

**BEAUFORT–PORT ROYAL
METROPOLITAN PLANNING COMMISSION**

AGENDA

1911 Boundary Street, Beaufort, SC 29902

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

Wednesday, February 19, 2020 5:00 P.M.

Council Chambers, Beaufort City Hall, 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."

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. December 16, 2019 Regular Meeting Minutes

IV. Questions Relating to Military Operations

V. Review of Projects for the City of Beaufort:

A. Update of Council Actions

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

A. Town of Port Royal – Annexation. Annex 0.263 acres at 586 Robert Smalls Parkway. The property is further identified as District 100, Map 28, Parcel 120E. The applicant is Beaufort Style, LLC

B. Town of Port Royal – Zoning Request. Zone 0.263 acres at 586 Robert Smalls Parkway. The property is further identified as District 100, Map 28, Parcel 120E. The applicant is Beaufort Style, LLC. The requested zoning designation is 4 Neighborhood Center - Open.

C. Update of Council Actions

VII. Review of Projects for Beaufort County:

A. None

VIII. Adjournment

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

City of Beaufort - Town of Port Royal
Joint Metropolitan Planning Commission
Rezoning Analysis PR-AX 20-01
Meeting Date: February 17, 2020

Applicant

Beaufort Style, LLC, Michael Mark, agent

Site

Approximately 0.263 acres owned by Beaufort Style, LLC.

The plat map reference for this property is: District 100, Map 28, Parcel 120E. The address for the parcel is 586 Robert Smalls Parkway.

The property is undeveloped. **Exhibit A**

The Annexation

Comprehensive Plan

This parcel is included on **The Future Land Use Map** in the Land Use Element of the Town's Comprehensive Plan. The parcel is 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 Beaufort – Port Royal Fire Department will be the first deliverer of services for this area,

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

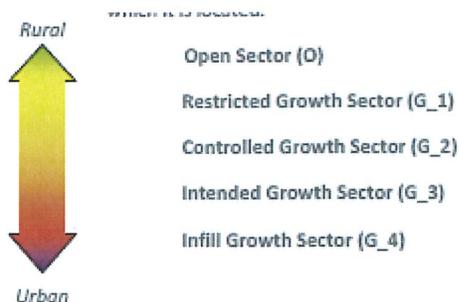
- The Port Royal Police Department has adequate staff levels to deliver services to this area.
- If developed residentially the town will provide (by contractor or town employee) curb side household garbage pick-up, curbside yard debris pick-up, curbside bulk item pick-up, and mandatory recycling pick-up.

Zoning

Land Use Compatibility and the Comprehensive Plan

Please see **Exhibits, The Future Land Use Map (Exhibit B) and The Town's Zoning Map (Exhibit C).**

The parcel is found on the town's Future Land Use Map and is located in an Intended Growth Sector. The following graphic illustrates these sectors.



These locations can support substantial mixed use by virtue of their proximity to major roadways and existing or proposed development. Pedestrian accessibility and scale are complemented by an interconnected street network, typically in a traditional grid pattern with compact blocks.

Activity centers, by definition, are areas which draw people in from Port Royal and the region. The attraction to these areas may be due to a number of factors – shopping and entertainment opportunities, a vibrant atmosphere, special events, or natural or historic resources. Other activity centers may be suitable for larger-scale regional commercial, such as major grocery stores or retailers, which would not be appropriate in the immediate context of residential neighborhoods. These areas may also provide smaller, neighborhood scale commercial on the periphery, as the uses transition to a more residential character.

Present Zoning

The parcel is currently zoned C4 Community Center Mixed Use (Current Zoning Exhibit attached). The Beaufort County Community Development Code states that the C4 zone provides for a limited number of retail, service and office uses intended to serve the surrounding neighborhood. These are smaller uses not highway service type uses. The intensity standards are set to ensure that the uses have the same suburban character as the surrounding suburban residential areas. They are intended to blend with the surrounding areas, not threaten the character of the area. This zone shall not consist of strip developments but rather neighborhood centers with a sense of place.

Proposed Zoning

Please reference Article 3, Section 3.2.70 for the Specific to Zone standards and **Article 4, Section 4.1.30**, for the Specific to Use allowances

The proposed zoning is T4 Neighborhood Center Open.

