

**BEAUFORT–PORT ROYAL
METROPOLITAN PLANNING COMMISSION**

AGENDA

1911 Boundary Street, Beaufort, SC 29902

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

Monday, March 16, 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. Commission Recognition
 - A. Bill Harris
 - B. Robert Semmler
- V. Questions Relating to Military Operations
- VI. Lady's Island Village Center Study Presentation – Paul Butare
- VII. Review of Projects for the City of Beaufort:
 - A. City of Beaufort – Rezoning. Rezoning of .31 acres at 2411 Oak Haven Street. The property is further identified as District 120, Map 5, Parcel 277A. Applicant: Sam Levin.
 - B. Update of Council Actions
- VIII. Review of Projects for the Town of Port Royal:
 - A. Town of Port Royal – Text Amendment. An amendment to Article 4, Specific to Use, of The Port Royal Code. The amendment would allow Campground Recreation Facilities in the T4 Neighborhood Center transect district.

B. **Town of Port Royal – Rezoning Request.** Rezone 1.19 acres at 100 Windsor Road and 616 Parris Island Gateway. The property is further identified as District 112, Map 31A, Parcels 182 and 218. The applicant is Lowcountry Habitat for Humanity. The property currently sites the offices for Lowcountry Habitat for Humanity as well as the Lowcountry Habitat for Humanity Restore. The current zoning designation is T4 Neighborhood Center. The requested zoning designation is 4 Neighborhood Center - Open.

C. **Update of Council Actions**

XI. **Review of Projects for Beaufort County:**

A. **Beaufort County – Zoning Map Amendment.** Zoning Map Amendment for 18.3 acres at the Intersection of Bay Pines Road and Laurel Bay Road from T2 Rural and S1 Industrial to C4-Community Center Mixed-Use District.

X. **Adjournment**

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



Metropolitan Planning Commission Meeting Minutes – December 16, 2019

1 CALL TO ORDER

A meeting of the Metropolitan Planning Commission was held at Council Chambers, Beaufort City Hall, 1911 Boundary Street, Beaufort, SC on December 16, 2019

2 ATTENDEES

Attendees: Michael Tomy (Chairman), James Crower (Vice-Chairman), Judy Alling, Bill Bardenwerper, Caroline Fermin, Jason Hinchler.

3 MEMBERS NOT IN ATTENDANCE

None

4 APPROVAL OF MINUTES

A motion was made to approve the meeting minutes of November 18, 2019 by Caroline Fermin and seconded by Bill Bardenwerper. The motion passed unanimously.

5 REPORTS

None

6 NEW BUSINESS

City of Beaufort Agenda Item:

A. Community and Economic Development

- a. Major Subdivision: Subdividing six lots located at 142 Robert Smalls Parkway. The property is further identified as District R122, Map 29, Parcel 102H. Applicant: Beaufort Design Build

Mr. Hinchler recused himself because his son works for Ward Edwards.

Motion: Ms. Fermin made a motion to approve the annexation request as submitted, seconded by Mr. Cromer. The motion passed unanimously with the one exemption.

Town of Port Royal Agenda Item: none

Beaufort County Agenda Item: none

7 UPDATE CITY COUNCIL ACTIONS (AGENDA ITEM V. B)

Presented by David Prichard, Community and Economic Development Director.

City Council Meeting of November 26, 2019

- 2nd reading was approved for Distant Island Annexation (moving a lot line); passed unanimously

City Council Meeting of December 10, 2019

- 1st reading approved for Lady's Island Cinema Annexation (lot line adjustment); passed unanimously.
- 2nd reading on the Ordinance amending Chapter 10; passed except they pulled the HRB where removing the mandatory seat for the HBF and tabled it in their language; they want to form a cooperative panel with HBF to work out any differences and misunderstandings prior to going back for a 2nd reading, possibly in February.
- 2nd reading amendment removing the prohibition on apartment buildings being more than 160' in length. There still remains a maximum of 160' in T5-UC at the street frontage and in T4-N maximum is 100'.

