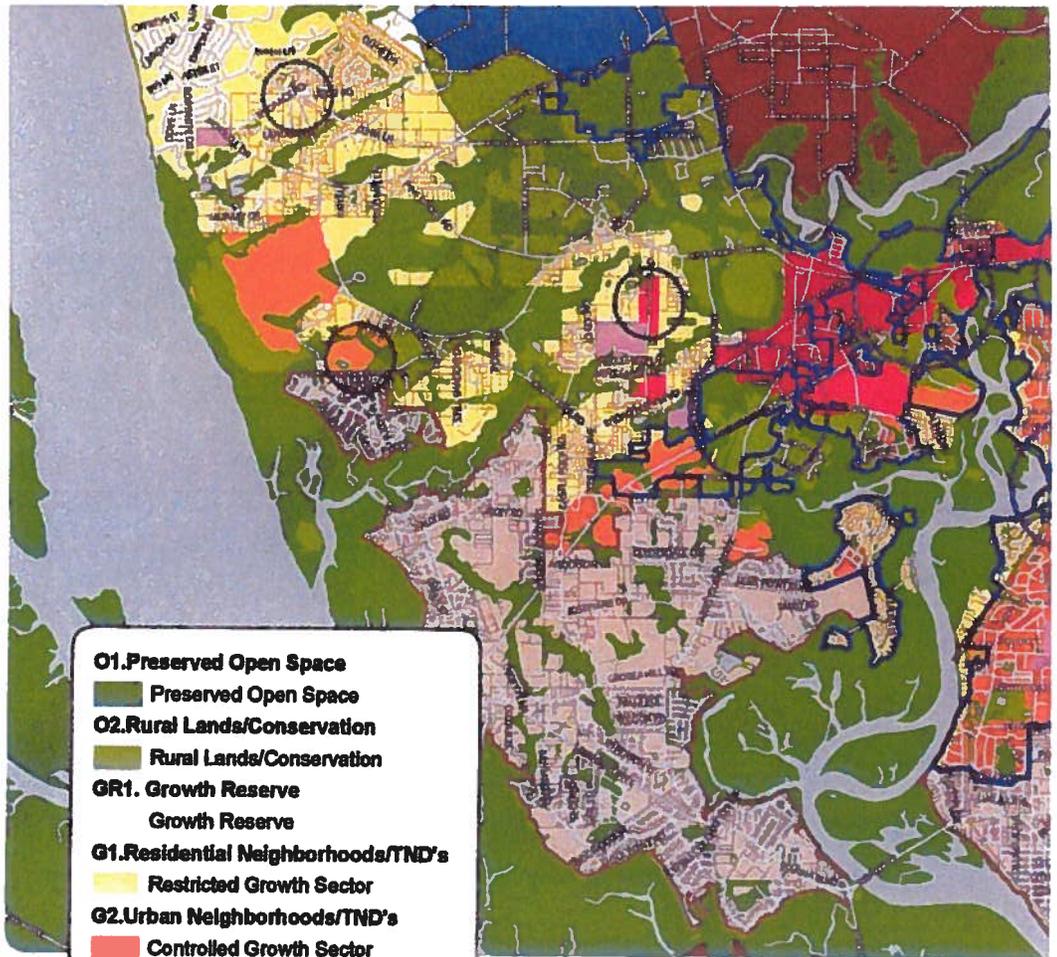
FG 1.9 SPECIAL DISTRICT (SD): INDUSTRIAL/EMPLOYMENT CENTERS

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.

