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**CITY OF BEAUFORT**  
**REZONING ANALYSIS AX16-04**  
**PUBLIC HEARING DATE: JUNE 28, 2016**

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**Applicant**

The applicant is Beaufort Retail Investment, LLC. This is a rezoning request as a result of a petition for annexation.

**Site**

The property to be annexed is located at 255 Sea Island Parkway, and is identified as R200 018 000 054F 0000. The property is located at corner of Sea Island Parkway (US 21) and Airport Circle (see attached Site Location Map). The lot, which is approximately 0.26 acres in area, is currently undeveloped. Until recently, the property had been owned by the Beaufort County Open Land Trust.

**Annexation Issues**

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

**Present Zoning**

The property is zoned "S1 Industrial" under the County's Community Development Code. The S1 zone permits office, manufacturing, industrial, warehousing, and uses that support them. The zone is also designed to permit small businesses and incubator businesses. Moderate to high intensities are permitted to achieve maximum land utilization.

**Proposed Zoning**

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

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

The HC District permits all types of office and commercial uses. A variety of auto-oriented uses are permitted including drive-thru and drive-in restaurants, vehicle sales and service, gas stations, and car washes. Warehousing, wholesale sales, and light industrial services are also permitted. The lot adjoins property in the City zoned Airport Junction Planned Unit Development (PUD). The

Airport Junction PUD has been approved for Highway Commercial and Limited Industrial Uses (see attached Land Use Summary Chart and Master Plan/Regulating Plan).

Adjoining property at 4 Airport Circle was annexed into the City in July 2015 and was zoned Highway Commercial District.

**Consistency with Comprehensive Plan**

The Framework Plan in the City's Comprehensive Land Use Plan designates the area as "Growth Sector 1 (G-1) Moderate Density Residential Neighborhoods." An excerpt from the comprehensive plan describing the G-1 sector is attached.

**Consistency with Civic Master Plan**

The Civic Master Plan does not set out a specific redevelopment plan for this area.

**Land Use Compatibility**

A produce packing operation is located across Airport Circle from the subject lot. The Lady's Island Airport is located north of the property on the west side of Airport Circle. The "Island Shops" project under construction on the adjoining property to the east is zoned PUD. This development includes a 149,000 square foot Walmart store and 32,750 square feet of retail space in an outparcel on Sea Island Parkway.

**Suitability of Property for Uses Permitted in Current Zoning District**

The property is proposed for annexation, so a City zoning designation is required. The infrastructure to serve the property is proposed to be developed in conjunction with development of the Island Shops.

**Suitability of Property for Uses Permitted in Proposed Zoning District**

The property is proposed to be developed as part of the adjoining commercial center in the Airport Junction PUD.

**Availability of Infrastructure**

Water and sewer is being brought to the property as part of the Island Shops development.

**Public Notification**

Letters to adjoining property owners were mailed on June 9. Staff notified representatives of the Lady's Island Business & Professional Association (LIPA) of the application by e-mail on June 9. To date, staff has received no public comments on the proposed rezoning.

**Staff Recommendation**

Staff recommends approval.