It was asked by the Commissioners about the status of the amendments of the “*shalls to shoulds*” language. Mr. Prichard said he passed to Council the MPC’s feelings about the “*shalls to shoulds*”. It went to public hearing, Mr. Prichard said, and Council took out the “*shoulds*” and let public comment on those items as they stand. Then it went before the Affordable Task Force for discussion and they felt not ready to make a recommendation. It will be revisited, he said.

Chairman Tomy made a motion, seconded by Mr. Cromer to adjourn the meeting.

Chair

Date of approval

CITY OF BEAUFORT

AGENDA ITEMS



Staff Report for MPC

From the Director of Community and Economic Development

March 16, 2020

SUBJECT: Re-zoning request (map amendment) for 2411 Oak Haven Street (R120 005 000 277A 0000)

Mr. Sam Levin has requested a rezoning of his property in accordance with the Beaufort Development Code § 9.16.2.

In accordance with the Beaufort Development Code §9.16.3.C.2 the MPC “shall study the proposed amendment, taking into account all factors that it may deem relevant, including but not limited to”:

- a. Consistency with the Comprehensive Plan and Civic Master Plan;
- b. Compatibility with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood;
- c. Suitability of the property that would be affected by the amendment;
- d. Compatibility with the natural features of – and any archaeological or cultural resources on – the property;
- e. Marketability of the property that would be affected by the amendment; and
- f. Availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property.

In accordance with the Beaufort Development Code §9.16.3.C.3 the MPC shall recommend approval, modified approval, or denial of the amendment

STAFF ASSESSMENT

Regarding “a” above:

Public Involvement and Formal Procedure. “A week-long charette was held in November 2008 to obtain public input in the comprehensive planning process.”¹ City Council established a 17-member advisory committee to guide preparation of the City’s 2009 Comprehensive Plan and to serve as a source of public input.² In May 2009, the draft 2009 comprehensive plan was released for public review and comment.³ In September of 2009, city council, the advisory committee, and the joint planning commission held a joint workshop on the draft comprehensive plan.⁴ In October 2009, the joint planning commission held a workshop on the draft plan.⁵ On November 12, 2009, the City of Beaufort – Town of Port Royal Joint Municipal Planning Commission passed a resolution recommending adoption of “Vision Beaufort 2009 Comprehensive Plan” as the comprehensive plan for the City of Beaufort. A public hearing on the recommended adoption of comprehensive plan was held on November 24, 2009, with the public notice of the hearing published in *The Beaufort Gazette* on October 25, 2009.⁶ After a first reading on November 24, 2009 and a second reading on December 8, 2009, the City Council of the City of Beaufort, SC, adopted “Vision Beaufort 2009 Comprehensive Plan” as the comprehensive plan of the City of Beaufort.⁷

“Upon adoption of the Comprehensive Plan, Beaufort’s City Council gave the city’s Redevelopment Commission the . . . [task of translating] the Comprehensive Plan vision into specific parcel-level plans for public and private investment”.⁸ “The planning process spanned a period of two years and included many stakeholder meetings, several design charettes, numerous public workshops, and extensive discussion and review with non-profit partners.”⁹ The result was the Civic Master Plan and the intent was “to implement the recommendations in the Vision Beaufort 2009 Comprehensive Plan”.¹⁰ On November 18, 2013, the Beaufort - Port Royal Metropolitan Planning Commission unanimously passed a resolution recommending adoption of the Civic Master Plan as an amendment to the 2009 comprehensive plan. On January 14, 2014, a public hearing before city council was held; public notice of the hearing was published in *The Beaufort Gazette* on December 13, 2013. On February 11, 2014, City Council

¹ City of Beaufort Ordinance (O-24-09) adopting “Vision Beaufort 2009 Comprehensive Plan” as the official comprehensive plan of the City of Beaufort

² City of Beaufort Resolution (R-12-08)