Excerpt from Framework Map Comprehensive Plan

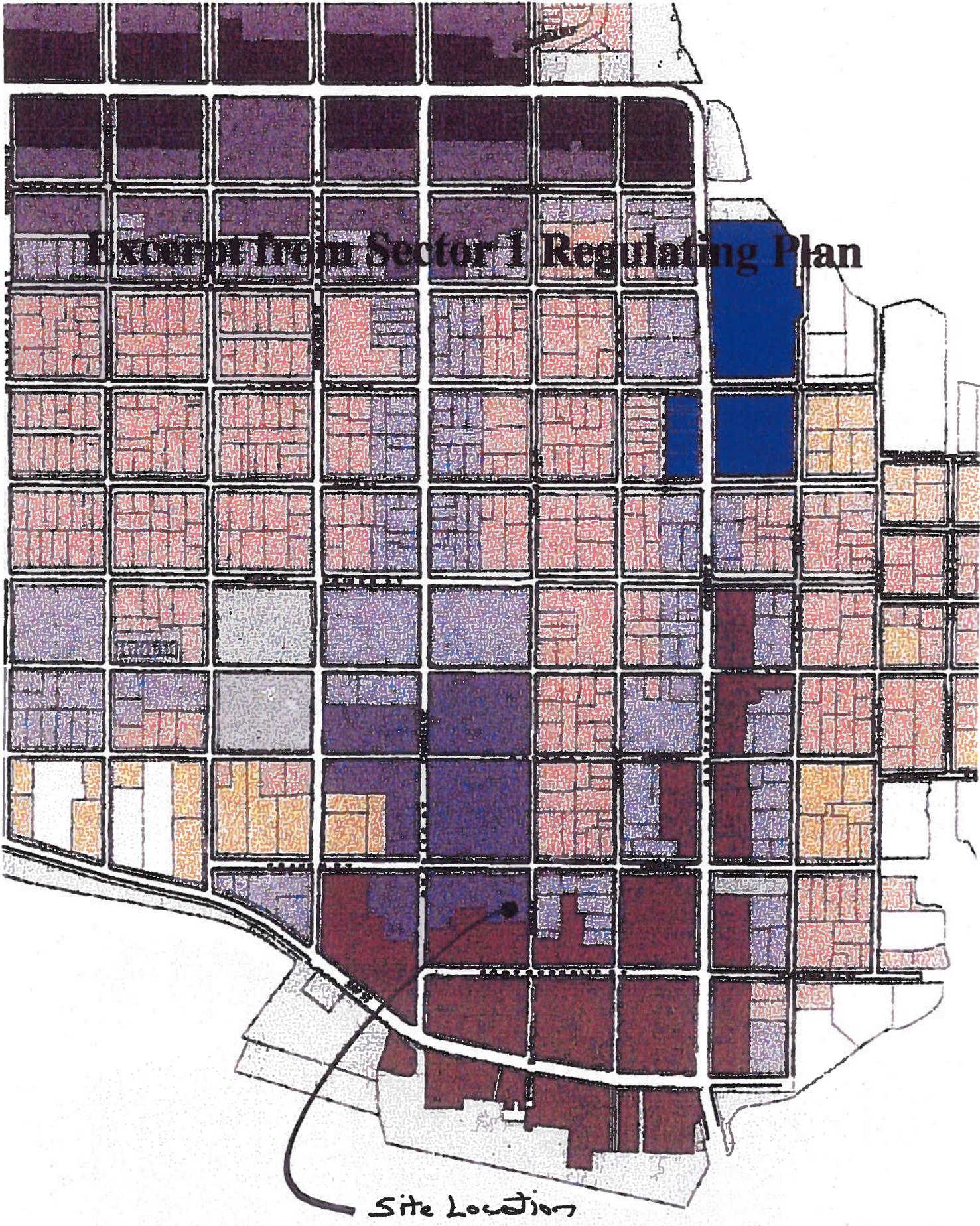


Site Location



- O1.Preserved Open Space**
 Preserved Open Space
- O2.Rural Lands/Conservation**
 Rural Lands/Conservation
- GR1. Growth Reserve**
 Growth Reserve
- G1.Residential Neighborhoods/TND's**
 Restricted Growth Sector
- G2.Urban Neighborhoods/TND's**
 Controlled Growth Sector
- G3A.Neighborhood Mixed Use**
 Intended Growth Sector
- G3B.Corridor Mixed-Use**
 Intended Growth Sector
- G4.Downtown**
 Infill Growth Sector
- SD.Industrial/Employment Center**
- Civic/Hospital**
- USCB 1/4-Mile Buffer**
- Neighborhood Centers**
- Regional Centers**
- AICUZ**
- Military**

