

**BEAUFORT–PORT ROYAL
METROPOLITAN PLANNING COMMISSION**

AGENDA

1911 Boundary Street, Beaufort, SC 29902

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

Monday, June 18, 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 of Projects for the Town of Port Royal:**
 - A. Town of Port Royal – Annex and Rezone 100, 102 and 104 Savannah Highway and 7036 L.H. Nelson Dr. District 100, Map 31B, Parcels 327 and 340, approximately 2.0 acres. The proposed zoning is General Residential with the Shell Point Neighborhood Overlay District.**
- IV. Review of Projects for the City of Beaufort:**
 - A. City of Beaufort – New Street Name. Naming a new street at Cane Island Retreat, "White Horse Road."**
 - B. City of Beaufort – UDO Amendment. Revising Section 5.4.G, "Setback and Other Yard Requirements for Accessory Uses," to establish a minimum street setback for garages.**
 - C. City of Beaufort – Update on Council Actions.**

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V. Review of Projects for the County of Beaufort:

No projects.

VI. Discussion:

VII. Review Commission Meeting Minutes:

A. Minutes of the May 21, 2011 Meeting.

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 - Town of Port Royal
Joint Planning Commission
Rezoning Analysis PR-AX 02-12
Meeting Date: June 18, 2012

Applicant

First Christian Church of Shell Point

Site

Approximately 2.0 acres

The plat map reference for this property is: District 100, Map 31B, Parcels 327 and 340. The parcels are located at 100, 102 and 104 Savannah Highway and 7036 L.H. Nelson Drive. Parcel 327 sites the church sanctuary and associated structures; parcel 340 sites a single family manufactured home.

Present Zoning

The parcels are currently zoned Shell Point Neighborhood Community Preservation – Residential under Beaufort County’s Zoning and Development Standards Ordinance (ZDSO).

The Annexation

Comprehensive Plan Please see Exhibit A; From the Future Land Use Map.

These parcels are included on **The Future Land Use Map** in the Land Use Element of the Town’s Comprehensive Plan (Page 72). The parcels are within the Future Growth Boundary for the town. The property is in a Restricted Growth Sector, Conventional Neighborhood zone (G_1_B) (Page 69). This sector includes areas of existing development and established neighborhoods with a wide range of lot sizes. Existing streets are typically curvilinear or a modified grid with large blocks. Future infill or redevelopment should seek to enhance connectivity. The parcels are within what is considered Shell Point. The Comp Plan addresses Shell Point as follows:

The Shell Point area is comprised of older, well-maintained neighborhoods, but is not very pedestrian oriented. With two major highways in this area, there is the potential for more commercial and mixed use development. Pedestrian orientation and connectivity should be improved. While older neighborhoods and areas along the water may maintain larger lots, there are also opportunities for more mixed use, infill, and smaller lot development.

- *Promote village commercial along Savannah Highway.*
- *Increase pedestrian accessibility and connectivity.*
- *Parris Island Gateway should support mixed use and regional commercial in nodes.*
- *The area should maintain a strong residential, neighborhood feel with opportunities for walking and biking.*
- *Investigate traffic calming opportunities along Shell Point Road.*

Public Service Issues

The parcels are located in an area served by the Beaufort Jasper Water and Sewer Authority, although sanitary sewer service is not in the immediate vicinity. The existing development is served

by septic tanks. The Burton Fire Department is the first deliverer of services for this area, with Port Royal as first backup. The Town holds an agreement with Burton Fire District, which allocates funds annually from the town to the Burton Volunteer Fire Dept. The Port Royal Police Department has adequate staff levels to deliver services to this property. The town currently picks up garbage and recycling at residences and some businesses on Savannah Highway.

Proposed Zoning and Land Use Compatibility

Please see Exhibit B: From the Town's Zoning Map

The proposed zoning is General Residential *Chapter 22, Article IV, Section 22-66* with the Shell Point Neighborhood Overlay District *Chapter 15.5, Article IV*.