³ City of Beaufort Ordinance (O-24-09)

⁴ Ibid

⁵ Ibid

⁶ Ibid

⁷ Ibid

⁸ Civic Master Plan, City of Beaufort, South Carolina, adopted 2/11/2014. p.7

⁹ City of Beaufort Ordinance (O-2-14)

¹⁰ Ibid

passed an ordinance, after two readings, amending the comprehensive plan by adopting the Civic Master Plan.¹¹

Consistency with the Comprehensive Plan and Civic Master Plan. The Vision Beaufort 2009 Comprehensive Plan, aka *Vision Beaufort | 2020 Comprehensive Plan*, “recognizes that in order to prepare for a more compact and sustainable future, new development must be higher in density than at present. In essence, the next century for Beaufort will be a period during which it must mature into a moderately dense, urban city to effectively and efficiently provide services and attract needed investment.”¹² The comprehensive plan lays out the future land use of the city through *the framework plan*. “The Framework Plan is a land use policy map intended to provide guidance to Beaufort’s leaders as they make decisions on where and how the community should grow. It provides the overall structure for orchestrating appropriate patterns of growth and environmental conservation throughout the community.”¹³

The parcel in question lies within the framework zone G2 Urban Neighborhoods/TNDs, which foresees the following zoning districts: T2, T3, T4, and T5.¹⁴ “G2 lands are typically close to thoroughfares and at key cross-road locations . . . [and is] 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 appropriated 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.”¹⁵

The parcel also lies within a designated *regional center*. “Regional Centers are mixed-use activity centers with employment and commercial uses that attract people from beyond the immediate neighborhoods and from surrounding communities. These centers are appropriate for commercial and employment development as well as the area’s highest density housing.”¹⁶

“The purpose of the Civic Master Plan is to identify and prioritize the allocation of public investment in the City of Beaufort’s infrastructure.”¹⁷ The Civic Master Plan’s redevelopment strategy for *South Ribaut Road*, “proposes a gradual transformation into a walking-friendly neighborhood corridor anchored by a fire station and new housing opportunities. Buildings would be set close to the street with parking areas to the side and rear of the building. Over

¹¹ Ibid

¹² Vision Beaufort 2009 Comprehensive Plan, adopted by City Council 12/08/2009, p.46

¹³ Ibid, p.55

¹⁴ Ibid

¹⁵ Ibid, p.67

¹⁶ Ibid, p.69

¹⁷ Civic Master Plan, City of Beaufort, South Carolina, adopted 2/11/2014, p.4

time, the underutilized parking areas and single-story structures would transition to more economically viable small and medium-sized multi-story buildings”.¹⁸

Regarding “b” above:

Compatibility with the Present Zoning, with Conforming Uses of Nearby Property, and with the Character of the Neighborhood. The parcel is currently zoned T3-S and is immediately adjacent to property zoned T5-UC. The T3-S (Suburban District) “is single-family residential in character, with less development than other Transect-based [sic] districts within the city. While almost exclusively residential, civic and park functions are also complementary to the character within the district”.¹⁹

The Urban Corridor District (T5-UC) “consists of higher density, mixed-use buildings that accommodate retail, rowhomes, offices, and apartments located along primary thoroughfares.”²⁰

The current house and the adjacent houses are roughly 40 years old. Until recently the large parcel to the east was a mobile home park. The parcel of land that was a mobile home park was rezoned to T5-UC by the same applicant.

Regarding “c” above:

Suitability of the property that would be affected by the amendment. The property would become part of a larger property, which is already zoned T5-UC. The to-be-combined property is well situated for future development as T5-UC in terms of size, location, and vicinity to employment centers.

Regarding “d” above:

Compatibility with the natural features of – and any archaeological or cultural resources on – the property. Staff is unaware of any archaeological or cultural resources on the property.

Regarding “e” above:

Marketability of the property that would be affected by the amendment. The property under T5-UC would allow for a broader range of uses, and, therefore, should be more marketable.