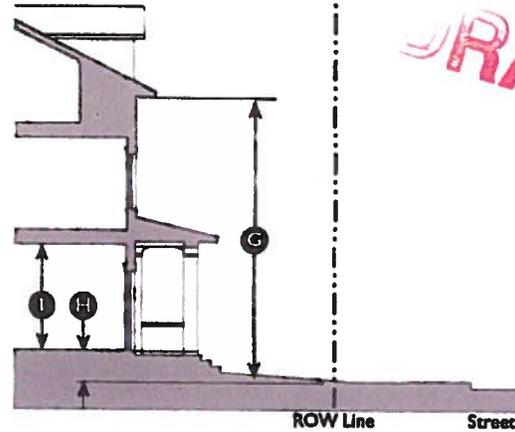
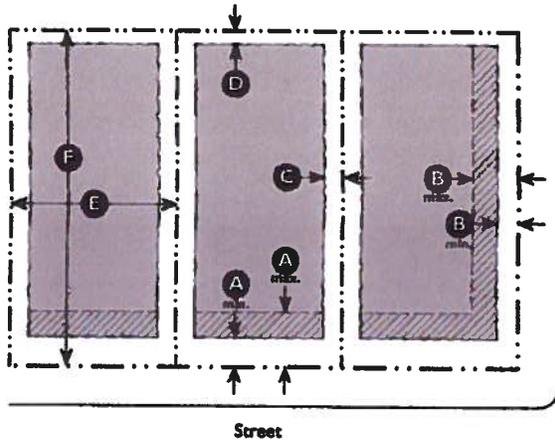
Exemption from Sector 1 Regulating Plan



Site Location

	T3-E		T4-NC
	T3-S		T5-HC
	T3-N		T5-UC
	T4-UN		SD-INS

T4 Neighborhood Center (T4NC) Standards



Key

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

C. Building Placement

Setback (Distance from ROW / Property Line)

Front	0' min.; 15' max.	A
Side Street	0' min.; 15' max.	B
Side		
Main Building	3' min.; 6' max.	C
Ancillary Building	0' or 3' min.	
Rear	5' min.	D

Facade within Facade Zone

Front	75%
Side Street	50%

Lot Size

Width	250' max.	E
Depth	250' max.	F

Miscellaneous

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

No planting strips are allowed between sidewalk and building.

D. Building Form

Building Height

Main Building	2 stories min.; 4 stories max.	G
Ancillary Building	2 stories max.	
Ground Floor Finish Level		H
Residential	18" min.	
Commercial	6" max.	

Ground Floor Ceiling

Commercial	10' min.	I
------------	----------	---

Ground floor lobbies and common areas in multi-unit buildings may have a 0" to 6" ground floor finish level.

Within 25' of the rear property line, buildings may not be more than a half-story taller than the allowed height of adjacent buildings.

Footprint

Width: Main Building	250' max.
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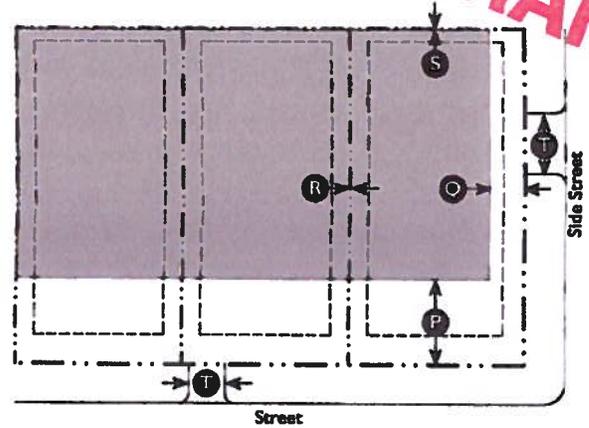
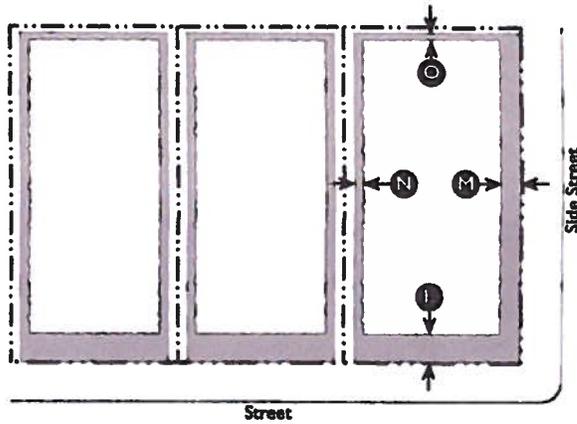
Miscellaneous

