
OF BEAUFORT
REZONING ANALYSIS RZ15-03
PUBLIC HEARING DATE: NOVEMBER 24, 2015

Applicant

The applicant is Meletis Family Limited P/S. This is a rezoning request as a result of a petition for annexation.

Site

The property to be annexed is located at 226 Sea Island Parkway and is identified as R200 018 000 054A 0000. The property is located at the intersection of Sea Island Parkway (US 21) and Lost Island Road (see attached Site Location Map). The property is L-shaped and has frontage on both Sea Island Parkway and Lost Island Road. The lot is approximately 1.5 acres in area. The property contains two buildings, both of which are currently vacant. Photos of the buildings on the lot and of the property are attached. One building has recently been used for commercial purposes. The other building may have been used for storage.

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 is located in close proximity to property in the City zoned Airport Junction Planned Unit Development (PUD). The Airport Junction PUD has been approved for Highway Commercial Uses (see attached Master Plan/Regulating Plan). The property at the northwest corner of Sea Island Parkway and Airport Circle was recently annexed and zoned Highway Commercial.

Consistency with Comprehensive Plan

The Framework Plan in the City’s Comprehensive Land Use Plan designates the area as “Urban Neighborhoods (G-2).” According to the Comprehensive Plan, appropriate land uses the G-2 sector include neighborhood mixed use centers, neighborhood-scale commercial uses, and light industrial uses. An excerpt from the comprehensive plan describing the G-2 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 dive shop is located adjacent to the property at the corner of Sea Island Parkway and Lost Island Road. The Lady’s Island Airport and a produce packing operation is located across Sea Island Parkway. A Walmart is proposed across Airport Circle from the packing operation. The area immediately to the rear of the property is a tidal wetland (see attached aerial photo). A heating and cooling company is located across Lost Island Road from the subject lot (see attached photos). Residential uses are located further south on Lost Island Road.

Suitability of Property for Uses Permitted in Current Zoning District

The property is proposed for annexation, so a City zoning designation is required.

Suitability of Property for Uses Permitted in Proposed Zoning District

The property is located in close proximity to HC zoning and property zoned PUD that permits HC-type uses.

Availability of Infrastructure

Water and sewer will need to be provided to the property. A sidewalk is located within the right-of-way of Sea Island Parkway.

Public Notification

Letters to adjoining property owners were mailed on November 4. A representative of the Lady’s Island Business and Professional Association was notified of the public meetings. To date, staff has received no public comments on the proposed rezoning.

Staff Recommendation

Staff has no objections to the rezoning classification.

Planning Commission Recommendation

The Beaufort--Port Royal Metropolitan Planning Commission considered this annexation and rezoning request at their November 16 meeting. The Commission unanimously recommended approval of the annexation and the rezoning.

Parcel 54A



PHOTOS OF SUBJECT PROPERTY







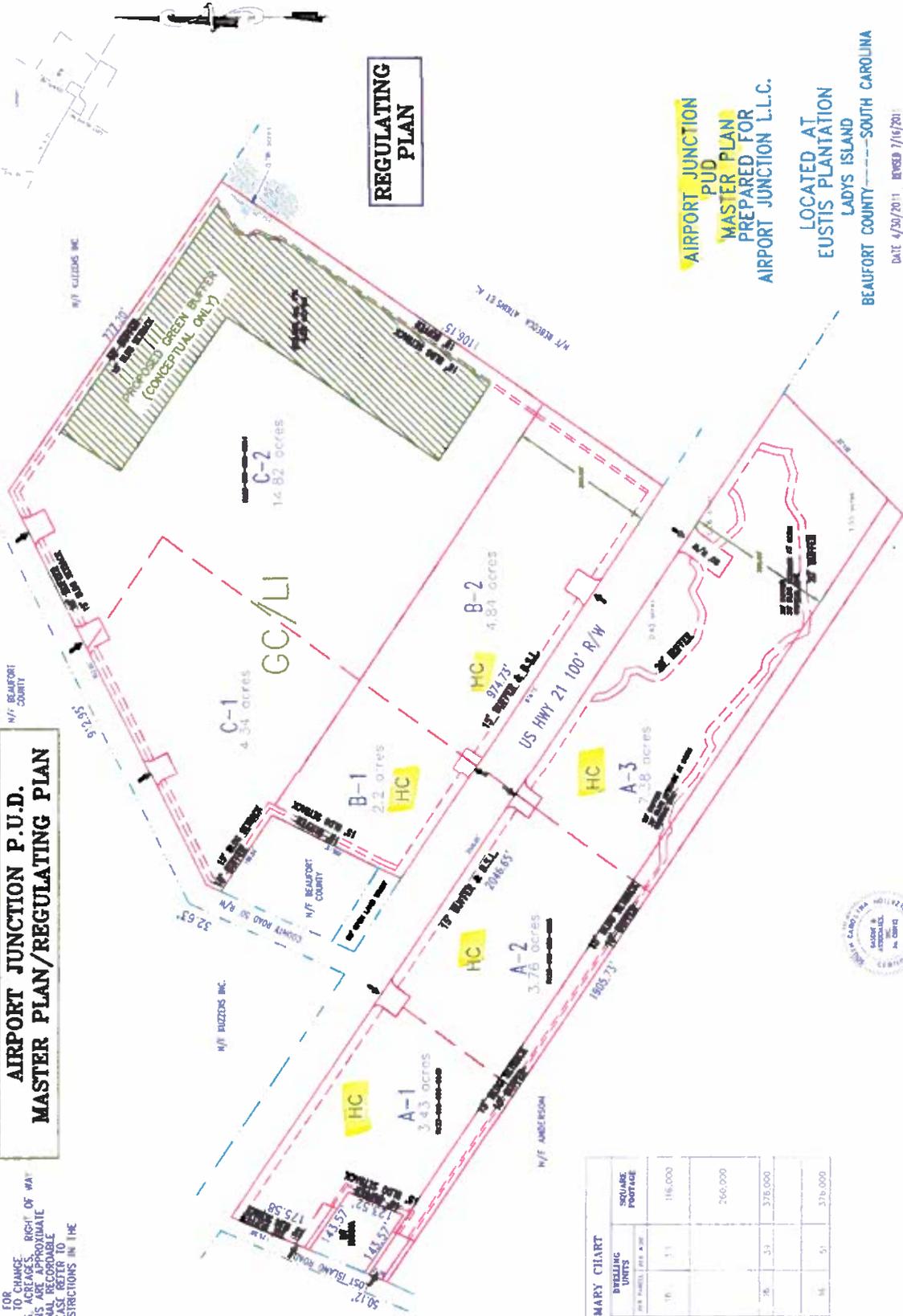
NOTE: THIS MASTER PLAN HAS BEEN PREPARED FOR AIRPORT JUNCTION L.L.C. AND IS SUBJECT TO CHANGE. ANY PROPERTY LINES, TRACED DIMENSIONS, ACRES, RIGHT OF WAY, AND SURVEY DATA SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO REVISIONS. THE FINAL RECORDABLE PLANS, FOR SPECIFIC COMMENTS, PLEASE REFER TO THE OFFICE OF BEAUFORT RMC.