Regarding “f” above:

Availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property. Public infrastructure currently exists. Suitability and adequacy of the infrastructure, given the future-plans for the property, will be assessed during development review by the Technical Review Committee in accordance with the Beaufort Development Code Chapter 7 (Land Development) and Chapter 9 (Development Review Procedures).

¹⁸ Ibid, p.171

¹⁹ The Beaufort Development Code, July 10, 2018, p.11

²⁰ Ibid, p.13

STAFF OPINION

Given that the rezoning request is compatible and in accordance with the vision and goals of the City of Beaufort; and

Given that this vision and these goals were established through a democratic process and with public input and public participation; and

Given that these goals were recorded in the form of a comprehensive plan for all to see and reference; and

Given that the comprehensive plan was created through the leadership of the planning commission, responsible for determining a specific plan for the future of the city; and

Given that the city council of the City of Beaufort adopted the comprehensive plan (and Civic Master Plan) by ordinance; and

Given that, the change of zoning to T5-UC is consistent with the nearby development pattern; and

Given that, it is reasonable to expect that the change of zoning to T5-UC will improve the marketability of the property; and

Given that, any future development of the property will be able to take advantage of existing infrastructure;

The request to rezone to T5-UC is acceptable.

\$ PAID
2/24/20 *CK*



REZONING APPLICATION (EXCEPT FOR PUDS)

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Application Fee: \$250 +
\$10 for each additional lot
Receipt # _____

OFFICE USE ONLY: Date Filed: 1/03/20 Application #: 20015 Zoning District: T3-S

Submittal Requirements: You must attach a boundary map prepared by a registered land surveyor of the tract, plot, or properties, in question, and all other adjoining lots of properties under the same ownership. 12 copies of all application materials are required.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? Yes No

Applicant, Owner and Property Information

Property Address: 2411 Oak Haven Street

Property Identification Number (Tax Map & Parcel Number): R120 005 000 277A 0000

Applicant Name: 1026 Ribaut Road LLC

Applicant Address: 1124 PARK WEST BLVD STE 101 MOUNT PLEASANT SC 29466

Applicant E-mail: sam.levin234@gmail.com

Applicant Phone Number: 843-345-0824

Property Owner (if other than the Applicant): Joseph A. Ciccone Sr.

Property Owner Address: 2411 Oak Haven Street

Have any previous applications been made for a map amendment affecting these same premises? YES NO
If yes, give action(s) taken: _____

Present zone classification: T3-S

Requested zone classification: _____

Total area of property: .31 acres

Existing land use: Residential

Desired land use: Multi Family Residential

Reasons for requesting rezoning: to match zoning of adjoining property

Applicant's Signature: Samuel M. Levin Date: Jan 06, 2020

NOTE: If the applicant is not the property owner, the property owner must sign below.

Property Owner's Signature: Joseph A. Ciccone Sr. Date: 1/3/2020

GRAPHIC SCALE



CHRISTENSEN ~ KHALIL SURVEYORS, INC.

1816 BOUNDARY STREET, BEAUFORT, S.C. 29902
 (843) 524-4148, FAX (843) 524-4149

S-4226

LEGEND

- CM(O) = CONCRETE MONUMENT OLD
- CM(N) = CONCRETE MONUMENT NEW
- RR(O) = 1/2" REBAR FOUND
- RR(N) = 1/2" REBAR SET
- OHF = OVERHEAD POWER LINES

EXEMPT

The development plan shown hereon is exempt from the requirements of the City of Beaufort Subdivision Regulations according to the provisions in Article VII Section 70 (c)

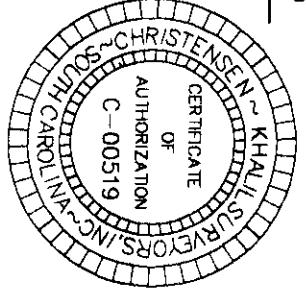
Certified by *Jerry G. Duncan*
 Date 11-5-01
 City of Beaufort Planning Department