The Neighborhood Center (T4NC) 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 intent of the **T4NC-O Sub-Zone** is to provide neighborhoods with a broader amount of retail and service uses in the scale and character of the T4NC zone.

The property has frontage on Robert Smalls Parkway.

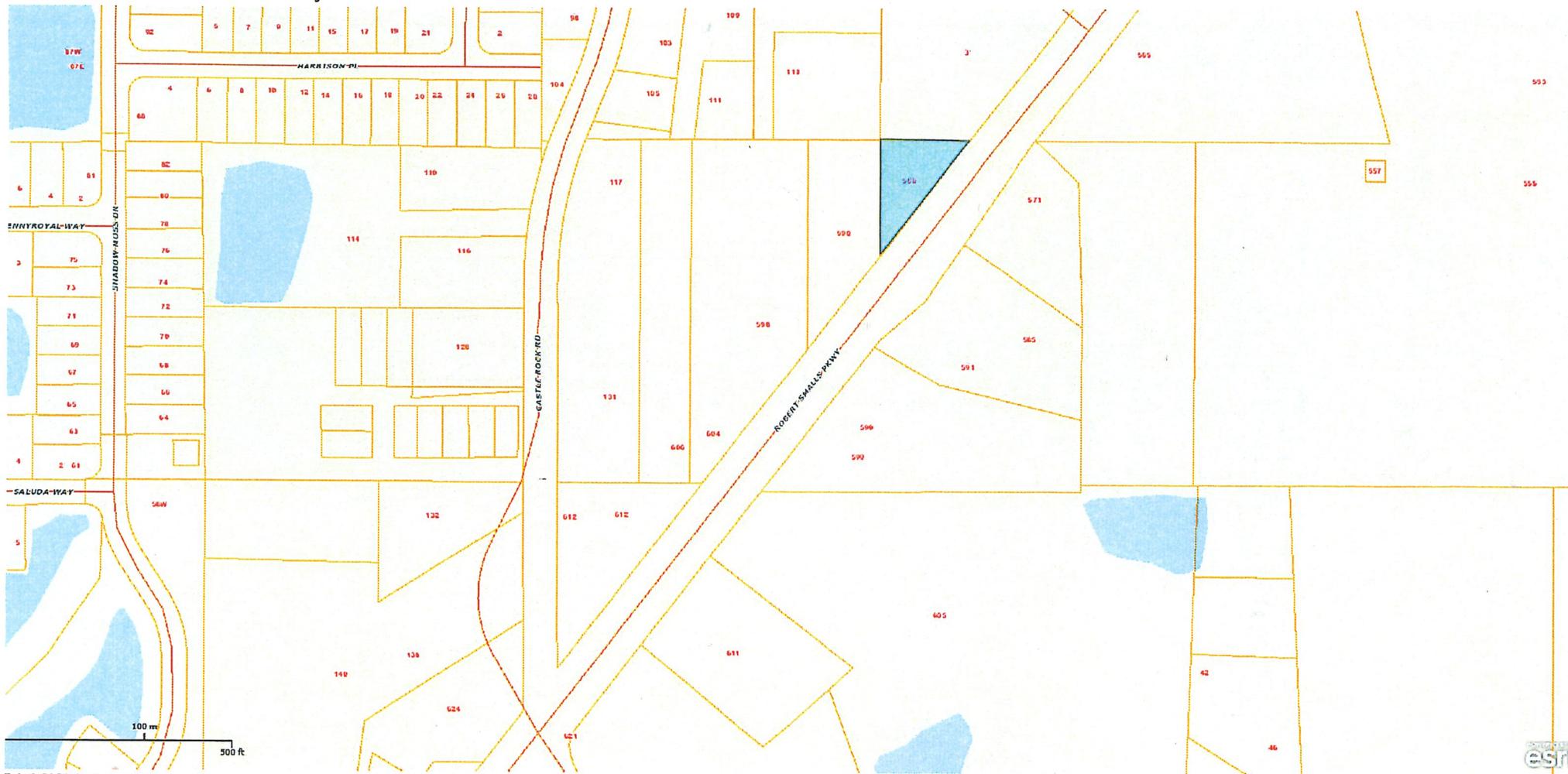
Environmental Issues

There are no environmental issues.

Public Notification

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

586 Robert Smalls Pkwy



Feb 6 2020 09:17:38 AM.

