

**BEAUFORT–PORT ROYAL
METROPOLITAN PLANNING COMMISSION**

AGENDA

1911 Boundary Street, Beaufort, SC 29902

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

Monday, November 21, 2016, 5:30 P.M.

City Hall Council Chambers, 1911 Boundary Street, Beaufort, SC

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

The commission may alter the order of items on the agenda to address those of most interest to the public in attendance first. Also, in an effort to ensure that all interested persons are given the opportunity to speak on every case, a two (2) minute time limit on public comment will be in effect. Individuals wishing to speak during the hearing will be asked to sign up in advance, and will be recognized by the Chairman during the public comment section of the hearing.

I. Call to Order:

II. Pledge of Allegiance:

III. Review Commission Meeting Minutes:

A. Minutes of September 19, 2016 Meeting

IV. Review Projects for the City of Beaufort:

A. City of Beaufort – UDO Amendment. Revising Section 5.4.F, "Home Occupations," to establish an "Artisan" home occupation that has special provisions for signage and display of artwork to be permitted in the Beaufort Conservation Neighborhood of the Historic District.

B. Council Update

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

A. Town of Port Royal – Annexation. Annex 4.95 acres at 11 and 21 Sea Gull Villa Lane. The property is further identified as District 100, Map 31, Parcels 95 and 158. The applicant is River Oaks Associates, LLC.

B. Town of Port Royal – Zoning Request. .95 acres at 11 and 21 Sea Gull Villa Lane. The property is further identified as District 100, Map 31, Parcels 95 and 158. The applicant is River Oaks Associates, LLC. The requested zoning designation is T4 Neighborhood Center.

- C. **Town of Port Royal – Annexation.** Annex 2.0 acres at 240 Savannah Highway. The property is further identified as District 100, Map 31, Parcel 72. The applicant is 405 Lightsey Street LLC.
- D. **Town of Port Royal – Zoning Request.** Zone 2.0 acres at 240 Savannah Highway. The property is further identified as District 100, Map 31, Parcel 72. The applicant is 405 Lightsey Street LLC. The requested zoning designation is T4 Neighborhood Center – Open.
- E. **Council Update**

VI. Review of Projects for Beaufort County:

- A. **No Projects.**

VII. Discussion:

- A. **Course Rules Update for MCAS Beaufort—Jeff Gott from North of Broad Neighbors.**

VIII. Adjournment

Note: If you have special needs due to a physical challenge, please call Julie Bachety at (843) 525-7011 for additional information.

City of Beaufort Department of Planning and Development Services

MEMORANDUM

TO: Beaufort--Port Royal Metropolitan Planning Commission
FROM: Libby Anderson, Planning Director
DATE: November 14, 2016
SUBJECT: Establishing an Artisan Home Occupation

On April 26, 2016, City Council adopted a resolution (attached) supporting creation of an Arts District in the Northwest Quadrant neighborhood of the Historic District. The Arts District is intended to promote Beaufort as center for the creative arts by establishing a downtown location where artists can live and work, and to create opportunities for investment in a neighborhood ripe for appropriate infill.

Most of the designated Arts District is zoned residential. Businesses are permitted, but only as home occupations. Home occupations currently are allowed to have a small sign to be located on the dwelling. Display of merchandise outdoors is not permitted. Revisions to the current home occupation ordinance to address signage and display of merchandise at artisan residences is included in the draft development code. Adoption of the new code has taken longer than expected, so staff is bringing forward the proposed changes now to be adopted in the current code.

In addition to the Arts District revisions, staff is proposing to delete the prohibition on home occupations that involve food handling. Making candy, jams and jellies, and cookies and cakes at home for sale elsewhere (if permitted by health regulations), seems an acceptable home occupation.

The ordinance revisions pertain to Section 5.5.F, "Accessory Uses; Home Occupations." A proposed new category of home occupation, "Artisan Home Occupation", is proposed. The proposed revisions to the current Home Occupation ordinance are set out the attachment, with highlighted text indicating items to be added and ~~strikeout text~~ indicating items to be deleted.

RESOLUTION

WHEREAS, the vitality of the Northwest Quadrant within Beaufort's Historic Landmark District has been challenged by the out migration of residents, and by the decay and neglect of older historic homes and others lost to fire; and

WHEREAS, approximately 40% of the area within the Northwest Quadrant is currently vacant with a large number of abandoned lots and houses owned by residents, heirs and investors; and

WHEREAS, the City of Beaufort, along with volunteer associations, has for the past twenty or more years been working, with modest success, with residents to repair and maintain structures; and

WHEREAS, the City has incrementally installed infrastructure to beautify the community and incentivize current and future residents to maintain existing homes and build new ones; and

WHEREAS, in 2009 the City of Beaufort Northwest Quadrant Study Committee proposed 100 recommendations to return vitality to the neighborhood; and

WHEREAS, a number of these recommendations have been completed, have improved the neighborhood and have incentivized ongoing redevelopment; and

WHEREAS, the report also recommended the development of low-cost residential development through accessory dwelling units for residents, families and others; and

WHEREAS, the report recommended the City promote the arts throughout the Northwest Quadrant; and

WHEREAS, the report recommended the encouragement of nonprofit organizational collaboration; and

WHEREAS, the creation of an Arts Overlay District has been proposed by the Beaufort Arts Council; and

WHEREAS, the creation, display and marketing of arts enrich the lives of the residents and visitors within the City of Beaufort; and

WHEREAS, the City of Beaufort is encouraging private investment in its core downtown which includes the Northwest Quadrant; and

WHEREAS, vibrant and welcoming arts districts have demonstrated success in attracting creative energy and resources that have revitalized buildings and neighborhoods in cities across the United States; and

WHEREAS, the proposal to create an Arts District is accompanied by letters of support from the Beaufort Regional Chamber of Commerce, the Beaufort County Black Chamber of Commerce, Main Street Beaufort and the Technical College Low Country as well as The Beaufort Arts Council; and

WHEREAS, to encourage private investment and increased numbers of residents in the district and to streamline approval and construction within the District, the Beaufort Arts Council will provide a series of small building designs, subject to approval by the City Historic District Review Board, which shall be pre-

approved for use within the Arts Overlay District to create residences, studios and galleries; and

WHEREAS, after approval by the City's Historic District Review Board, the drawings, including elevations and floor plans, shall be incorporated as an amendment into the Northwest Quadrant Design Principles and/or related regulatory documents as illustrative examples of building types that have been pre-approved for public uses and construction within the Arts Overlay District; and