GENERAL NOTES:

- 1.) PRESENT OWNER OF PROPERTY SHOWN HEREON: JERRY DUNCAN
 - 2.) TNN # 120-05-277A
 - 3.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH SUBJECT TO LOCAL ATTRACTION.
 - 4.) PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "B" ELEVATION (N/A) PER FEMA PANEL #450026-0005-D
- DATED: SEPT. 29, 1986

REFERENCE PLATS & DEEDS

- 1.) DEED 375/1507

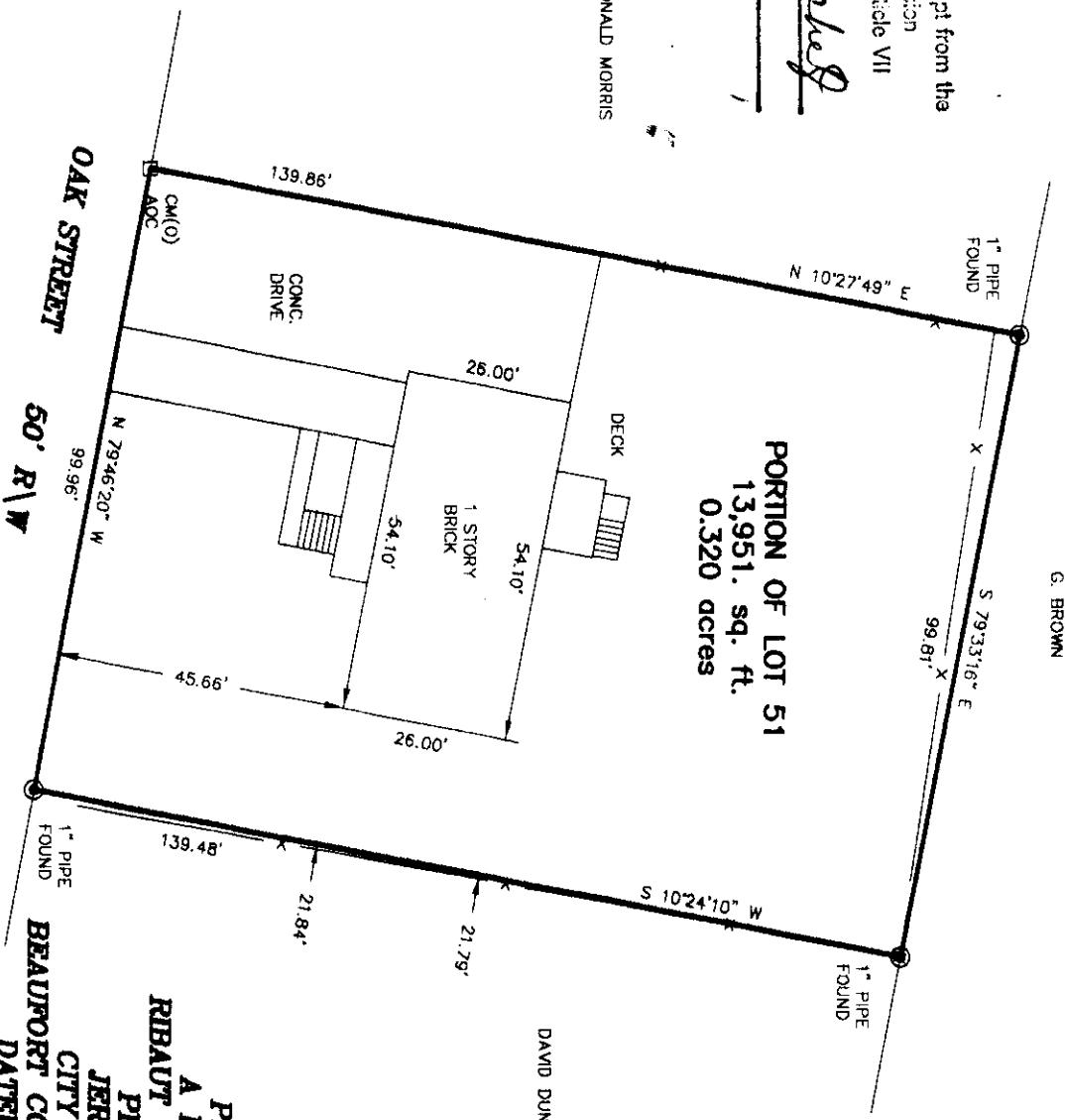


CERTIFICATION:

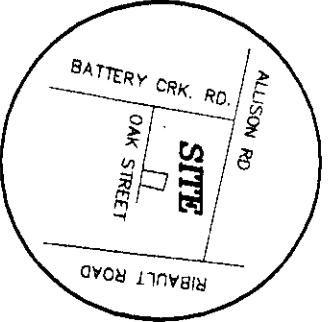
JERRY G. DUNCAN, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" AS SPECIFIED HEREIN.

Jerry G. Duncan
 JERRY G. DUNCAN, PLS
 S.C. REG. NO. 15176

[THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL]



LOCATION MAP



**PLAT SHOWING
 A PORTION OF 51
 RIBAUTE PARK SUBDIVISION
 PREPARED FOR
 JERRY G. DUNCAN
 CITY OF BEAUFORT,
 BEAUFORT COUNTY, SOUTH CAROLINA
 DATED: NOV. 27, 2001
 SCALE: 1"=30'**



TOWN OF PORT ROYAL

AGENDA ITEMS

MEMORANDUM

To: BEAUFORT–PORT ROYAL METROPOLITAN PLANNING COMMISSION
From: Linda Bridges, Planning Administrator
Subject: Amend Article 4, Specific to Use, of The Port Royal Code
Meeting Date: March 16, 2020

Currently The Port Royal Code makes no allowance for a Campground in any transect district. The following amendments to The Port Royal Code have been submitted to staff. The amendments will:

- Allow, Recreational Campground as a Use in The Port Royal Code
- Allow the Use in the T4 Neighborhood Center transect
- Establish Conditions for the Use

Analysis