Intent of district. It is the intent of this section that the GR zoning district be developed and reserved for medium-to-high density residential purposes. The regulations which apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for several different types of dwellings situated on lots of five thousand (5,000) or more square feet, and to discourage unwarranted encroachment of commercial, industrial or other uses capable of adversely affecting the residential character of the district.

The General Residential district allows residential development. Churches are a conditional use in GR.

Church, synagogue, temple and other places of worship provided that:

- a. Such use is housed in a permanent structure;*
- b. Such use is located on a lot not less than forty thousand (40,000) square feet in area; and*
- c. No structure on the lot is closer than twenty-five (25) feet to any abutting residential property line.*

GR allows manufactured housing.

The Shell Point Neighborhood Overlay District adds design standards as well as increased development limits to the properties within the district. The standards were adopted by Port Royal Town Council in 2003 following a two year planning process in which community members, planning staffs and elected officials from both Beaufort County and the Town of Port Royal formulated common, cross-jurisdictional design standards. Because this is a cross-jurisdictional code, the standards of this district are currently the same as those in force on this property today. The requested zoning designation of GR is not consistent with the zoning currently on Savannah Highway. GR may be appropriate for property facing LH Nelson Drive.

Environmental Issues

There are no environmental issues to consider.

Public Notification

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

Composite
of
SHELL POINT PARK EXTENSION
Revision of Blocks D-F-G-H & I
By R.D. TROGDON, JR.