WHEREAS, the placement or location of such pre-approved building types are site specific and are subject to staff level approvals; and

WHEREAS, pre-approved building types approved for use within the district shall not be restricted through exclusive rights by the designer and will be available for public use by property owners and are not to be exempt from permit requirements related to new construction following the existing building code requirements within the jurisdiction of the City of Beaufort's building codes department; and

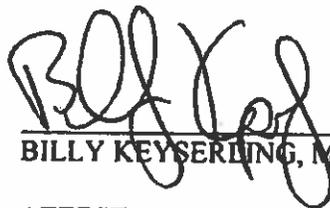
WHEREAS, if any modifications of ordinances are required to implement the intent of this resolution, City Council does hereby direct staff to promptly prepare such changes and bring forward to Council and to also incorporate these changes into the new development code that is currently under public review; and

WHEREAS, The Arts Council along with the City of Beaufort Infill Committee of the City's Redevelopment Commission and the Northwest Quadrant Neighborhood Association will collaboratively market the neighborhood and its many opportunities to the aforesaid targeted audiences and others to whom the neighborhood is attractive;

NOW THEREFORE, Beaufort City Council does hereby resolve to support the creation of an Arts District within the Northwest Quadrant in which artists will be welcomed to join the vibrant and diverse neighborhood to live, work, exhibit and market their art as was historically prevalent in the past.

IN WITNESS THEREOF, I hereunto set my hand and caused the Seal of the City of Beaufort to be affixed this xx day of April 2016.

20th


BILLY KEYSERLING, MAYOR

ATTEST:


IVETTE BURGESS, CITY CLERK

**PROPOSED REVISIONS TO SECTION 5.4.F
OF THE UNIFIED DEVELOPMENT ORDINANCE**

F. Home Occupations

The following regulations shall apply to the conduct of home occupation in any permitted zoning district.

1. Home Occupation Types

Home occupations shall be separated into ~~two~~ **three** categories and permitted subject to an annual business license issued by the City of Beaufort and the following provisions.

a. Type 1 Home Occupation

A Home Occupation Type 1 shall be deemed an accessory use and no further approval shall be required. Such home occupation must meet the following standards:

- (1) Be conducted entirely within a structure and have no outside storage of any kind related to the home occupation;
- (2) Be clearly incidental and secondary to the principal use of the dwelling;
- (3) Be conducted only by persons residing on the premises (nonresident employees are not permitted);
- (4) Entrance to the home occupation portion of the dwelling is from within the dwelling and not through a new outside entrance, except where this provision conflicts with the requirements of the South Carolina Department of Health and Environmental Control (DHEC);
- (5) Create no disturbing or offensive noise, vibration, smoke, dust, odor, heat, glare, unhealthy or unsightly condition, traffic, or parking problem; and
- (6) Instruction in music, dancing and similar subjects shall be limited to two students at a time.

b. Type 2 Home Occupation

Following approval as a special exception by the Board of Zoning Appeals, a limited business operation may be conducted as a Home Occupation Type 2. Such home occupation must meet the following standards. The Building Official may inspect the premises without prior notice during normal business hours.

- (1) Not more than two employees who are not residents of the household are employed; and
- (2) The applicable codes of the City of Beaufort, as amended, govern the electrical wiring, plumbing, etc., which shall be installed before such home occupation begins;

c. Artisan Home Occupation

This home occupation, which may exist in a primary or accessory structure, is specifically intended for artists who live in the building in which they make and sell their products.

- (1) Signage: A attached or freestanding sign, not to exceed 3 square feet, is permitted. Freestanding signage must be placed a minimum of 18 inches from the right of way.
- (2) Display: Artwork may be displayed attached to the exterior of the building and on the porch or stoop. One piece of artwork may be placed in the yard, provided that it is appropriate for all ages, and does not prevent travel between the main entry and the street.
- (3) Sales: Artwork and hand-made items from other artisans may be sold provided that the majority of sales are from the resident artist.
- (4) Location: This home occupation is only permitted in the Beaufort Conservation District of the Historic District

2. Home Occupation Standards

- a. The Home Occupation shall not affect the residential character of the dwelling nor cause the dwelling to be extended.
- b. No outside storage shall be used in connection with the Home Occupation.
- c. Except for Artisan home occupations, no more than one sign or name plate not exceeding one and one-half square feet in area indicating the name and/or occupation of the occupant is permitted, and no freestanding, illuminated or animated sign is used. Where a home occupation is located in a Bed and Breakfast establishment, only one sign shall be permitted for both uses.
- d. No equipment or process shall be used in connection with the Home Occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses, off the premises. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises; and
- e. Except for Artisan home occupations, no display of products shall be visible from the street and only articles made on the premises with the exception of antiques, may be sold; except that non-durable articles (consumable products) that are

incidental to a service, which service shall be the principal use in the Home Occupation, may be sold on the premises.

- f. Not more than 25 percent of the floor area of the principal dwelling is used for a home occupation.
- g. Vehicles having passenger vehicle characteristics only shall be permitted in connection with the conduct of the Home Occupation.
- h. All deliveries and activities involving outside visitors or clients shall be limited to the hours between 8 A.M. and 8 P.M.
- i. The Home Occupation shall not result in off-street parking of more than three vehicles at any one time not owned by members of the occupant family.
- j. Barber shops and beauty parlors shall be licensed and operated according to the standards set by the South Carolina Department of Labor, Licensing, and Regulation and shall be limited to two chairs. As part of the application for the proposed home occupation, the applicant shall certify that the proposed use is not prohibited by any covenant or deed restriction on the property.
- k. ~~No home occupations that involve visitation by customers or salespeople shall be permitted in accessory dwelling units.~~
- l. Off-street parking shall be provided in accordance with the standards of Section 7.5 **Error! Reference source not found.** , for the type of home occupation maintained. The off-street parking spaces required for the home occupation shall be maintained in addition to the space or spaces required for the residence itself. No parking spaces, other than driveways, may be located in the required front yard setback.
- m. One vehicle trailer no more than 12 feet in length may be permitted as part of a home occupation. Such trailer shall not be parked in the street right-of-way or in the front yard unless it is parked in a driveway.

3. Exclusions to Home Occupations

No home occupation shall be permitted that does any of the following:

- a. Internal or external alterations inconsistent with the residential use of the building;
- b. Is visible from the street (except for Artisan home occupations);
- c. Generates traffic, parking, sewerage, or water use in excess of what is normal in the residential neighborhood;
- d. Creates a hazard to persons or property;

- e. Results in electrical interference;
- f. Is a nuisance; or
- g. Results in the outside storage or display of anything except for Artisan home occupations.