**Planning Commission Recommendation**

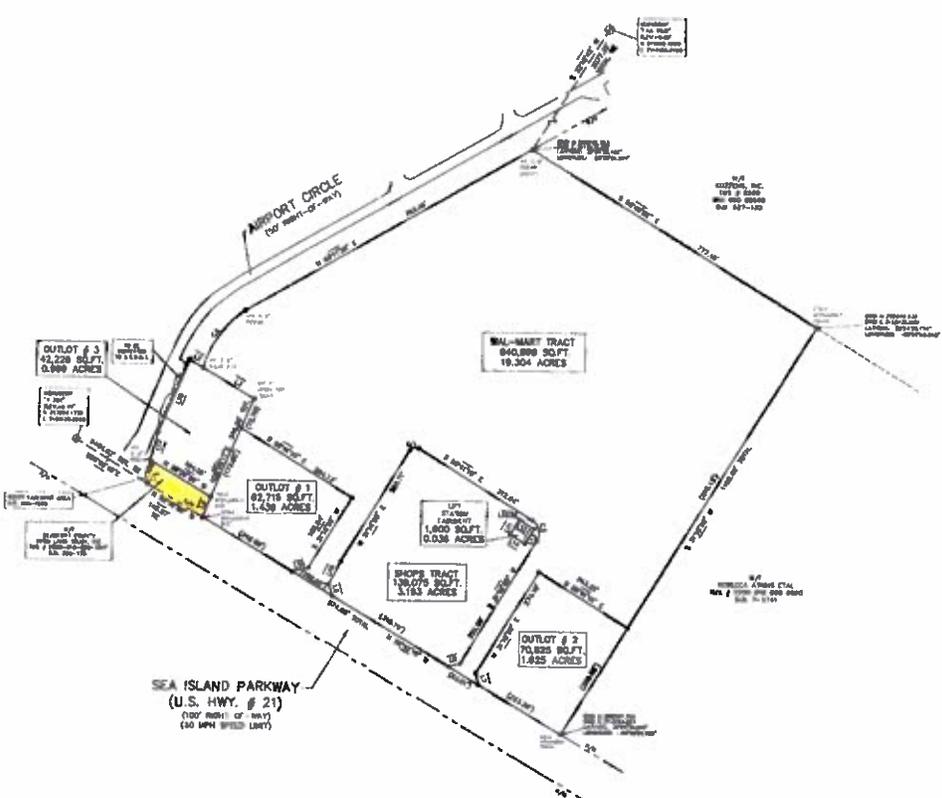
The City of Beaufort--Town of Port Royal Metropolitan Planning Commission unanimously recommended approval of the annexation and the proposed Highway Commercial zoning.

# Parcel 54F



NO.	OWNER	ADDRESS	PHONE	MAIL
1	WAL-MART STORE	1000 W. 10TH ST.	843-555-1234	MEMPHIS, TN 38103
2	WAL-MART STORE	1000 W. 10TH ST.	843-555-1234	MEMPHIS, TN 38103
3	WAL-MART STORE	1000 W. 10TH ST.	843-555-1234	MEMPHIS, TN 38103
4	WAL-MART STORE	1000 W. 10TH ST.	843-555-1234	MEMPHIS, TN 38103
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**LEGEND**

---	Property Boundary
---	Right of Way
---	Other



**SURVEYOR'S NOTES**

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

2. ALL BEARINGS ARE TRUE BEARINGS.

3. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD OR HIGHWAY UNLESS OTHERWISE NOTED.

4. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR CONCRETE MONUMENTS.

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**POSSIBLE ENCROACHMENTS**

AND REMEDY

**TOTAL LAND AREA:**  
1,157,339 SQ. FT.  
26.568 ACRES

**BASES OF BEARINGS**

BASE OF 12 BEARINGS ON 171' DISTANCE OF 171' 00" 00"

DATE: 11/1/88

**FREELAND**

COMMERCIAL REAL ESTATE

1000 W. 10TH ST. MEMPHIS, TN 38103

843-555-1234

**ZONING INFORMATION**

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**FLOOD INFORMATION**

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STATE OF SOUTH CAROLINA  
BEAUFORT COUNTY  
CITY OF BEAUFORT

SUBDIVISION  
PLAT FOR  
WAL-MART REAL ESTATE  
BUSINESS TRUST

BY: JAMES H. HILLMAN  
JULY 1988

STATE OF SOUTH CAROLINA  
BEAUFORT COUNTY  
CITY OF BEAUFORT

DATE: 11/1/88



**EE-3**      **LAND USE SUMMARY CHART**

For purposes of designating specific areas of land use the Airport Junction Tract has been divided into Parcels. The Parcels are referred to in the Land Use Summary Chart below and in the PUD Master Plan (EXHIBIT EE-6).

PARCEL	ACREAGE		USE	Dwelling Units		Square footage
				per parcel	per acre	
A-1	3.43	14.57	Highway Commercial	16	1.1	116,000
A-2	3.76					
A-3	7.38					
B-1	2.2	7.04	Highway Commercial			260,000
B-2	4.84					
C-1	4.34	19.16	Highway Commercial/ Limited Industrial			
C-2	14.82					
Open Space	8.15					
Gross	40.77			16	.39	376,000
Net	30.91			16	.51	376,000

The figures presented in the above chart represent maximum dwelling units for the Airport Junction Tract, as well as maximum square footage computations for Highway Commercial, General Commercial, and Limited Industrial space. The Tract has 40.83 acres. The number of dwelling units shall not exceed 16. The total square footage of

# AIRPORT JUNCTION P.U.D. MASTER PLAN/REGULATING PLAN

NOTE: THIS MASTER PLAN HAS BEEN PREPARED FOR AIRPORT JUNCTION L.L.C. AND IS SUBJECT TO CHANGE ANY PROPERTY LINES, TRACT DIMENSIONS, ACREAGES, BOUNDARIES, OR NARRATIVE DESCRIPTIONS, ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE RECORDING OFFICE. THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY. FOR SPECIFIC REGULATIONS, PLEASE REFER TO THE OFFICE OF BEAUFORT RMC.