Blocks A-B-C-E, By H. F. WILSON, JR.
Beaufort County, SOUTH CAROLINA

SCALE: 1" = 100'
MARCH 19, 1974

DRAFTING BY:
THE BEAUFORT
DRAFTING & PHOTOGRAPHY CO.
-F.L.P.-

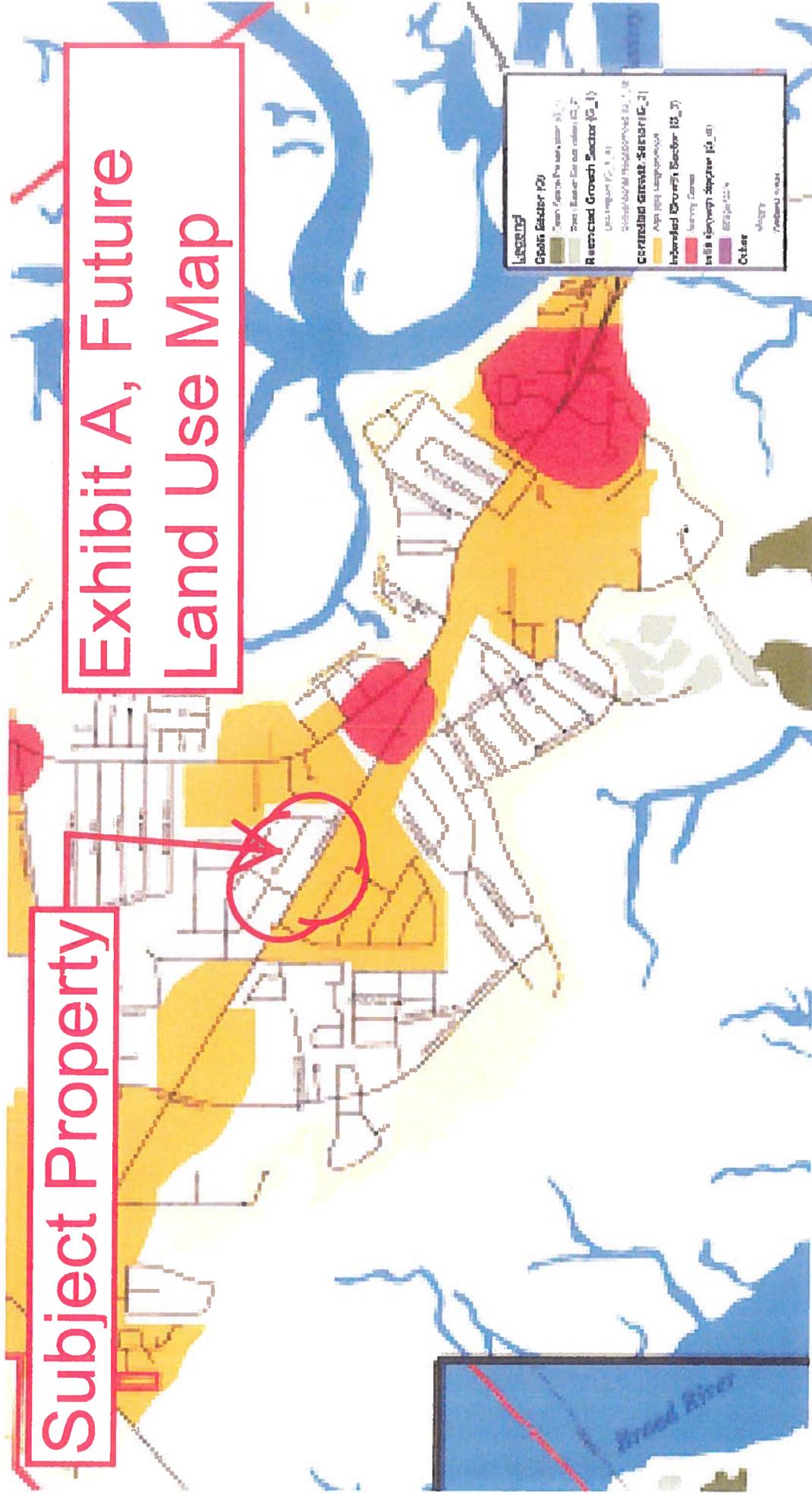


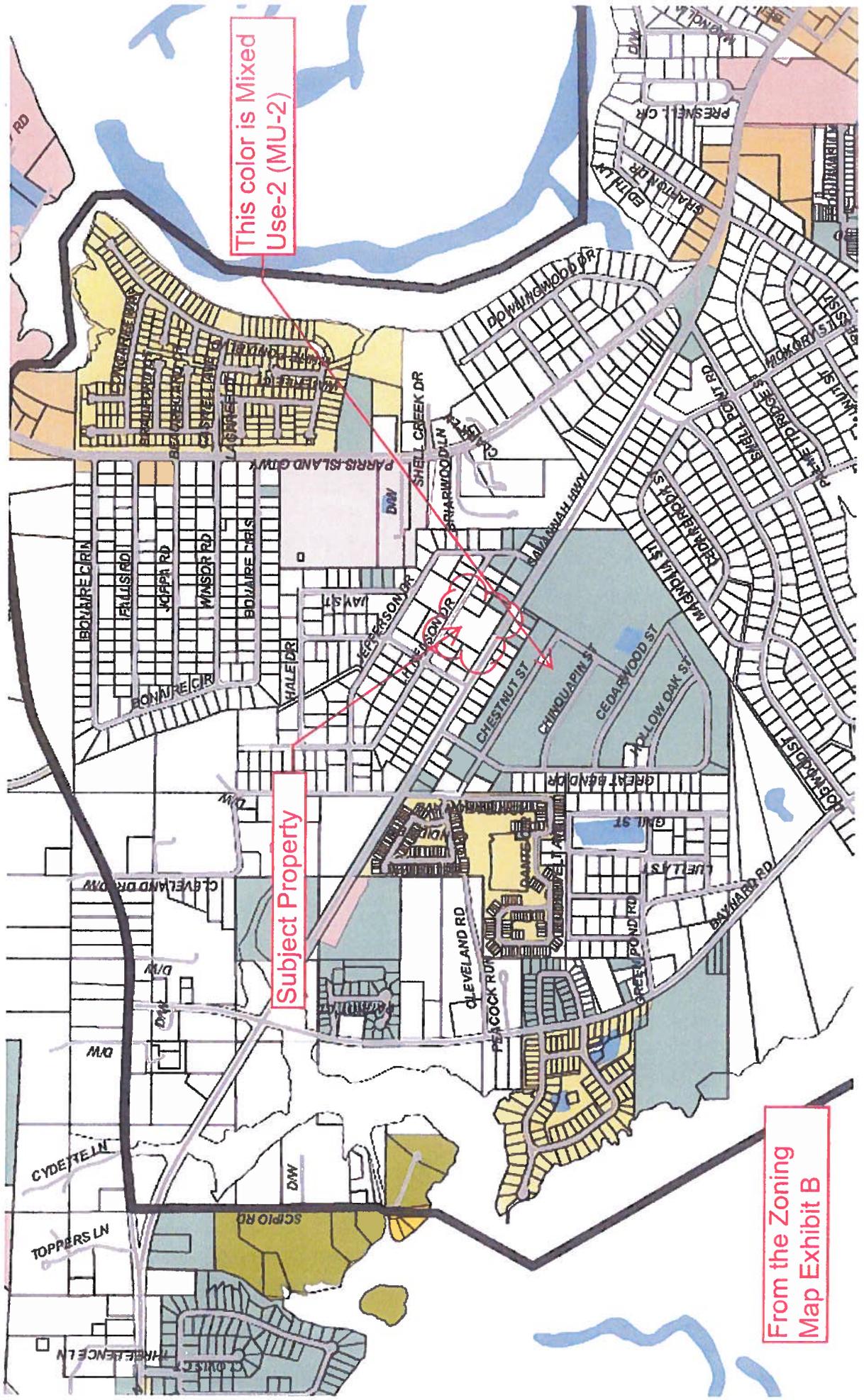
LG. PLAT FILE
PB 23 PG. 73



Subject Property

Exhibit A, Future
Land Use Map





This color is Mixed Use-2 (MU-2)

Subject Property

From the Zoning Map Exhibit B

City of Beaufort Department of Planning and Development Services

M E M O R A N D U M

TO: City of Beaufort–Town of Port Royal Metropolitan Planning Commission

FROM: Libby Anderson, City of Beaufort Planning Director

DATE: June 12, 2012

SUBJECT: Proposed Street Name--White Horse Road

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According to the Unified Development Ordinance (UDO), the Planning Commission approves the name of new streets. The City has received a request for a new street name at Cane Island Retreat off Islands Causeway (see attached map). The new street is to be named “White Horse Road.” The zoning of the property is “Cane Island Retreat Planned Unit Development.”

The proposed name has been approved by the County E911 Office.