Distance Between Entries, to Upper Floor(s)	80'
---	-----

Loading docks, overhead doors, and other service entries may not be located on street-facing facades.

T4 Neighborhood Center (T4NC) Standards

DRAFT



Key

- ROW / Property Line
- Setback Line
- Encroachment Area

E. Encroachments and Frontage Types

Encroachments

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

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

See Division 5.2 (Private Frontage Standards) for further refinement of the allowed encroachments for frontage elements.

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

Allowed Frontage Types

Porch	Shopfront
Stoop	Terrace
Forecourt	Gallery
Dooryard	

Key

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

F. Parking

Required Spaces

Residential Uses		
All Allowed Uses		1 per 1500 sf min.
Service or Retail Uses		
All Allowed Lodging Uses		1 per 2 rooms min.
All Other Allowed Uses		2.5 per 1000 sf min.

For parking requirements for Recreation, Education, Public Assembly, Transportation, Communication, Infrastructure uses see Table 5.5.30.A (Number of Motor Vehicle Parking Spaces Required).

Location (Setback from Property Line)

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

Miscellaneous

Parking Driveway Width		
≤ 40 spaces		14' max.
> 40 spaces		18' max.

T4 Neighborhood Center (T4NC) Standards

DRAFT

G. T4NC Allowed Uses

Land Use Type ¹	Specific Use Regulations	T4NC
Residential		
Community Care Facility		S
Dwelling:		
Single-Family/Unit		P
Two-Family/Unit		P
Multi-Family/Unit		P
Accessory Unit		P
Short Term Rental		C
Group Home:		
≤ 8 Residents, in a Home		P
> 8 Residents		S
Home Office	4.2.70	P
Home Business	4.2.70	P
Live/Work	4.2.80	P
Recreation, Education, Public Assembly		
Colleges and Universities		P
Community Oriented Civic Facility,		P
except:		
> 15,000 sf		C
Community/Public Safety Facility		P
Meeting Facility/Place of Worship,	4.1.110	P
Public or Private, except:		
> 15,000 sf		C
Park, Open Space, Playground	2.5	P
Recreation Facility:		
Health/Fitness Facility		P
Indoor	4.1.130	C
School, Public or Private		P
Studio: Specialized Education & Training		P
Water/Marine Oriented Facilities		P

Land Use Type ¹	Specific Use Regulations	T4NC
Retail		
General Retail, except with:		P
Drive-Through Facilities		—
Restaurant, Café, Coffee Shop,		P
except with:		
Outdoor Cooking	4.1.160	S
Drive-Through Facilities		—
Services		
Animal Services, except with:	4.1.40	P
Kennel		C
Day Care, Child or Adult:		
≤ 6 Clients (Family)	4.1.70	P
> 6 Clients (Group or Commercial)	4.1.70	C
General Services: Business & Office,		
except:		
Tattoo and Body Piercing Facility	4.1.180	P
Lodging:		
Bed and Breakfast	4.1.100	P
Inn		P
Hotel/Motel		S
Medical Services, except:		
Hospital		C
Transportation, Communications, Infrastructure		
Parking Facility, Public or Commercial		P
Infrastructure and Utility:		
Community (Minor)		C
Transportation Terminal		P

Key	
P	Permitted Use
C	Conditional Use
S	Special Exception Permit Required
—	Use Not Allowed

End Notes

¹A definition of each listed use type is in Article 11 (Definitions of Terms and Uses).