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

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

N/7 BEAUFORT COUNTY

N/7 CULLODS INC.



REGULATING PLAN

**AIRPORT JUNCTION PUD
MASTER PLAN
PREPARED FOR
AIRPORT JUNCTION L.L.C.**

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

DATE: 4/30/2011 REVISED: 7/16/2011
SCALE: 1" = 100'

PROJECT NO. 11-001

EXHIBIT EE-6

LAND USE SUMMARY CHART

PARTIAL	ACREAGE	USE	BUILDING UNITS (AS SHOWN ON THIS PLAN)	SQUARE FOOTAGE
A-1	3.43	HIGHWAY COMMERCIAL	16	116,000
A-2	3.76		11	
A-3	7.38		11	
B-1	2.2	HIGHWAY COMMERCIAL	7.04	
B-2	4.84		4.84	
C-1	4.34	GENERAL COMMERCIAL/LIMITED BUSINESS	19.18	260,000
C-2	14.82		376,000	
GRASS	46.77			
OPEN SPACE	B.15			
TOTAL	82.91			576,000

GASQUE & ASSOCIATES INC.
1400 W. BROADWAY, SUITE 1000, BEAUFORT, S.C.
255-761-1111
www.gasque.com





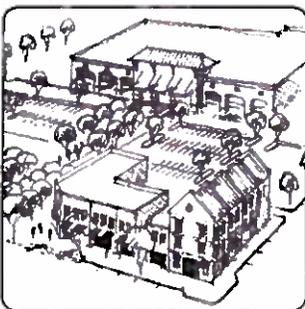
Mix of housing types in a new neighborhood



Neighborhood-scaled mixed-use building



Housing and civic uses in a neighborhood



A grocery-anchored mixed-use development is a typical neighborhood center, which may include retail, office, civic/institutional and residential uses.

FG 1.5 GROWTH SECTOR 2 (G-2): URBAN NEIGHBORHOODS/TNDs

The G-2 sector contains denser, mixed-use development at the scale of neighborhood centers, indicated by the small (1/4 mile) circles, and suburban, residential development at the scale of walkable “traditional neighborhoods” shown in orange. This type of residential development creates an identifiable center organized around a small public square or green, often with some civic facilities or a building such as a church or a small store. Local, slow-speed streets form a connected network, with larger collector streets. Paths form pedestrian connections linking sidewalks to internal parks and preserved open space along the boundaries of the neighborhood. This pattern of development can be more environmentally sensitive to its context and can provide improved public health benefits for citizens through its capacity for safe walking and cycling.

G-2 lands are typically close to thoroughfares and at key cross-road locations. For Beaufort, the G-2 sector specifically includes areas that are already developed with neighborhood-serving retail and service uses or at key cross-roads where future development of this type is likely to occur.

The G-2 designation is also used in areas where a mixture of higher density residential types (e.g., small lot single family houses, townhomes, apartment or condominium buildings, or mixed-use buildings) are already occurring or would be appropriate to transition between higher intensity commercial uses and existing lower density neighborhoods, and take advantage of proximity to existing centers of commerce, education, or employment such as the university, downtown, and the hospital.

APPROPRIATE LAND USES/DEVELOPMENT TYPES:

The following community types and uses are appropriate in the G-2 sector:

- traditional neighborhood developments
- single-family and multifamily residential
- neighborhood mixed-use centers
- neighborhood-scale commercial uses (retail and office)
- civic uses
- light industrial uses

FG 1.6 NEIGHBORHOOD CENTERS

Neighborhood Centers, shown as the small black circles on the Framework Map, are based on a 1/4 mile radius (a typical 5-minute walk) from a key intersection. They are intended to be mixed-use activity centers serving surrounding neighborhoods with retail, services, civic uses, and higher density housing. A neighborhood center might typically contain 80,000 to 120,000 square feet of commercial uses. A grocery-anchored mixed-use development is a typical use for a neighborhood center. A conceptual mixed-use neighborhood center for Sea Island Parkway and Lady’s Island Drive was designed at the charrette and is detailed later in this section.

PHOTOS OF D&S HEATING & COOLING