4. Prohibited Home Occupations

The following are prohibited as Home Occupations:

- a. Automobile and/or body and fender repairing;
- b. ~~Food handling, processing or packing, other than catering services that utilize standard home kitchen equipment;~~
- c. Repair, manufacturing and processing uses; however, this shall not exclude the home occupation of a seamstress where goods are not manufactured for stock, sale or distribution;
- d. Restaurants;
- e. Uses which entail the harboring, training, raising or treatment of dogs, cats, birds or other animals on-site;
- f. Body piercing facilities; and
- g. Tattoo facilities.

City of Beaufort - Town of Port Royal
Joint Planning Commission
Rezoning Analysis PR-AX 05-16
Meeting Date: November 21, 2016

Applicant

River Oaks Associates LLC

Site

Approximately 4.95 acres located at 11 and 21 Sea Gull Villa Lane.

The plat map reference for this property is: District 100, Map 31, Parcel 95. The parcel sites 5 residential dwellings.

The Annexation

Comprehensive Plan

These parcels are included on **The Future Land Use Map** in the Land Use Element of the Town's Comprehensive Plan. The parcels are within the Future Growth Boundary for the town.

Delivery of Services

The parcels are located in an area served by the Beaufort Jasper Water and Sewer Authority. The Burton Fire Department will be the first deliverer of services for this area, with Port Royal as backup. The Town holds an agreement with Burton Fire District. This agreement allocates funds annually from the town to the Burton Fire Dept.

The current corporate boundaries are contiguous to and beyond this property therefore:

- The Port Royal Police Department has adequate staff levels to deliver services to this area.
- If developed residentially the town will provide (by contractor or town employee) curb side household garbage pick-up, curbside yard debris pick-up, curbside bulk item pick-up, and mandatory recycling pick-up.

Zoning

Land Use Compatibility and the Comprehensive Plan

Please see **Exhibits, The Future Land Use Map** and **The Town's Zoning Map**.

The parcels are found on the town's Future Land Use Map and are located in a Controlled Growth Sector. The following graphic illustrates these sectors.



The property is covered by the Controlled Growth Sector (G_2) – Walkable Neighborhood. *This sector includes a mix of existing development and undeveloped areas. Frequently located near activity centers, walkable neighborhoods include sidewalks, smaller lots, and housing diversity. Streets should be interconnected, typically in a traditional grid pattern with moderate to compact blocks. One of the elements of the walkable neighborhood is neighborhood commercial. Neighborhood commercial establishments are those which fit into the context of the community, both through scale and building form.*

Present Zoning

The parcels are currently zoned T4 Hamlet Center and T4 Neighborhood Center (Beaufort County Designated).

Proposed Zoning

The proposed zoning is T4 Neighborhood Center.

The Neighborhood Center (T4NC and T4NC-Open) Zone is intended to integrate appropriate, medium-density residential building types, such as duplexes, townhouses, small courtyard housing, and mansion apartments into a neighborhood framework that is conducive to walking and bicycling. Civic, transit, and commercial functions are located within walking distance.

The applicant's proposed development is personnel storage facility. In addition to use standards The Port Royal Code will require Architectural Standards and Guidelines.

The Stormwater Management and Utility Agreement between Beaufort County and the Town of Port Royal, (June 12, 2012) adopted the design standards of the Beaufort County Best Management Practices (BMP) Manual for Stormwater Management.

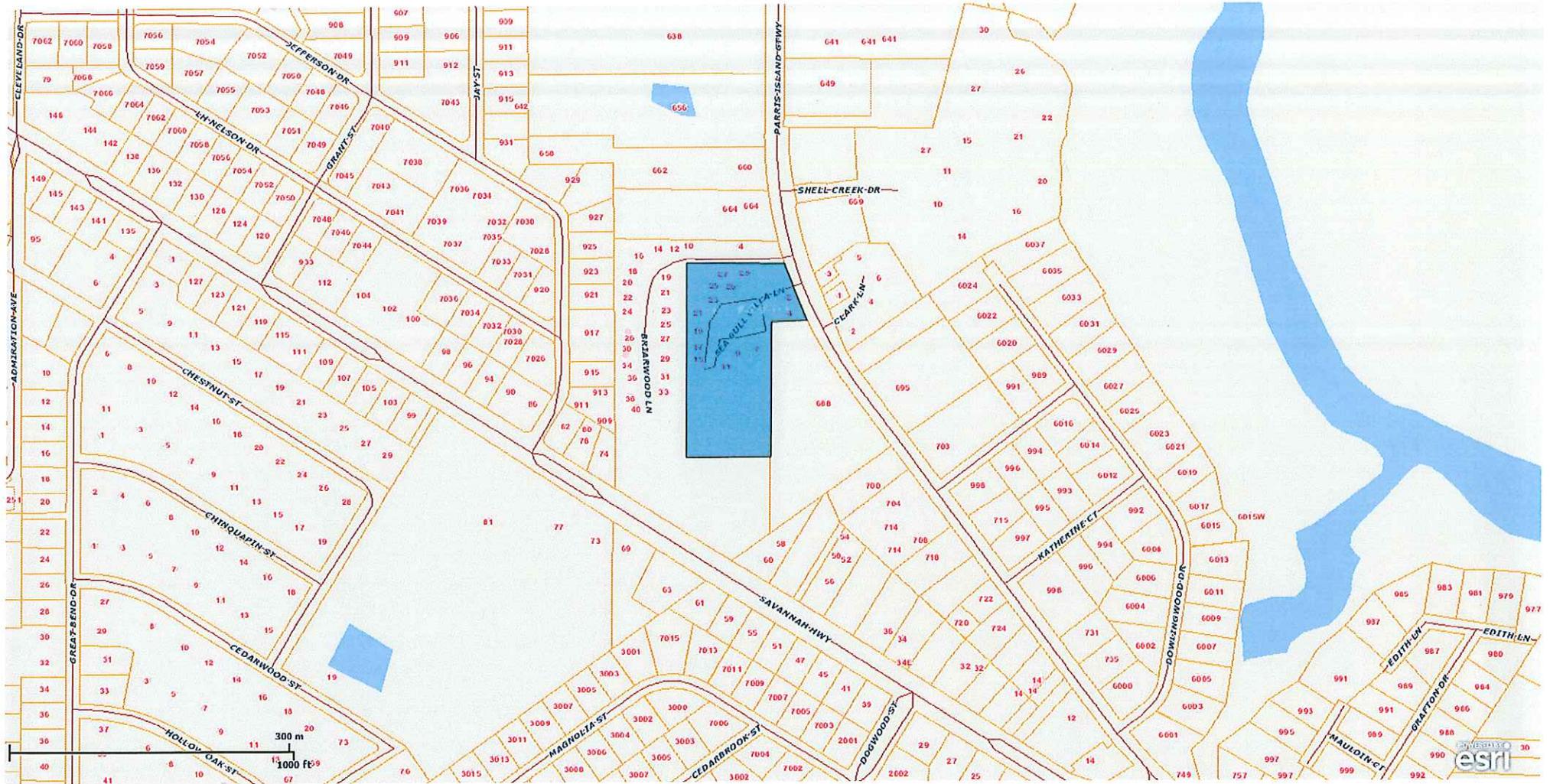
Environmental Issues

There are no environmental issues.