City of Beaufort Department of Planning and Development Services

MEMORANDUM

TO: Beaufort--Port Royal Metropolitan Planning Commission

FROM: Libby Anderson, City of Beaufort Planning Director

DATE: November 13, 2012

SUBJECT: Amendment to UDO Pertaining to Conservation Preservation District

Andrae Boating Company, doing business as Charlestonian, has submitted an application to amend the Unified Development Ordinance (UDO) to permit Overnight Guest Accommodations in the Conservation Preservation District (CP) (see attached application). The Andrae Boating owns the "Charlestonian" vessel that is docked in the Downtown Marina.

The Downtown Marina area is zoned Conservation Preservation District (CP). A description of the CP District is attached. Most of the parks, open spaces, and some historic churches are zoned CP. The Use Table from the UDO is attached. As noted, Overnight Guest Accommodations are not permitted in the CP zone. Mr. Andrae would like to use his vessel for overnight accommodations. He would have a total of five guest rooms. The boat would not be used for tours, only for overnight stays.

Staff has concerns over permitting a non-water dependent use in public waters. With the overnight stay not part of a tour package, the facility is basically a floating hotel. Is this an appropriate use of limited marina or mooring space?

If the Planning Commission recommends the ordinance be changed to permit the activity, the use could be permitted by right, or permitted as a conditional use, with the conditions set out in the ordinance and the application reviewed and approved by staff. Alternatively, the use could be permitted by special exception by the Zoning Board of Appeals. The special exception process involves a public hearing, notification of adjoining property owners, and posting of property.

If the Planning Commission and City Council believe the use should be allowed, staff would recommend that this be a conditional use, and that the conditions include the following:

- the use be located in an OCRM/Corps of Engineers-approved marina or mooring field;
- the manager of the marina or mooring field provide written approval of the use;
- if the use is to have more than one guest room, that an on-site manager be on the premises when any guest rooms are occupied;

- a management plan for operation of the activity be submitted. The management plan should address issues such as a guest management, fire safety, water supply, sanitation disposal, and cleaning of the facility;
- that written certification from any relevant agencies be provided regarding licensing of the vessel, sanitation disposal, etc.; and
- proof of insurance be provided.

As you are aware, the Sector 1 Civic Master Plan was recently amended with the “Beaufort Recreational Day Dock and Water Sports Center Plan.” The Redevelopment Commission was the primary author of that plan. Because of the impact of the proposed UDO amendment on the Downtown Marina, staff would like the Redevelopment Commission’s recommendation on the proposed ordinance change. The Redevelopment Commission meets on December 6.

Public Comment

On November 13, staff notified various interest groups such as The Bluff neighborhood, Main Street Beaufort, the Greater Beaufort Chamber of Commerce, and Historic Beaufort Foundation of the proposed amendment. A public hearing on the application will be held at the December 11 City Council meeting.

Staff Recommendation

Staff recommends that the Planning Commission’s final recommendation be delayed until the December Planning Commission meeting, so that the Commission can consider the recommendation of the Redevelopment Commission.

#7456

pd CR# 3703

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

Application Fee
\$400

11-19-12

Revised - August 2010

APPLICATION FOR UNIFIED DEVELOPMENT ORDINANCE AMENDMENT

OFFICE USE ONLY: Application #: ZA12-13 Date Received: 10/31/12

Applicant: ANDRAE Boat Company, dba Charlestonian

Phone #: 803-534-6834 Fax #: _____

E-Mail Address: TA-ANDRAE@SC.RR.COM

Address: 1332 RUSSELL STREET
ORANGEBURG, S.C. 29115

List sections of Unified Development Ordinance proposed to be changed: Remove
Section 5.1, Use Tables, to permit
overnight guest accommodations in the
Conservation Preservation District