attachment

EXHIBIT DD-7

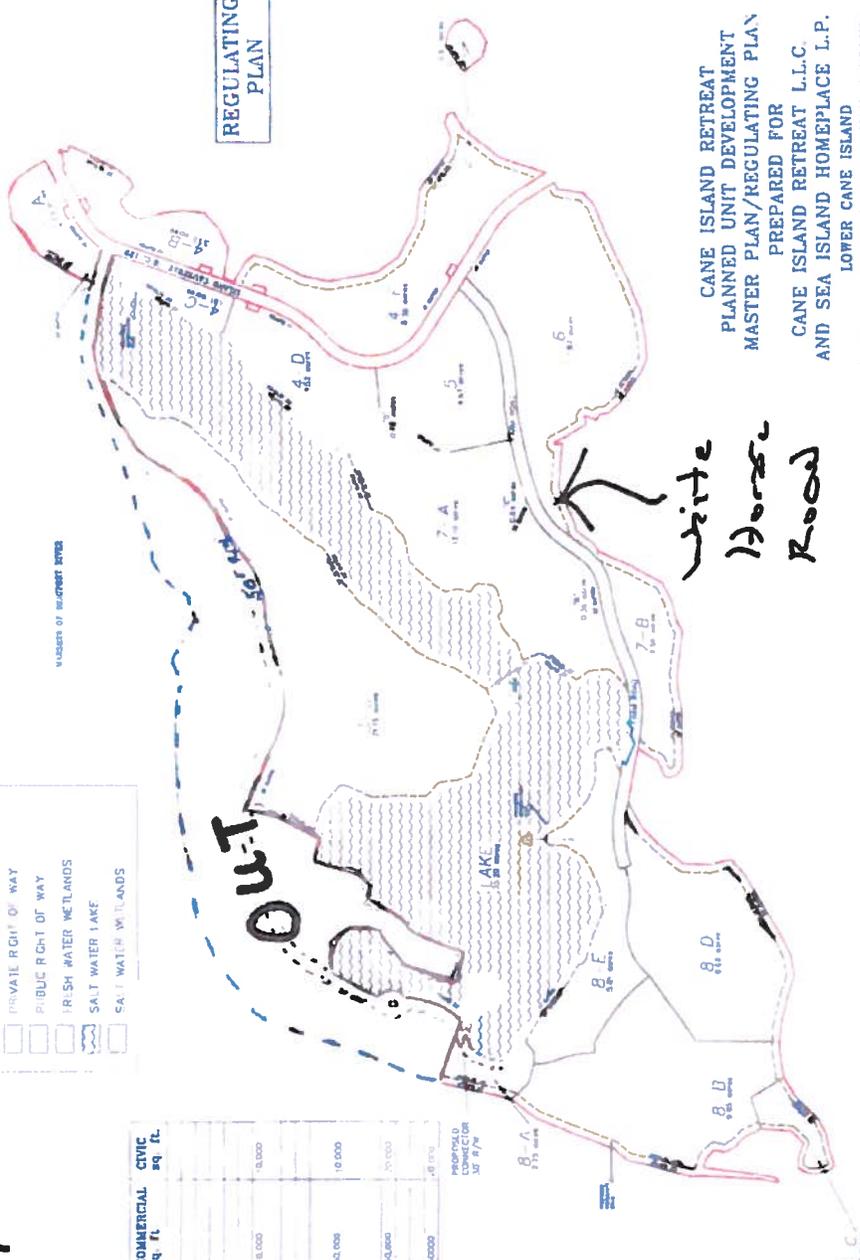
CANE ISLAND RETREAT P.U.D.

LAND TYPE COLOR CHART

- BUILDING SETBACKS
- BUFFERS
- PRIVATE RIGHT OF WAY
- PUBLIC RIGHT OF WAY
- FRESH WATER WETLANDS
- SALT WATER LAKE
- SALT WATER WETLANDS

LAND USE SUMMARY CHART

| PARCEL | USE | ACREAGE | DWELLING UNITS | DENSITY | COMMERCIAL sq. ft. | CIVIC sq. ft. |
|--------|------|--------------|----------------|---------|--------------------|---------------|
| 1 | CC-1 | 21.18 ACRES | 37 | 5 | | |
| 2 | CC-1 | 7.04 ACRES | 3 | 99 | | |
| 3 | CC-1 | 3.10 ACRES | 2 | 85 | | |
| 4 | CC-1 | 3.10 ACRES | 2 | 85 | | |
| 5 | CC-1 | 4.37 ACRES | 2 | 74 | | |
| 6 | CC-1 | 8.38 ACRES | 8 | 74 | | |
| 7 | CC-2 | 4.87 ACRES | 8 | 77 | 10,000 | |
| 8 | CC-2 | 11.87 ACRES | 75 | 83 | | |
| 9 | CC-2 | 13.10 ACRES | 15 | 12 | | |
| 10 | CC-2 | 3.56 ACRES | 4 | 11 | | |
| 11 | CC-2 | 7.75 ACRES | 8 | 3.6 | | |
| 12 | CC-1 | 8.95 ACRES | 16 | 3.8 | 50,000 | 10,000 |
| 13 | CC-1 | 3.29 ACRES | 3 | 2.3 | | |
| 14 | CC-1 | 1.82 ACRES | 1 | 1.0 | | |
| 15 | CC-1 | 5.8 ACRES | 1 | 1.0 | | |
| 16 | CC-1 | 10.83 ACRES | 17.5 | 3.8 | 60,000 | 10,000 |
| 17 | CC-1 | 11.53 ACRES | 24.5 | 1.8 | 60,000 | |
| TOTAL | | | | | | |
| | | 111.53 ACRES | 175 | | 170,000 | 20,000 |