Public Notification

Letters were sent to property owners within 400 feet of the property being rezoned. Leadership of The Shell Point Neighborhood Association has been notified of this annexation request.

Sea Gull Villa

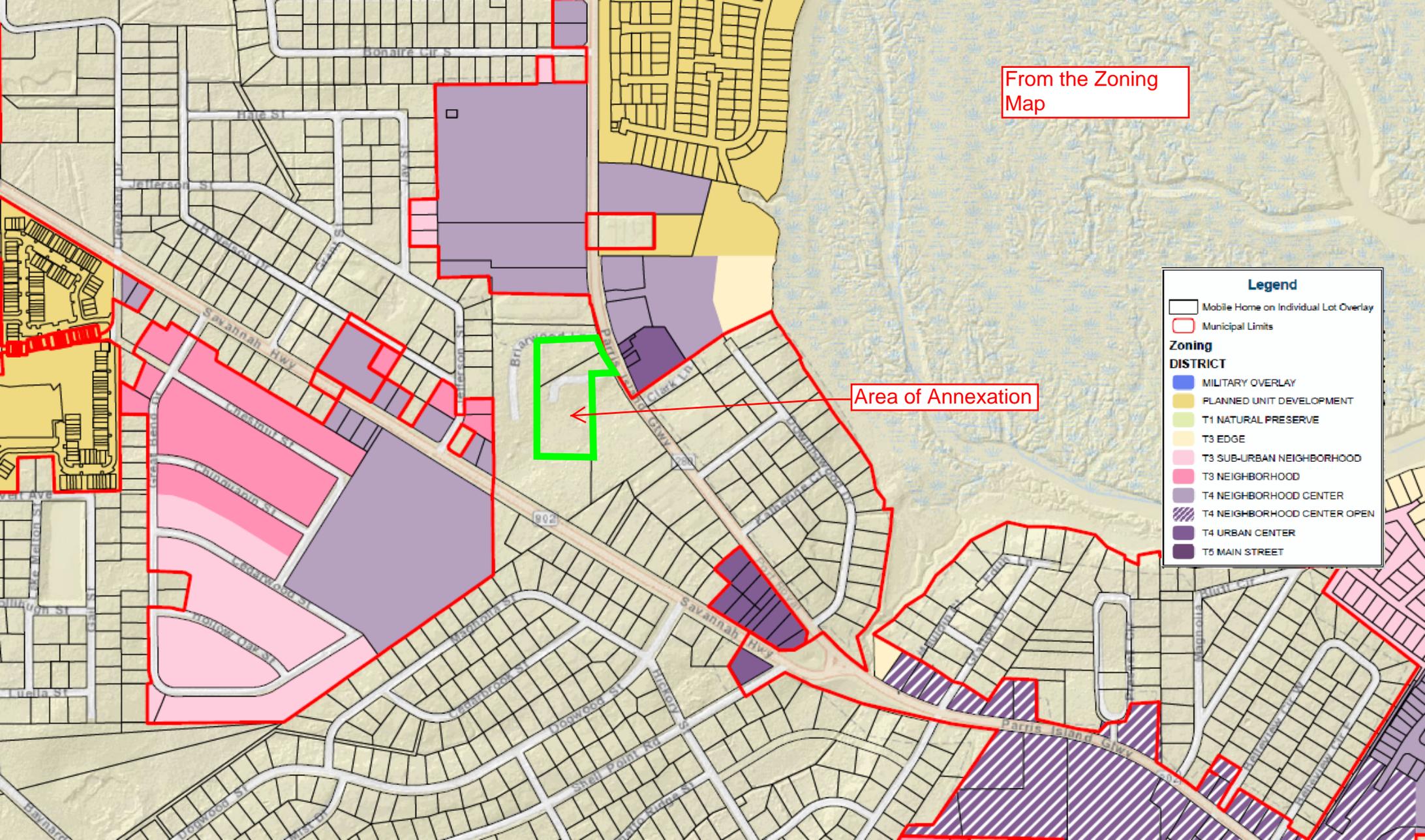


From The Future Land Use Map

Area of Annexation



- Legend**
- Open Sector (O)
 - Open Space Preservation (O_1)
 - Open Space Conservation (O_2)
 - Restricted Growth Sector (G_1)
 - Low Impact (G_1_A)
 - Conventional Neighborhood (G_1_B)
 - Controlled Growth Sector (G_2)
 - Walkable Neighborhood
 - Intended Growth Sector (G_3)
 - Activity Center
 - Intill Growth Sector (G_4)
 - Village Core
 - Other
 - Military
 - Wetland Areas



From the Zoning Map

Area of Annexation

Legend

- Mobile Home on Individual Lot Overlay
- Municipal Limits

Zoning DISTRICT

- MILITARY OVERLAY
- PLANNED UNIT DEVELOPMENT
- T1 NATURAL PRESERVE
- T3 EDGE
- T3 SUB-URBAN NEIGHBORHOOD
- T3 NEIGHBORHOOD
- T4 NEIGHBORHOOD CENTER
- T4 NEIGHBORHOOD CENTER OPEN
- T4 URBAN CENTER
- T5 MAIN STREET

TOWN OF PORT ROYAL
ANNEXATION PETITION REQUEST FORM

Please fill in all information and return to 700 Paris Avenue, Port Royal, SC or mail to
PO Drawer 9, Port Royal, SC 29935 or e mail to tpayne@portroyal.org

Date of request: 9-27-16

Name and address of all owners as listed on deed:

Name: RIVER OAKS ASSOCIATES LLC Name: _____

Address: 111 OCEAN POINT Address: _____

City: FRISBEE ISLAND City: _____

State: SC Zip: 29920 State: _____ Zip: _____

District, Map and Parcel(s) number:

R 100-031-000-0095000 / R 100-031-000-0158-000

911 address of property to be annexed:

11 SEA GULL VILLAGE LANE / 21 SEA GULL VILLAGE LANE

Approximate number of acres to be annexed: 4.95

Requested zoning for property to be annexed: T4NC

Number of dwellings on this property: 5 Other structures: N/A

Approximate number of residents: 12 Racial make-up: HISP. / BLACK

Once your request has been received and processed, it will be scheduled for:

Review by the Joint Municipal Planning Commission for recommendation
First Reading
Public Hearing
Final Reading by Council

If no problems incur, this process takes approximately sixty days.