Exhibit A

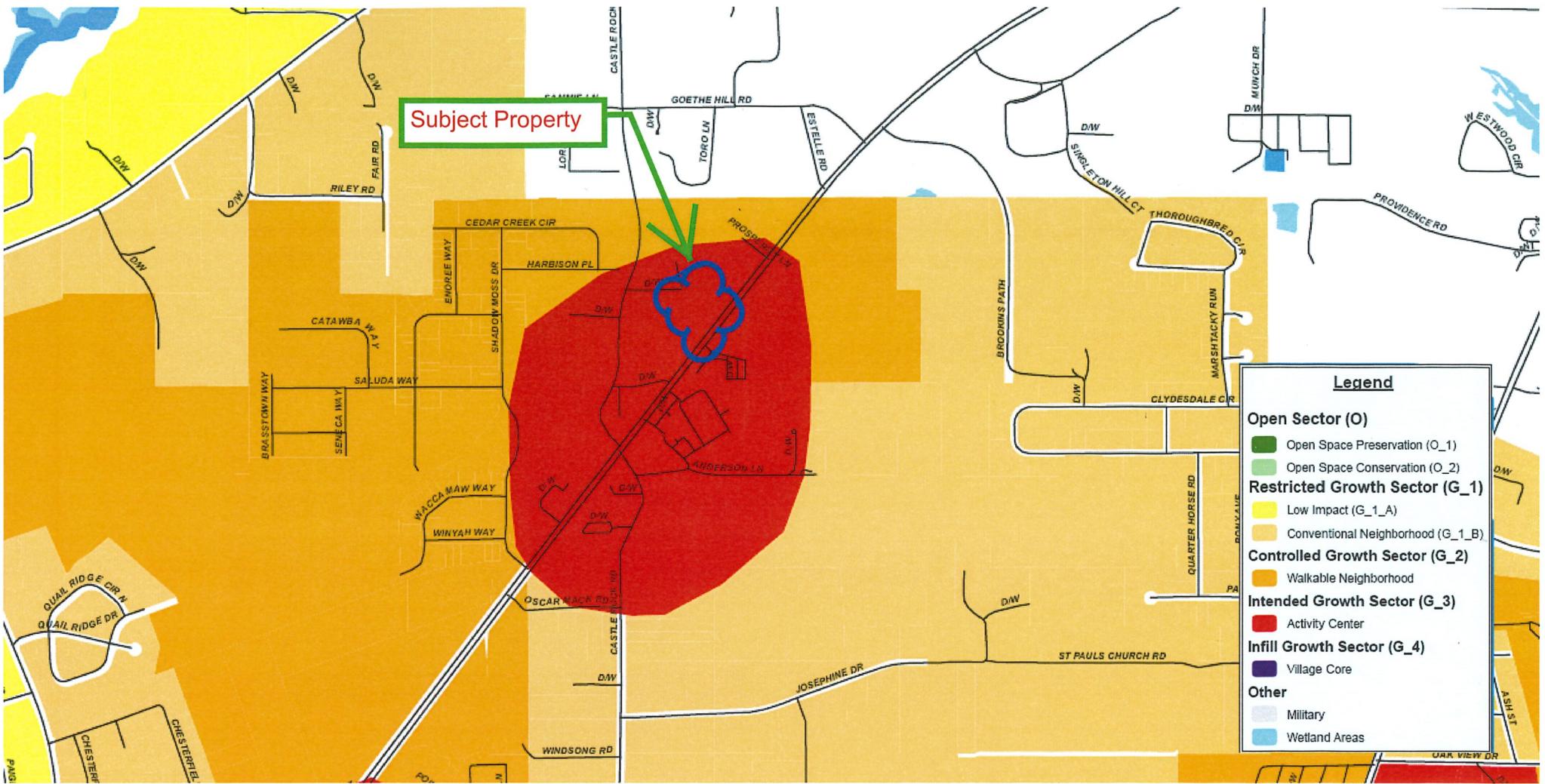


Exhibit B

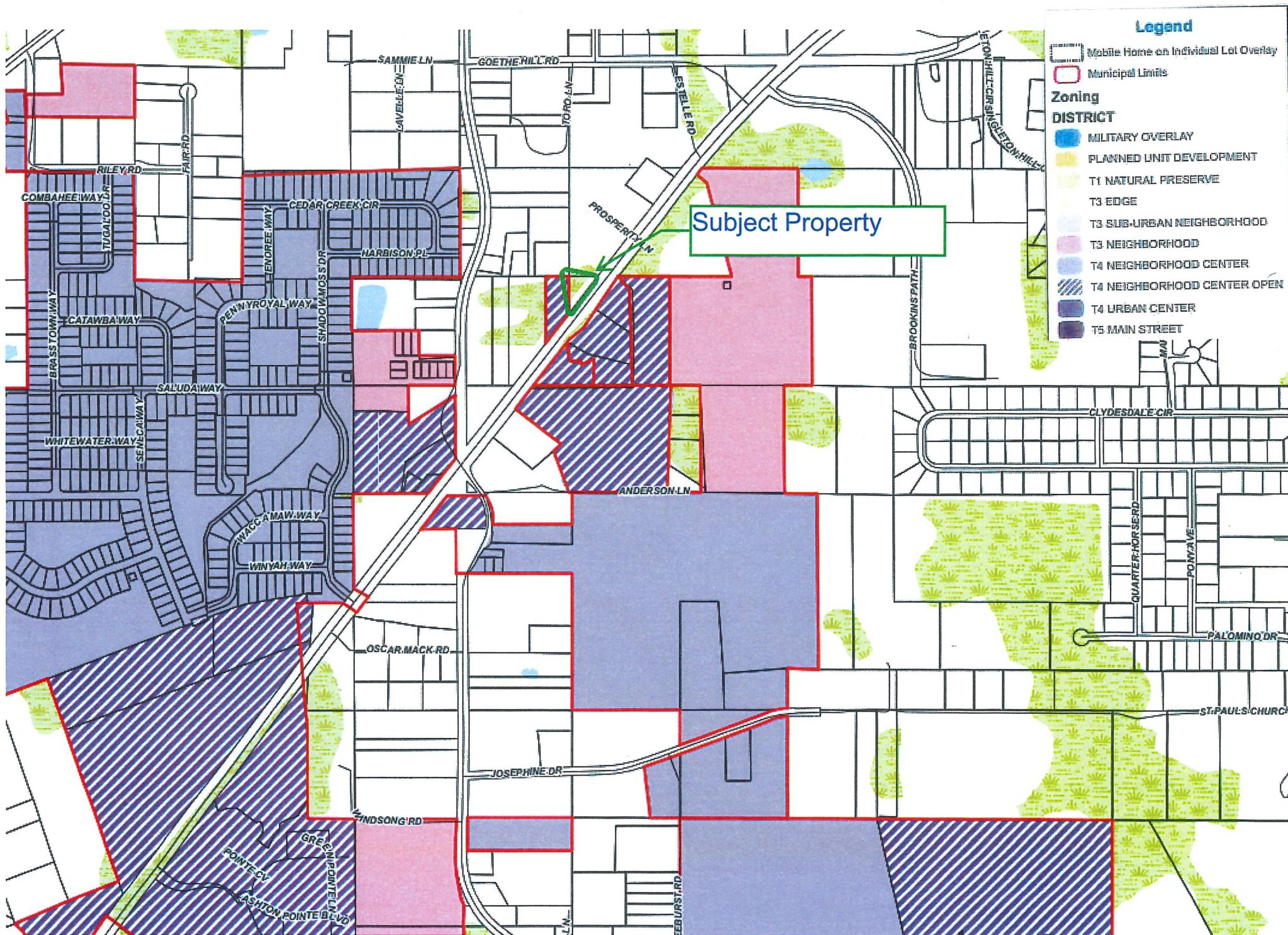


Exhibit C

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 bplank-buccola@portroyal.org

Date of request: _____

Name and address of all owners as listed on deed:

Name: Beaufort Style LLC Name: _____

Address: 140 Trotters Loop Address: _____

City: Beaufort City: _____

State: SC Zip: 29907 State: _____ Zip: _____

District, Map and Parcel(s) number:

R 100 028 000 120E 0000

911 address of property to be annexed:

586 Robert Smalls Pkwy Beaufort SC 29906

Approximate number of acres to be annexed: 263

Requested zoning for property to be annexed: T4NC Open

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

Approximate number of residents: 0 Racial make-up: n/a

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.