Reasons for requesting amendment: To Allow RENTAL of Boat
to permit OVERNIGHT Guest Accommodations.
Also, to Allow CRUISING and

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

Applicant signature: [Signature] Date: 10/31/2012

4.8 Special Purpose Districts

A. CP Conservation Preservation District

The CP Conservation Preservation zoning district is intended to be established and maintained to preserve and/or control development within certain land, marsh and/or water areas of the City which (1) serve as wildlife refuges; (2) possess great natural beauty or are of historical significance; (3) are utilized for outdoor recreational purposes; (4) provide needed open space for the health and general welfare of the City's inhabitants; or (5) are subject to periodic flooding. The regulations which apply within this district are designed to reserve such areas for the purposes outlined herein and to discourage any encroachment by residential, commercial, industrial or other uses capable of adversely affecting the relatively undeveloped character of the district.

B. MED Medical District

The MED Medical District is intended to ensure that, in view of the unique nature of hospitals, their land need, and their effect on surrounding properties:

1. Specific areas be set aside to permit hospital and allied services;
2. Such areas be protected against encroachment from non-related and incompatible uses;
3. Provisions be made for the possible expansion of hospitals and allied services; and
4. To the greatest extent possible, surrounding land uses and properties be stabilized against any possible detrimental effects that might be created by the proximity of the hospital and allied services.

C. PUD Planned Unit Development District

The PUD zoning district is intended to be reserved for the establishment and continuance of shopping centers, group housing projects, planned industrial developments, medical centers, resort areas and similar types of large-scale compatible use developments. The regulations which apply within this district are designed to encourage the formation of such planned developments when and as appropriate and to permit the greatest latitude possible with respect to:

1. Internal site planning considerations.
2. The location of these developments within the incorporated portions of the City in the best interest of the long-range development plans for the City.

D. MR Military Reservation District

The MR Military Reservation zoning district is intended to be developed and reserved for military facilities and their supporting uses including residential areas housing military personnel and their families. This district shall include all land owned by the United States government and used or anticipated to be used for military and military-related purposes. The regulations are designed to support and protect federal military facilities including the Marine Corps Air Station Beaufort.

4.9 Overlay Districts

A. Air Installation Compatibility Use Zone (AICUZ)

The purpose of the Air Installation Compatible Use Zone (AICUZ) is to provide for the compatible development of land surrounding and affected by operations of the

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.

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.

Use Category	Residential												Nonresidential												Special Purpose																				
	T	SE	C	C	C	C	C	C	C	C	C	C	C	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S												
RESIDENTIAL (See Section 6.2D)	P = Permitted By Right E = In Existing Building Only C = Conditional Use S = Special Exception Use																																												
Single-Family, Detached	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Zero Lot Line													C	C	C	C	C	C	C	C	C	C	C																						
Village House													C	C	C	C	C	C	C	C	C	C	C																						
Cluster Development	C	C	C	C	C	C	C	C	C	C	C	C												C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Two-Family Dwelling																								P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Three-Family Dwelling																								P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Townhouse Dwelling																								P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Residential, Upper Story																								P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Manufactured Housing Park or Subdivision																																													
Multifamily Dwelling																								P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Live-Aboard Boat																																													C
Accessory Dwelling	C	C	C	C	C	C	C	C	C	C	C	C												C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Home Occupation 1	P	P	P	P	P	P	P	P	P	P	P	P												P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Home Occupation 2	P	S	S	S	S	S	S	S	S	S	S	S												P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Group Dwelling																								P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
PUBLIC, CIVIC, INSTITUTIONAL (See Section 6.2E)																																													
Community Service	S	S	S	S	S	S	S	S	S	S	S	S												P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Daycare																								P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Collage/University																								P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
School, Public/Private	C	C	C	C	C	C	C	C	C	C	C	C												P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
School, Trade/Vocational																								C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Government Facilities																								P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Health Care Facilities																								P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