REGULATING PLAN

CANE ISLAND RETREAT
 PLANNED UNIT DEVELOPING
 MASTER PLAN/REGULATING PLAN
 PREPARED FOR
 CANE ISLAND RETREAT L.L.C.
 AND SEA ISLAND HOMEPLACE L.P.
 LOWER CANE ISLAND
 BEAUFORT COUNTY, SOUTH CAROLINA

DATE: 3/4/02
 SCALE: 1" = 100'
 REVISED: 7/16/2011 JOB NO. 11-0001-0001-0001

THIS MASTER PLAN HAS BEEN PREPARED FOR CANE ISLAND RETREAT L.L.C. AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE LOCATION, SIZE, SHAPE, AND CHARACTER OF THE PARCELS, LOCATIONS, OR NAVIGABLE DESCRIPTIONS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENTS FOR FINAL RECORDABLE PLANS. THE CLIENT HAS BEEN ADVISED OF THIS AND HAS RECEIVED IN WRITING THE BEST COPY AVAILABLE TO THE OFFICE OF BEAUFORT P.U.C.

THIS PLAN IS THE PROPERTY OF CANE ISLAND RETREAT L.L.C. AND MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CANE ISLAND RETREAT L.L.C.

CASQUE & ASSOCIATES INC.

1800 W. WILSON BLVD., SUITE 200, BEAUFORT, SC 29516
 (843) 825-1100

City of Beaufort Department of Planning and Development Services

MEMORANDUM

TO: Beaufort--Port Royal Metropolitan Planning Commission

FROM: Libby Anderson, Planning Director

DATE: June 12, 2012

SUBJECT: UDO Amendment Establishing Street Side Setback for Garages

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Currently, there is no specific street setback requirement for garages, aside from the front yard building setback. In the General Residential District and the R-4 District, the building setback is 12'. On corner lots, on the street of secondary importance, the front yard building setback can be reduced to 6'. In the R-3 District, the standard front setback is 15', and on corner lots, can be reduced to 7.5' on the side street. This setback, when applied to garages, is not adequate to permit a vehicle to be parked in front of the garage without encroaching into the street right-of-way. Garages located close to the street can present traffic safety concerns from vehicles backing out into the street. During site plan reviews, staff "recommends" that garages be moved back from the street, but this recommendation should be added as a development standard in the Unified Development Ordinance (UDO).

Staff is recommending that Section 5.4.G of the UDO, "Setback and Other Yard Requirements," (attached) be revised by adding a new paragraph 4 to read as follows:

4. Garages, where garage doors face the street, shall be set back from any street side property line a minimum of 20'.

attachment

- 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.

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.



G. Setback and Other Yard Requirements for Accessory Uses

All accessory uses operated in structures above ground level, including in-ground or above-ground pools, shall observe all setbacks, yard and other requirements set forth for the district within which they are located, with the following exceptions:

1. Water-oriented facilities such as docks, marinas, boat houses, etc., which shall be allowed to infringe into required setback areas along shorelines and into rivers, lakes, streams and other waterways.
2. On single-family and two-family residential lots, the side and rear yard setbacks for nonhabitable accessory structures less than 500 square feet in size and 15' in height may be reduced to 5'.
3. On single-family lots the Historic District, the side and rear yard setbacks for accessory structures may be reduced to 5'.

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: June 13, 2012

SUBJECT: Status Report on City Council Actions

Revision of Battery Point Planned Unit Development Ordinance. An ordinance revising the Battery Point Planned Unit Development Ordinance as it pertains to the buffer requirement for freshwater wetlands was given first reading at the May 22 City Council meeting.

Please contact me with any questions.

Thank you.

A meeting of the Beaufort-Port Royal Metropolitan Planning Commission was held on **May 21, 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 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.

ELECTION OF VICE-CHAIRMAN

Commissioner Semmler nominated Commissioner Crower to serve as vice-chairman and Commissioner Hicks seconded the motion. The motion passed unanimously.