Contact person for this annexation: DAVID HORNSBY

Contact information: Phone #: 843-521-7123 FAX #: _____

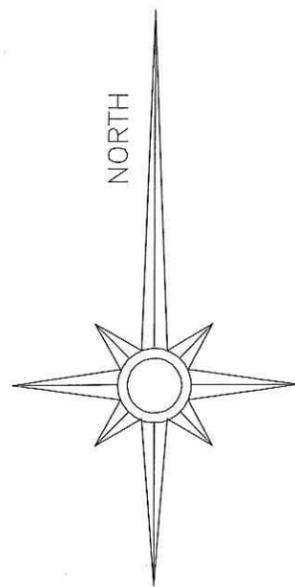
email address: HUGO.HORNSBY@YAHOO.COM

This form must be accompanied by an 8 1/2" by 11" copy of a current property plat.

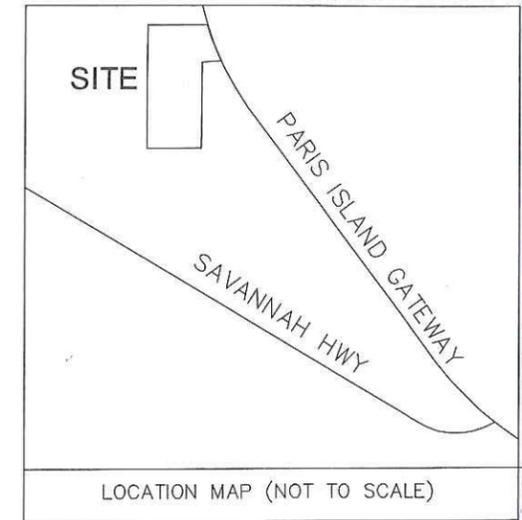
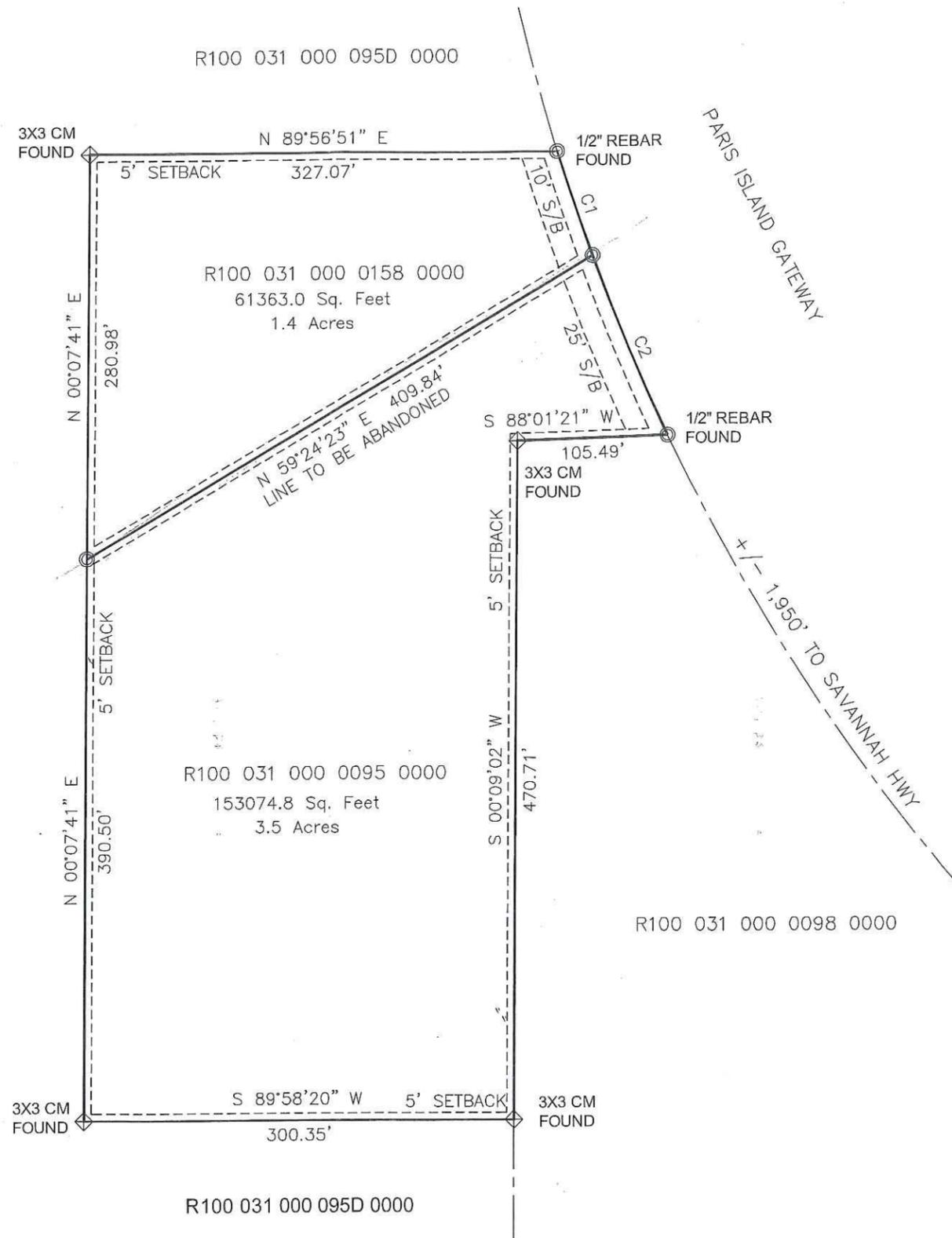
For questions pertaining to this form please call 843-986-2211.