The 2009 Comprehensive Plan, in the Chapter – Economic Development, a Community Principal states: *Our government services will be fiscally responsible and maximize return on investment. We will support entrepreneurial ventures which strengthen our local economy.*

A stated Goal to accomplish this: *Port Royal will support the growth and development of quality jobs and businesses in the community.*

- As proposed the text amendment will add the use Campground as a Conditional Use to the Article 4 Specific to Use chart
- Limit the use to transect T4 Neighborhood Center
- Provide a definition for the use.
- Provide conditions/limitations for the use.

Please find attached

- the applicant's requested text amendment (Exhibit A)
- The Town's current Zoning Map (Exhibit B)

Exhibit A

PROPOSED ZONING AMENDMENT
Town of Port Royal South Carolina

Fee: \$250.00
PUD: \$500.00 plus \$5.00 per acre

To The Honorable Mayor and Town Council:

The undersigned hereby respectfully request that the Town of Port Royal Ordinance be amended as described below:

- (1) This is a request for a change in the: (Check one)
() Zoning Map (fill in items #2, 3, 4, 5, 6, and 8 only)
 Zoning Text (fill in items #7 and 8 only)
- (2) Give exact address and plat map reference for property you propose a zoning change;
District No. _____ Map _____ Parcel (s) _____
Address _____
- (3) Area of subject property _____ Sq. Ft. or acres.
- (4) Current Zoning (remember to list any overlays)
- (5) Proposed Zoning (remember to list any overlays)

* Under item #8 explain why this area should be zoned as you proposed.