Commissioner Crower made a motion, second by Commissioner Howard, to amend the agenda by removing Item 4A. The motion passed unanimously.

Town of Port Royal – Annex and Rezone 881 Parris Island Gateway

District 100, Map 34, Parcel 12A, approximately 1.0 acre located at 881 Parris Island Gateway. The proposed zoning is General Commercial (GC) with the Shell Point Neighborhood Overlay District.

Ms. Bridges said that the applicant is **Henry Marchant**. It is currently Neighborhood Commercial zoning. In regard to the comprehensive plan, the parcel is located on the Future Land Use map for the Town of Port Royal. Ms. Bridges said they need to look at the question of public service to ensure they have the capability to serve this area: BJWSA serves it and will continue to. The Burton Fire Department will deliver services for this parcel, and Port Royal is the first back-up. There is adequate police staff to serve this area. The town has the capability to provide garbage and recycling services for the residential properties.

In regard to zoning, they will need to find a designation within the Town of Port Royal's code. They have requested General Commercial. According to the comprehensive plan, it's an activity center and an intended growth center. Activity centers can support "substantial mixed use." On the continuum of rural to urban, Shell Point is very close to the urban end. General Commercial is "the right tool" to foster these activity centers in the comprehensive plan. Across the street from this parcel, the property is zoned Highway Commercial, but she said General Commercial is a good idea to keep this property from being "too auto-centric." When property is developed or redeveloped, it carries the extra burden of specific design parameters.

They will go to the DRB for review and approval, Ms. Bridges said. The Shell Point Overlay is “the town’s nod to an effort in 2003 with Beaufort County and the Town of Port Royal to design the stipulations of the coding.”

There are no significant environmental issues to consider, according to Ms. Bridges. Letters were sent to property owners within 400’ and to the leadership of the Shell Point Overlay neighborhood association. Commissioner Semmler asked if this is where the barbershop is. Ms. Bridges said yes, it is.

Mr. Marchant described the owners of the property around this parcel. These three pieces come together, he said, and the other owners and he have decided to request the rezoning. He believes it will be best for Port Royal. He said he’d like to sell the property and “live it up the last few years.”

Commissioner Semmler said the form-based code and the transect make this seems logical to be General Commercial. There will be mitigation when the redevelopment is initiated, but he strongly urged that the Town of Port Royal think about doing “forward planning” to revise the traffic pattern there because of new construction. Other than that, he thinks it’s a good idea for the future.

Commissioner Crower asked Ms. Bridges, when one lot is annexed, how the police know that that lot has been added. Ms. Bridges said the police chief will attend a meeting, and “a whole list of folks” will be notified of an annexation when it occurs.

Commissioner Crower made a motion to recommend approval of the application as submitted; Commissioner Harris seconded. Commissioner Crower then withdrew his original motion and moved that the Planning Commission approve and recommend annexation of the property into the Town of Port Royal. Commissioner Harris seconded. The motion passed unanimously. Commissioner Crower moved that the MPC approve and recommend that the zoning be General Commercial; Commissioner Semmler seconded. The motion passed unanimously.

DISCUSSION

Chairman DeVito said there will be a special joint meeting with the county’s Planning Commission on June 4 regarding the Rail to Trail issues.

REVIEW OF THE MINUTES

On page 5, in the fifth paragraph, it should have read General Commercial, not Highway Commercial. On page 17, paragraph 5, BH asked that the wording be changed on his statement to “Commissioner Harris said he feels as if it is our responsibility to approve the two lots.”

Commissioner Crower made a motion, seconded by Commissioner Howard, to accept the minutes of the April 16, 2012 meeting as amended. The motion passed 5-0. Chairman DeVito abstained from voting because he was not present at the meeting.

There being no further business to come before the commission, Commissioner Crower made a motion, second by Commissioner Semmler, to adjourn the meeting. The motion passed unanimously.

The meeting was adjourned at 5:59 p.m.

DRAFT