CONSOLIDATION SURVEY

OF
 R100 031 000 0158 0000
 AND
 R100 031 000 0095 0000
 LOCATED IN
 BEAUFORT COUNTY, SC
 PREPARED FOR
 DAVID HORNSBY
 DATE: 9/13/2016 SCALE: 1" = 100'



R100 031 000 095D 0000



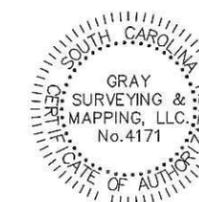
NOTES

1. THE NORTH ARROW SHOWN ON THIS PLAT IS BASED ON MAGNETIC NORTH.
2. THIS PLAT DOES NOT CERTIFY THAT THE INFORMATION SHOWN HEREON COMPLIES WITH LOCAL ZONING REGULATIONS.
3. THE AREA CALCULATIONS SHOWN HEREON WERE DETERMINED BY THE COORDINATE METHOD.
4. THE PRESENCE OR ABSENCE OF REGULATED NATURAL RESOURCES SUCH AS BUT NOT LIMITED TO CRITICAL AREAS, FRESHWATER WETLANDS, SPECIMEN TREES, ETC. WAS NOT DETERMINED AT THIS TIME OTHER THAN THOSE SHOWN HERON.
5. THE PRESENCE OR ABSENCE OF UNDERGROUND UTILITY FEATURES WAS NOT DETERMINED AT THIS TIME OTHER THAN THE INFORMATION SHOWN HEREON.
6. LIMITED BUILDING SETBACK INFORMATION WAS DETERMINED AT THIS TIME AND IS SUBJECT TO CHANGE AND MAY BE DIFFERENT BETWEEN DIFFERENT REGULATORY AUTHORITIES.
7. PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE "C", AS DETERMINED BY FEMA FIRM COMMUNITY PANEL 450025 0095D, DATED 9/29/1986, THIS FLOOD ZONE DETERMINATION SHOULD BE VERIFIED BY THE APPROPRIATE BUILDING CODES OFFICE BEFORE ANY DESIGN OR CONSTRUCTION BEGINS.
8. REFERENCE PLAT: 82/104

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO, THERE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN HEREON

JOHN H. GRAY, P.L.S. # 26954 THIS PLAT IS NOT BINDING WITHOUT MY SIGNATURE AND RAISED SEAL.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	76.92'	1477.65'	2°58'57"	S 19°03'27" E	76.91'
C2	135.58'	1477.65'	5°15'25"	S 23°10'38" E	135.53'



GRAY SURVEYING & MAPPING
 POST OFFICE DRAWER 214
 PORT ROYAL, SC 29935
 843.812.7610

City of Beaufort - Town of Port Royal
Joint Planning Commission
Rezoning Analysis PR-AX 06 -16
Meeting Date: November 21, 2016

Applicant

405 Lightsey Street LLC

Site

Approximately 2 acres located at 240 Savannah Highway.

The plat map reference for this property is: District 100, Map 31, Parcel 72. The parcel sites a warehouse.

Present Zoning

The parcel is currently zoned T4 Hamlet Center (Beaufort County Designated).

The Annexation

Comprehensive Plan

The parcel is included on **The Future Land Use Map** in the Land Use Element of the Town's Comprehensive Plan. The parcels are within the Future Growth Boundary for the town.

Delivery of Services

The parcel is located in an area served by the Beaufort Jasper Water and Sewer Authority. The Burton Fire Department will be the first deliverer of services for this area, with Port Royal as backup. The Town holds an agreement with Burton Fire District. This agreement allocates funds annually from the town to the Burton Fire Dept.

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Zoning

Land Use Compatibility and the Comprehensive Plan

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The Stormwater Management and Utility Agreement between Beaufort County and the Town of Port Royal, (June 12, 2012) adopted the design standards of the Beaufort County Best Management Practices (BMP) Manual for Stormwater Management.

Environmental Issues

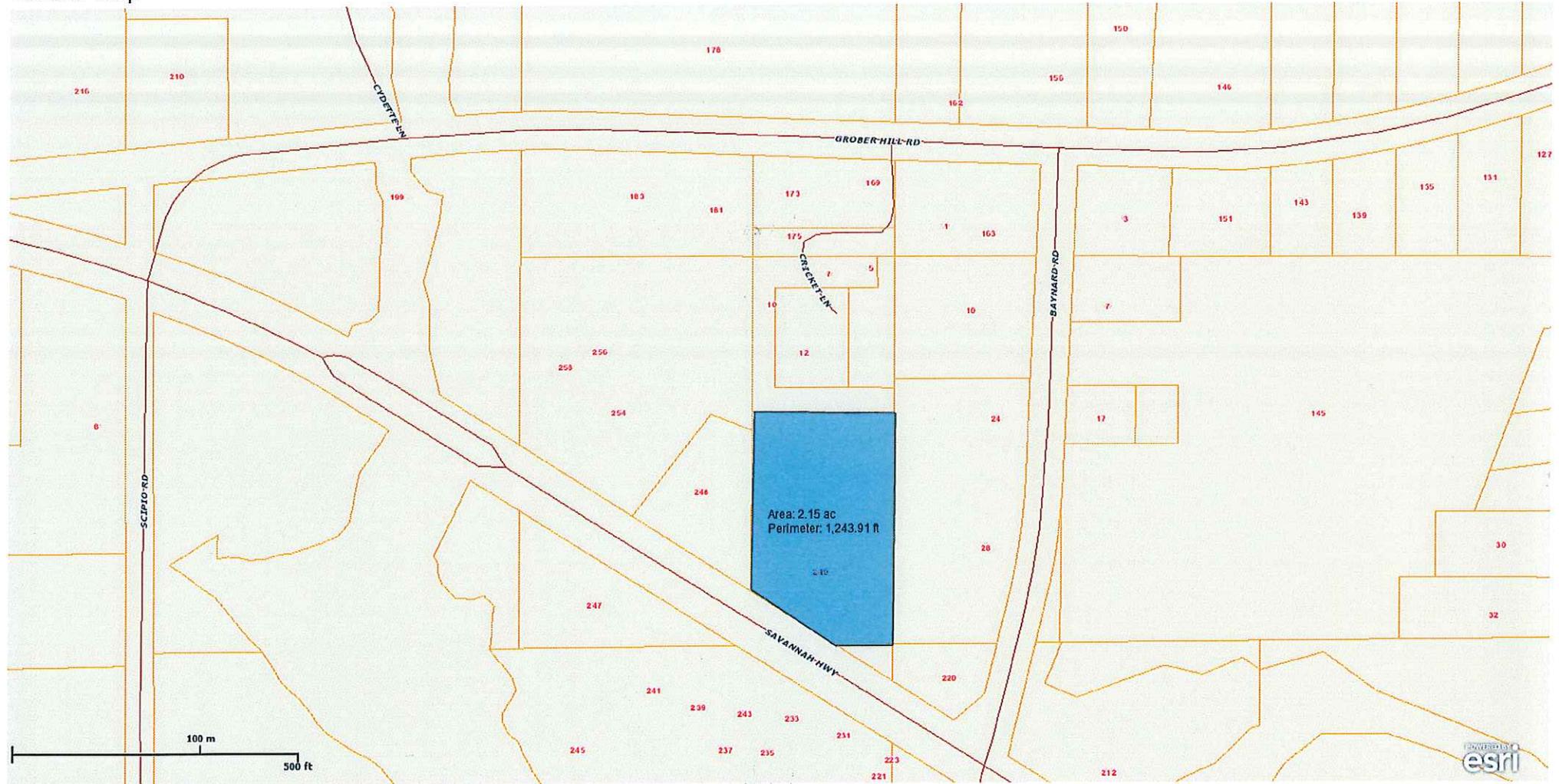
There are no environmental issues.