- (6) Does the applicant own all of the property proposed for this zoning change?
 YES () NO If NO, give the address of the property involved which he does not own and the owner's name and contact information: _____

- (7) Proposed language for TEXT change See Attached

- (8) Explanation: See Narrative

(If more space is needed, continue on back)

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? ___ Yes x No

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant.

Date: Feb 16 2020

Owners Name: Michael H Richardson

Signed: Michael H Richardson

Phone #: 617-312-7188

Address: 1208 Southern Oak Way

Email: Mike@RichardsonRA.com MT Pleasant SC
29465

paid
3-4-2020
307-5

Text Amendment Narrative

Property Owner:

11 Sea Gull LLC
1208 Southern Oak Way
Mount Pleasant, SC 29466

Contact: Mike Richardson
(617)-312-7188

Email: mike@richardsonra.com

Text Amendment Prepared by:

J. Michael Brock- PLA # 1076
M. Brock Designs, LLC
PO BOX 358
Port Royal, SC 29935
843-540-6407
mbrock@mbrockdesigns.com

Summary:

This text amendment is for the addition of a specific use for T4NC under Recreation, Education, Safety, Public Assembly within the Principal Uses Allowed in Each Zone Section 4.1.30 of The Port Royal Code 4-5.

The specific use is for **Recreation Facility- Campground** to be a conditional Use within the **T4NC Zone**. This use is currently not allowed within the Town of Port Royal but is allowed within Beaufort County. The text amendment has been modified from the Beaufort County Community Development Code. The modifications are more related to smaller scale Recreation Vehicular parks that would be more appropriate for the Town of Port Royal. This use would only be allowed within the T4NC zone property that is accessible only by major arterial roadways. This use would be limited for a minor number of lots within the Town of Port Royal.

The property owner is proposing the text amendment to allow for this use on their property within the town with the purpose of constructing a RV park. The park would facilitate visitors seeking a RV slip close to the town and within northern Beaufort County which is not currently offered to the public.

4.1.30

RECREATION, EDUCATION, SAFETY, PUBLIC ASSEMBLY

SPECIFIC USE:

15. RECREATION FACILITY- CAMPGROUND

"C"- Conditional Use for T4NC

DEFINITION:

This use is intended to provide commercial rental parking spaces and sites for recreational vehicles (RVs), including motor homes, travel trailers, pick-up campers and tent trailers; to provide goods and services customarily needed by occupants of the park; and to assure reasonable standards for the development of facilities for the occupancy of recreational vehicles on a temporary basis, ranging from short overnight stops to longer destination-type stays of several days to weeks. All recreational vehicle (RV) parks within the Town of Port Royal shall be governed by the following regulations:

4.1.190 - Recreation Facility:

Campgrounds

Campgrounds shall comply with the following:

A.

Primitive Campground. A campground accessible by walk-in, equestrian, motorized trail vehicles or vehicular traffic where basic facilities may be provided for the comfort and convenience of the campers. Primitive Campgrounds shall comply with the following:

1.

Length of Stay. All campers are limited to a 14-day length of stay.

2.

Zones. Primitive Campgrounds are allowed in the T4-NC Zone.

3.

Buffers. Any tent sites shall be located no less than 20 feet from any property line.

4.

Tree Requirement. Existing trees shall be left on site, when practical. If there are no trees between campsites, at least one tree shall be planted per 2 sites.

5.

Accessory Uses. Facilities for the comfort and convenience of the camper may be provided such as bathing facilities, flushing toilets, grills, tables, fire pits, fire circles, and refuse collection.

B.

Semi-Developed Campground. A campground, with two or more campsites, for a camping unit, accessible by walk-in, pack-in, equestrian campers, motorized trail vehicles or vehicular traffic. Semi-Developed Campgrounds shall comply with the following:

1.

Length of Stay. All camping units are limited to a 30-day length of stay.

2.

Zones. Semi-Developed Campgrounds can be located within T4 NC Zone (Neighborhood Center).

3.

Buffers. This use shall be screened with a 15-ft. wide, opaque, visual buffer next to all property lines. A fence can be installed in addition to a planted buffer.