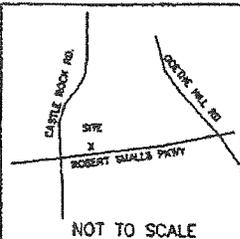
Contact person for this annexation: Michael Mark

Contact information: Phone #: 843-812-6023 FAX #: _____

email address: mmark@ccim.net

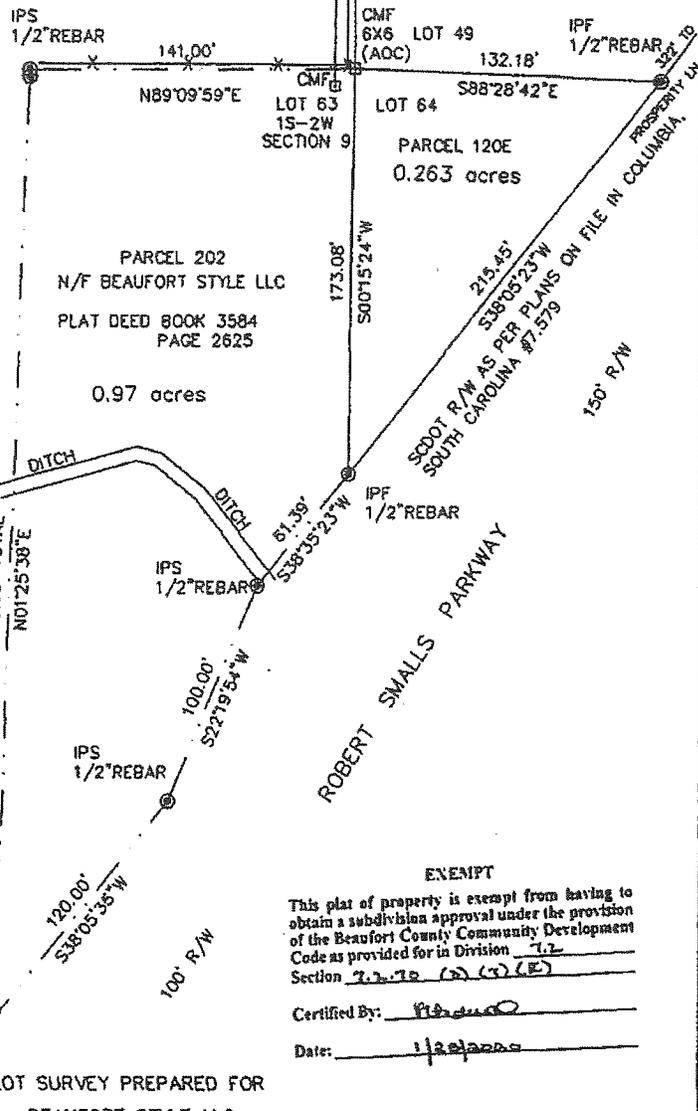
This form must be accompanied by an 8 1/2" by 11" copy of a current property platt.

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



PARCEL 111H N/F JONES
PLAT BY NIELS CHRISTENSEN
DATED JULY 3, 1975 PLAT BOOK
23 PAGE 206.

PARCEL 358
N/F MOCS GENERAL P/S



EXEMPT
This plat of property is exempt from having to obtain a subdivision approval under the provision of the Beaufort County Community Development Code as provided for in Division 7.2 Section 7.2.12 (a) (7) (E)
Certified By: [Signature]
Date: 1/22/2020

THE SAME BEING SHOWN AS THE NORTHWESTERN CORNER OF THAT TRACT SHOWN ON A SURVEY BY DAVID S. YOUNG, DATED DECEMBER 23, 1996 AND RECORDED IN THE RMC OFFICE FOR BEAUFORT COUNTY, SOUTH CAROLINA IN DEED BOOK 914 PAGE 551. LESS THE RIGHT-OF-WAY ACQUIRED BY DEED 1108 PAGE 2576. SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION (FILE 7.579)

I HEREBY STATE 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 B SURVEY SPECIFIED THEREIN; ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS PROPERTY IS LOCATED IN ZONE C AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450025 0065 D, DATED 09/29/1986.

PIN: R100-028-000-120E-0000



SCALE: 1" = 60'
JANUARY 13, 2020



Robert D. Trogdon
Robert D. Trogdon IV, R.L.S. 14819
Trogdon Surveying
52 FRANCIS MARION CIRCLE
Beaufort, S.C. 29902
(843) 252-9219