Public Notification

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

240 Savannah Hwy

Locator Map

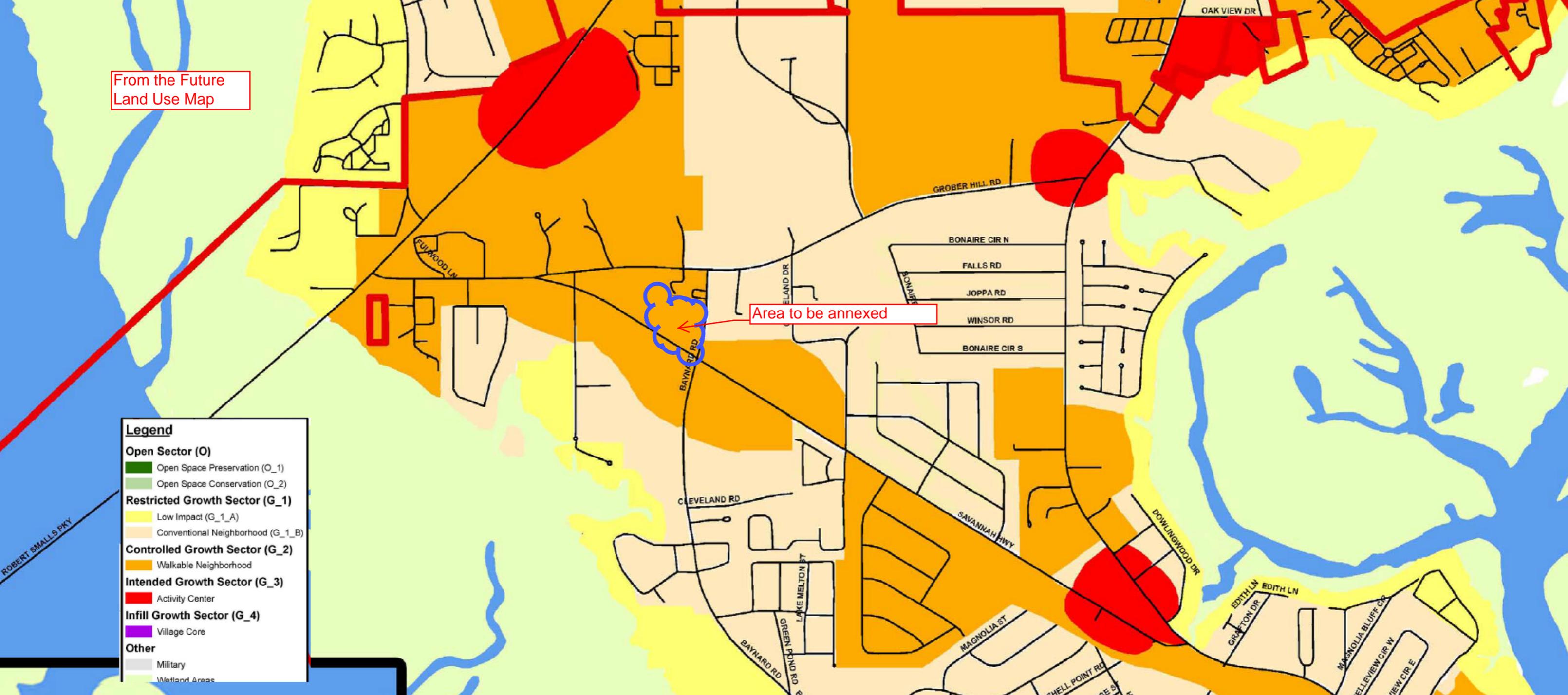


From the Future Land Use Map

Area to be annexed

Legend

- Open Sector (O)**
 - Open Space Preservation (O_1)
 - Open Space Conservation (O_2)
- Restricted Growth Sector (G_1)**
 - Low Impact (G_1_A)
 - Conventional Neighborhood (G_1_B)
- Controlled Growth Sector (G_2)**
 - Walkable Neighborhood
- Intended Growth Sector (G_3)**
 - Activity Center
- Infill Growth Sector (G_4)**
 - Village Core
- Other**
 - Military
 - Wetland Areas