Article 6: Use Regulations
Section 6.1: Use Tables

Use Category	Specific Use	Residential										Nonresidential										Special Purpose		
		TR	RE	RI	R-2	R-1	R-1.5	GR	TBR	DHP	NC	QC	CC	GC	HC	LI	MED	CP	IP					
Overnight Guest Accommodation	Bed and Breakfast						S																	
	Inn (up to 24 units)																							
	Motel/Hotel/Extended Stay																							
	Housing, Short Term Rental	S	S	S	S	S	S																	
	Recreational Vehicle Park																							
Parking, Commercial																								
Retail Sales and Service	Animal Hospital/Kennel																							
	Bakery																							
	Banquet Facility																							
	Body Piercing Facility																							
	Drug Store/Pharmacy																							
	Tattoo Facility																							
	Other Retail Sales and Services																							
Self-Service Storage	Single-Story																							
	Multi-Story																							
	Vehicle Service and Repair																							
Vehicle Sales and Service	Car Wash																							
	Fuel Sales																							
	Vehicle Service, Limited																							
	Boat Sales and Service																							
	Other Vehicle Sales and Service																							
INDUSTRIAL (See Section 6.2G)																								
Aviation Services																								
Light Industrial Services																								
Manufacturing and Production																								

CITY OF BEAUFORT
SUBDIVISION REVIEW ANALYSIS
MANY M'S
November 19, 2012

Applicant

The applicant is Gregory M. Parker, Inc., the developer.

Number of Lots to be Platted

Two; one new lot is to be created from the existing lot.

Type of Review

Preliminary plat. Although this is a 2-lot subdivision, it is considered a Major Subdivision because a new street is being created. Major Subdivisions require Planning Commission approval.

Site

The site is located at 12 County Shed Road, at the intersection of US 21 and Parris Island Gateway (see attached map). The property is identified as District 120, Tax Map 26, Parcel 160. The property is approximately 9.7 acres in area. The property is the former site of the Dixie Mobile Home Park. The property is current vacant. A Parker's Gas Station/Convenience Store is proposed for Parcel B.

Present Zoning

The property is currently zoned "HC Highway Commercial District" (HC).

Preliminary Plat

The proposed lots meet the lot area and lot width requirements for the HC District.

Infrastructure Plans

Construction plans for infrastructure—streets, sidewalks, water and sewer, and drainage, are required and will be reviewed by the Technical Review Committee (TRC).

Streets

A new street, to be an extension of Eastern Road, is proposed to connect County Shed Road and US 21. The applicant proposes to dedicate the street to the City of Beaufort for ownership and maintenance. The north-south section of the street will have on-street parking, planting strips, street tree plantings, and sidewalks on both sides of the street. The east-west section of the street is proposed to have a planting strip and a sidewalk on the south side of the street. These street sections are consistent with the staff recommendation for this project. The applicant has not proposed a sidewalk on the north side of the east-west portion of the new street. Staff believes that the proposed rail-trail will provide the desired pedestrian and bicycle access.

Trees

Section 8.2.B.8 of the Unified Development Ordinance (UDO) requires street trees to be planted adjacent to new streets. The ordinance states that "trees should be placed every 30' in the planting strip." The applicant has proposed Drake Elms, Heritage Oaks, and Cabbage Palms. All the street

trees planted should be overstory trees. Although no sidewalk is proposed, street trees should be planted on the north side of the east-west section of the new street right-of-way, in the 15' planting strip adjacent to the rail trail. The applicant should submit a street tree planting plan to the TRC for review and approval. Note that Section 7.3.G.6. of the UDO stipulates that a maintenance bond of 20% of the cost of the required trees be filed with the City and be held for one year following completion of the installation of the trees. This is to ensure replacement of any trees that die within that 12-month period.