NOTE: THIS PLAN IS THE PROPERTY OF AIRPORT JUNCTION L.L.C. AND MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT THE PERMISSION OF AIRPORT JUNCTION L.L.C.

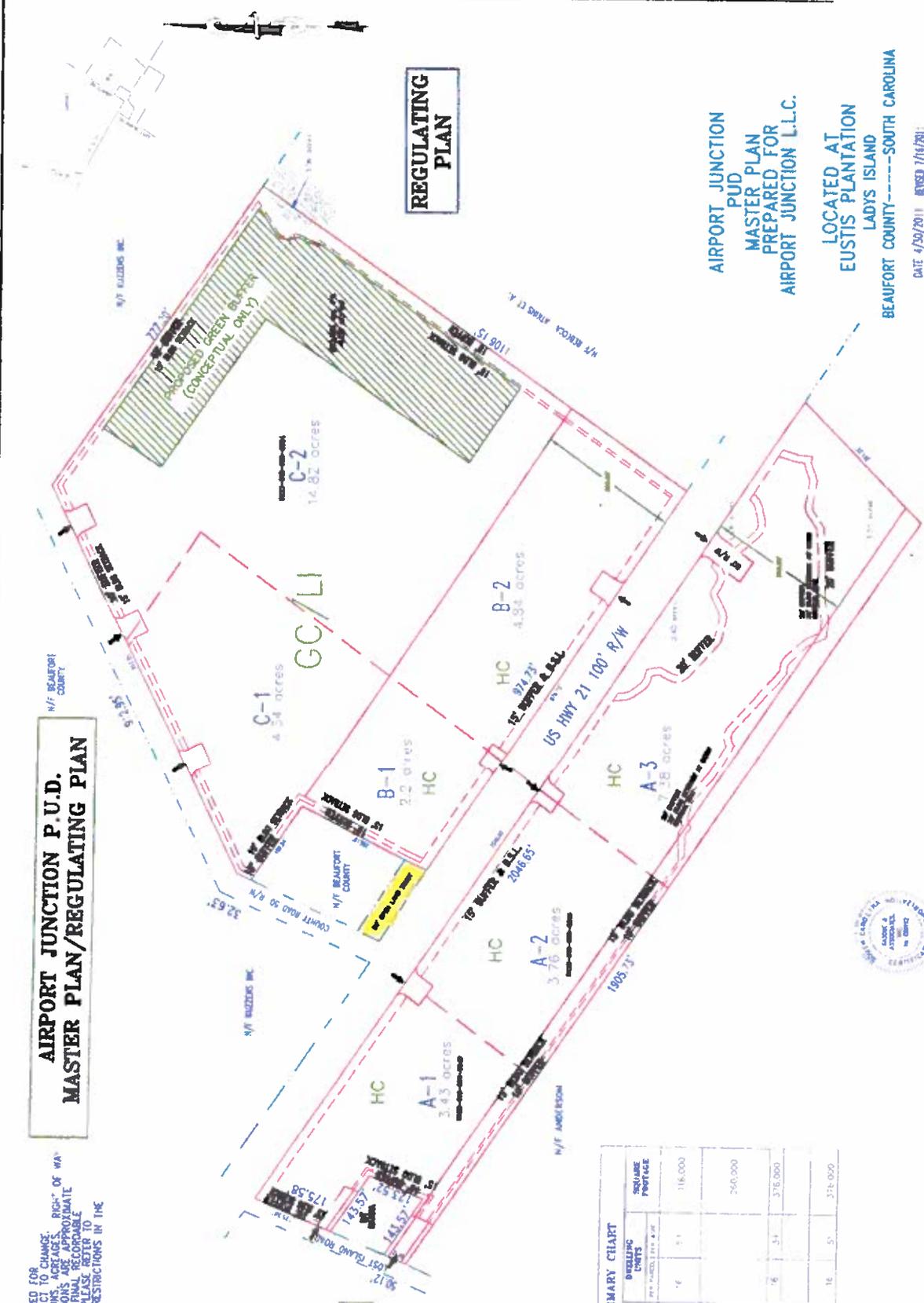
EXHIBIT EE-6

REGULATING PLAN

AIRPORT JUNCTION P.U.D.  
MASTER PLAN  
PREPARED FOR  
AIRPORT JUNCTION L.L.C.