From the Zoning Map

Parcel to be annexed

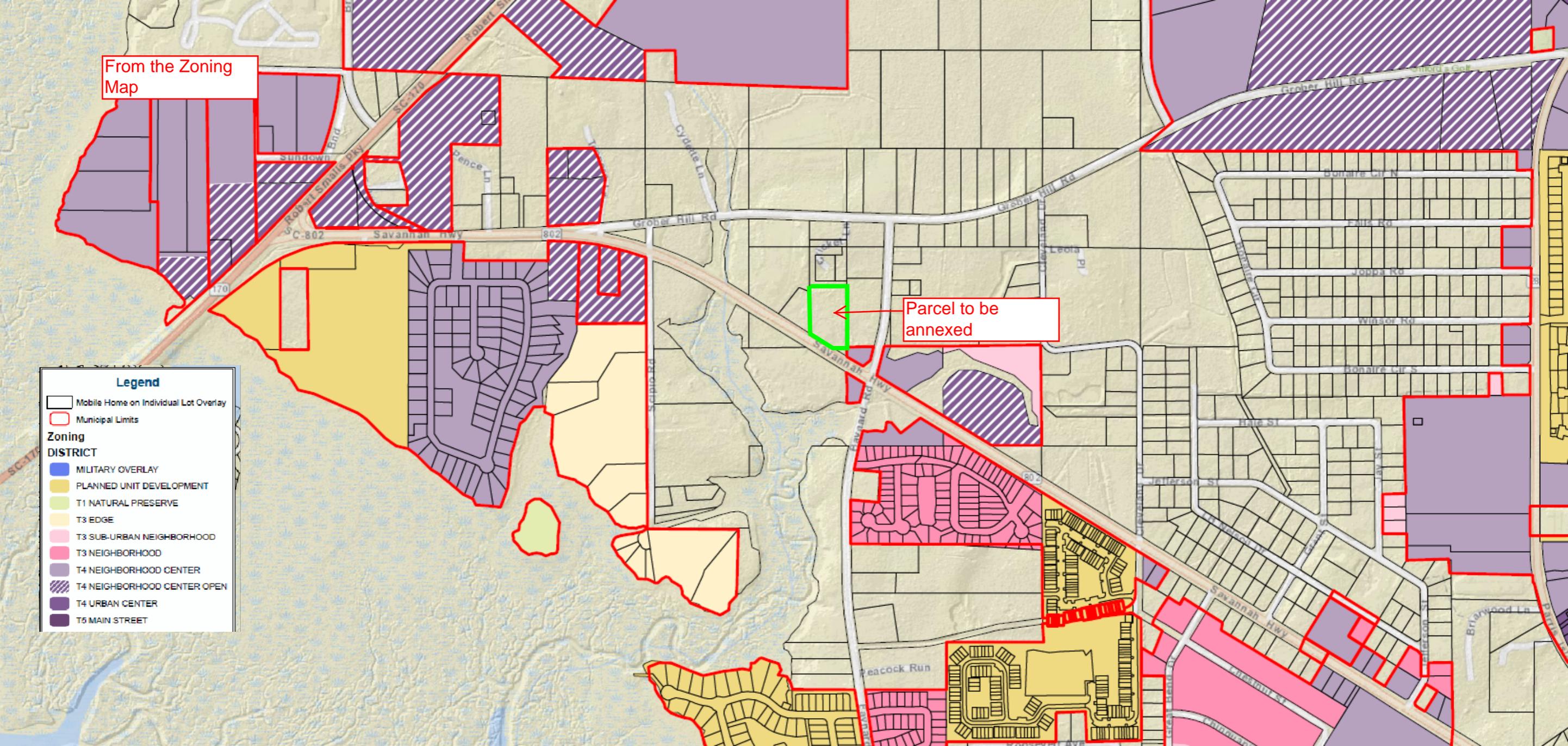
Legend

- Mobile Home on Individual Lot Overlay
- Municipal Limits

Zoning

DISTRICT

- MILITARY OVERLAY
- PLANNED UNIT DEVELOPMENT
- T1 NATURAL PRESERVE
- T3 EDGE
- T3 SUB-URBAN NEIGHBORHOOD
- T3 NEIGHBORHOOD
- T4 NEIGHBORHOOD CENTER
- T4 NEIGHBORHOOD CENTER OPEN
- T4 URBAN CENTER
- T5 MAIN STREET



TOWN OF PORT ROYAL
ANNEXATION PETITION REQUEST FORM

Please fill in all information and return to 700 Paris Avenue, Port Royal, SC or mail to
PO Drawer 9, Port Royal, SC 29935 or e mail to tpayne@portroyal.org

Date of request: 10/31/16

Name and address of all owners as listed on deed:

Name: 405 Lightsey St LLC Name: _____

Address: 960 Ribault RD #2 Address: _____

City: Beaufort City: _____

State: SC Zip: 29902 State: _____ Zip: _____

District, Map and Parcel(s) number:

R 100 031 000 0072 0000

911 address of property to be annexed:

240 SAVANNAH HWY

Approximate number of acres to be annexed: 2

Requested zoning for property to be annexed: T4 NC OPEN

Number of dwellings on this property: 0 Other structures: 1

Approximate number of residents: 0 Racial make-up: 0

Once your request has been received and processed, it will be scheduled for:

Review by the Metro Planning Commission for recommendation
First Reading
Public Hearing
Final Reading by Council

If no problems incur, this process takes approximately sixty days.

Contact person for this annexation: Andy Burris

Contact information: Phone #: 843-441-3798 FAX #: 843-524-4468

email address: mqtech428@yahoo.com

This form must be accompanied by an 8 1/2" by 11" copy of a current property plat.

For questions pertaining to this form please call 843-986-2211.

BFT County Zone: T4 HC

THE COURSE RULES AT MCAS BEAUFORT NEED UPDATING TO HELP MITIGATE THE NOISE IMPACT OF F-35B TRAINING

There has been a major change in mission at MCAS Beaufort with the advent of F-35B training. From a total of 13,771 flight operations in 2014, it is now projected that the Base will fly roughly 106,000 operations a year. The course rules applicable to the Base do not reflect this change and, in fact, have not been revised since 1994. A partnership with the Air Station to update these course rules is critical to help alleviate the noise impact of the new training.

Marine Corps Air Stations establish course rules to assure that aircraft arrive and depart the airfield in a safe and efficient manner while accounting for noise abatement.

- At MCAS Cherry Point, the 47 pages of course rules provide takeoff and landing instructions, rules for traffic patterns and carrier landings and noise abatement procedures. The course rules, which can be found on the Base's website, note that "[t]he noise associated with aircraft operations is inherently loud...MCAS Cherry Point Air Station...shall take all steps necessary to reduce aircraft noise impacts on the general population." The rules then direct pilots to avoid flying over certain named neighborhoods and dictate altitude requirements when flying over other populated areas.

The course rules for MCAS Beaufort (not published on the website so obtained through a Freedom of Information request) date to 1994. They were repeated verbatim in 2008. The few noise abatement provisions that are included were directed to a populated area around the Base that was far smaller and very different than what exists today. The rules are far less strict and contain significantly less detail than those for MCAS Cherry Point, despite the existence of a higher population density here in Beaufort. The dated rules include these restrictions:

- Aircraft shall not fly over the City of Beaufort below 3,000 feet except when under radar control [3.8(3)]
- All pilots shall execute their departure or downwind turns to avoid flying over base housing at low altitudes [3.8(5)].

The MCAS Beaufort course rules mandate that "Commanders shall review operating procedures within their purview on a continuing basis with the goal of minimizing this [noise] annoyance to the public" [3.9]. We look to you as community leaders to partner with us and the Base to revise and implement new course rules to reflect the change in mission and its impact on the populations and development surrounding the Base.