**MANY M'S
BEAUFORT COUNTY, SOUTH CAROLINA**

**Project Narrative
J – 23461
November 14, 2012**

Many M's, LLC, proposes a development at the intersection of U.S. Highway 21 and Parris Island Gateway (SC HWY 280) in Beaufort, South Carolina. The proposed development is a redevelopment of the existing Dixie Home Mobile Home Park. The subject site is approximately 9.7 acres having a tax map number of R100-026-000-0160-000.

The property has been annexed into the city of Beaufort and is zoned Highway Commercial. The property is bounded to the west by the remaining parent property, to the south County Shed Road, to the north by BJWSA property (old railroad bed) and to the east by Parris Island Gateway (SC HWY 280). Existing conditions on this site consist of a several mobile homes as Dixie Mobile Home Park presently utilizes the site. The existing elevations on the subject site range from elevation 25 to 30 (NAVD 88). The remaining lands of the parent parcel have elevations that reach as lows as elevation 4.0 adjacent to the marshes/wetland along the western parent-parcel boundary. The existing soil conditions on the site are predominately hydrologic soil group A, excessively drained and consist of Wando fine sands. The subject site appears to be located within Zone C FEMA Special Flood Hazard Area (areas with minimal flooding).

The proposed convenience store is approximately 4,000 square feet in area. There is one proposed gas canopy which will consist of 8 pump islands each for a total of 16 vehicle fueling positions. There are 19 total parking spaces provided for the store, one of which is ADA van accessible. Two underground gasoline storage tanks will be located within the parking lot. The approximate location of the underground tanks is depicted on the conceptual plan.

Streets

Proposed streets are North-South Street and East-West Street. North-South Street road section will consist of an 11 foot drive isle, 8 foot parallel parking, 1.5 foot standard curb and gutter 4 foot planting strip (for trees) and a 5 foot sidewalk on both sides. The North-South Street right-of-way is proposed to be 60 feet. East-West Street road section will consist of a 15 foot planting strip (buffer/setback), 1.5 foot standard curb and 11 foot drive isle on the north side. The south side will consist of an 11 foot drive isle, 1.5 foot standard curb and gutter, 4 foot planting strip and 5 foot sidewalk. The East-West Street right-of-way is proposed to be 50 feet.

Plantings

The street trees are proposed within the 4' planting strip and will consist of a variety of Drake Elms, Heritage Oaks, and Cabbage Palms. Street trees are planned at a 40-foot tree spacing.



VICINITY MAP

THIS MAP IS A PRELIMINARY PLAT AND IS NOT TO BE USED FOR CONVEYANCE OF ANY INTEREST IN REAL PROPERTY. IT IS THE RESPONSIBILITY OF THE APPLICANT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE APPLICANT WARRANTS THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THE APPLICANT ACCEPTS FULL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE RESULTS OF ANY SURVEY CONDUCTED IN CONNECTION WITH THIS PROJECT.

APPLICANT: MARY M'S LLC
 PROJECT: MAJOR SUBDIVISION
 PREPARED BY: GREGORY M. PARKER, INC.

DATE: 11/22/11
 SHEET: 1 OF 1

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CURVE	BEARING	ANGLE	CHORD	ARC LENGTH	TANGENT	SECANT
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City of Beaufort Department of Planning and Development Services

M E M O R A N D U M

TO: Beaufort--Port Royal Metropolitan Planning Commission
FROM: Libby Anderson, City of Beaufort Planning Director
DATE: November 13, 2012
SUBJECT: Status Report on City Council Actions

Amending the Sector 1 Civic Master Plan with the Marina Day Dock and Water Sports Center Plan. The Marina Day Dock plan was adopted as an amendment to the Sector 1 Civic Master at the October 23 City Council meeting.

UDO Amendment Regarding Freestanding Signs on Nonconforming Lots in Boundary Street Redevelopment District. A public hearing on the ordinance amendment was held at the November 13 City Council meeting.

Annexation and Rezoning of a 0.49-Acre Portion of Parcel of Property at 13 Inlet Road on Lady's Island. A public hearing and first reading of the ordinances annexing and rezoning the property was held at the November 13 City Council meeting.

Please contact me with any questions on this information.

Thank you.