LOCATED AT  
EUSTIS PLANTATION  
LADYS ISLAND  
BEAUFORT COUNTY-----SOUTH CAROLINA

DATE 4/20/2011 REVISED 7/16/2011  
SCALE 1" = 100'

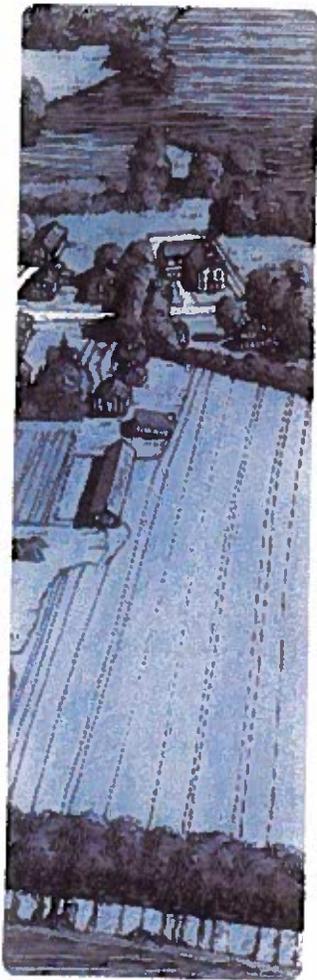


LAND USE SUMMARY CHART

PARCEL	ACREAGE	USE	BUILDING UNITS (BY PARCEL, EXCEPT FOR)	RESERVE PORTAGES
A-1	3.43	HIGHWAY COMMERCIAL	16	116,000
A-2	3.76		14,57	
A-3	3.38		1,35	
B-1	2.2	HIGHWAY COMMERCIAL	704	260,000
B-2	4.94		4,84	
C-1	4.34	GENERAL COMMERCIAL/INDUSTRIAL	19,18	376,000
C-2	14.82		14,82	
GRS5	40.77	OPEN SPACE	16	376,000
TOT	71.91		16	376,000



**GASQUE & ASSOCIATES, INC.**  
 24 MORTIMER BLVD, SUITE 200, FLEMING, S.C.  
 P.O. BOX 1341, MARION, S.C.  
 803-532-1798



Source: Randall Arendt

*Conceptual view of hamlet-type development; buildings clustered around a cross-roads*

## FG 1.4 GROWTH SECTOR 1 (G-1): MODERATE DENSITY RESIDENTIAL NEIGHBORHOODS

The G-1 sector, indicated by the light yellow on the Framework Map, is intended for relatively moderate density residential development. This sector includes existing moderate-density residential neighborhoods (generally less than 4 units/acre) that are not likely locations for redevelopment. It also includes lands that are not proximate to thoroughfares and are not projected to be high growth areas due to limited access to transportation networks, existing services, and utilities. In addition, poor/wet soils that not typically appropriate for development are included in this sector, which is intended for relatively low-density development. Soils information should be overlaid and investigated a detailed level when developing in these areas so as to avoid the most sensitive soil types.

Appropriate development in this sector typically consists of cluster developments such as conservation subdivisions, or low-density residential development on relatively large lots. For Beaufort, this sector is generally located away from planned neighborhood or regional centers and close to heavily encumbered O-1 or O-2 land.

### APPROPRIATE LAND USES/DEVELOPMENT TYPES:

The community types and land uses appropriate for this sector are:

- existing low-moderate density suburban residential neighborhoods
- moderate-density residential development (up to 4 units/ gross acre) if developed as a traditional neighborhood and if significant open space is conserved in the neighborhood or as part of a transfer of development rights from O-1 or O-2
- limited neighborhood retail and service uses
- civic uses (parks, schools, religious and government uses)