4.

Minimum RV Pad Size. If RV pads are provided they shall be a minimum width of 15 feet. This does not include tent only sites. A maximum number of 200 camp sites.

5.

Tree Requirement. Existing trees shall be left between all campsites and/or RV pads, to the maximum extent practicable. If there are no trees between campsites, tent sites, or RV pads, at least two trees shall be planted between each campsite, tent site or RV pad.

6.

Accessory Uses. Recreational facilities and amenities shall be for the purpose of the camper enjoyment including sports facilities, equipment for amusement, playground facilities, swimming pools and a camp store/office. These amenities shall not be for general public use and shall not exceed 3,000 square feet.

C.

Developed Campground. A campground with two or more campsites, for a camping unit, accessible by walk-in, pack-in, equestrian campers, motorized trail vehicles, or vehicular traffic. Sites may be substantially developed with tables, refuse containers, flush toilets, bathing facilities, and one or more service buildings. These campsites may have individual water, sewer, and electrical connections. Developed Campgrounds shall comply with the following:

1.

Length of Stay. All camping units are limited to a 30-day length of stay.

2.

Zones. Developed Campgrounds can be located within T4-NC Zone.

3.

Buffers. This use shall be screened with a 15-ft. wide, opaque, visual buffer next to all property lines. A fence can be installed in addition to a planted buffer.

4.

Minimum RV Pad Size. If RV pads are provided they shall be a minimum width of 15 feet. A maximum number of 400 campsites.

5.

Tree Requirement. Existing trees shall be left between all campsites and/or RV pads, to

the maximum extent practicable. If there are no trees between campsites, tent sites, or RV pads, at least one tree shall be planted per 2 sites.

6.

Accessory Uses. Recreational facilities and rural recreation businesses including, but not limited to, zip lines, horse riding trails, arcades, camp stores, small cafes, small offices, or a club house. The size, intensity and scale of such accessory uses should be reasonably related to the particular campground of which such accessory uses are associated. The amenities shall not be for public use.

D.

Safety.

1. There shall be low-intensity night lighting throughout the recreational vehicle park. Each RV parking pad shall have a light in front of the unit, next to the driveway at the roadway. Designated walkways and all other park facilities will also have night lighting as approved by the city of Colville and applicable permitting agencies.

2. There shall be fire hydrants installed within the park or within close proximity to the park, as per the city fire department's recommendations or requirements.

3. Animals shall be kept inside the RV or on a leash while inside of the recreational vehicle park.

4. Only one recreational vehicle is permitted at any time per RV parking pad. The park manager may opt to rent a maximum of two contiguous pads to one oversized recreational vehicle.

5. Detached accessory structures are not permitted on RV parking pads or in their accompanying side yards.

6. Parking of any motorized vehicle is prohibited in RV parking pad side yards.

7. All accessory structures installed in a recreational vehicle park shall meet or exceed

the requirements of the International Building Code and other applicable laws.

E.

Utilities.

1. Electricity shall be provided to each recreational vehicle parking pad. All utility lines in the park shall be underground and shall be approved by the agency or jurisdiction providing the service and other applicable permitting authorities.

2. Water hookup through the town water utility shall be made available for each RV parking pad.

a. For RV parks with 10 or less units, an on-site water station may be provided for potable water supply; however, such water station may not be more than 300 feet from any RV pad that does not have hookups available to an individual city water service.

3. Sewer hookup through the local wastewater utility shall be made available for each RV parking pad.

a. For RV parks with 10 or less units, an on-site sanitary waste dump station may be provided for sanitary sewer disposal.

f.

Conditional Use:

Access:

RV Campground is required to be located with direct access from a major arterial road.

Size:

Minimal size of property to be 3.0-acres *minimum*.

Setbacks:

Setback Requirements. Each rental space shall meet the following setback requirements:

a. Fifty (50) feet when abutting a State or Federal highway or designated major arterial;

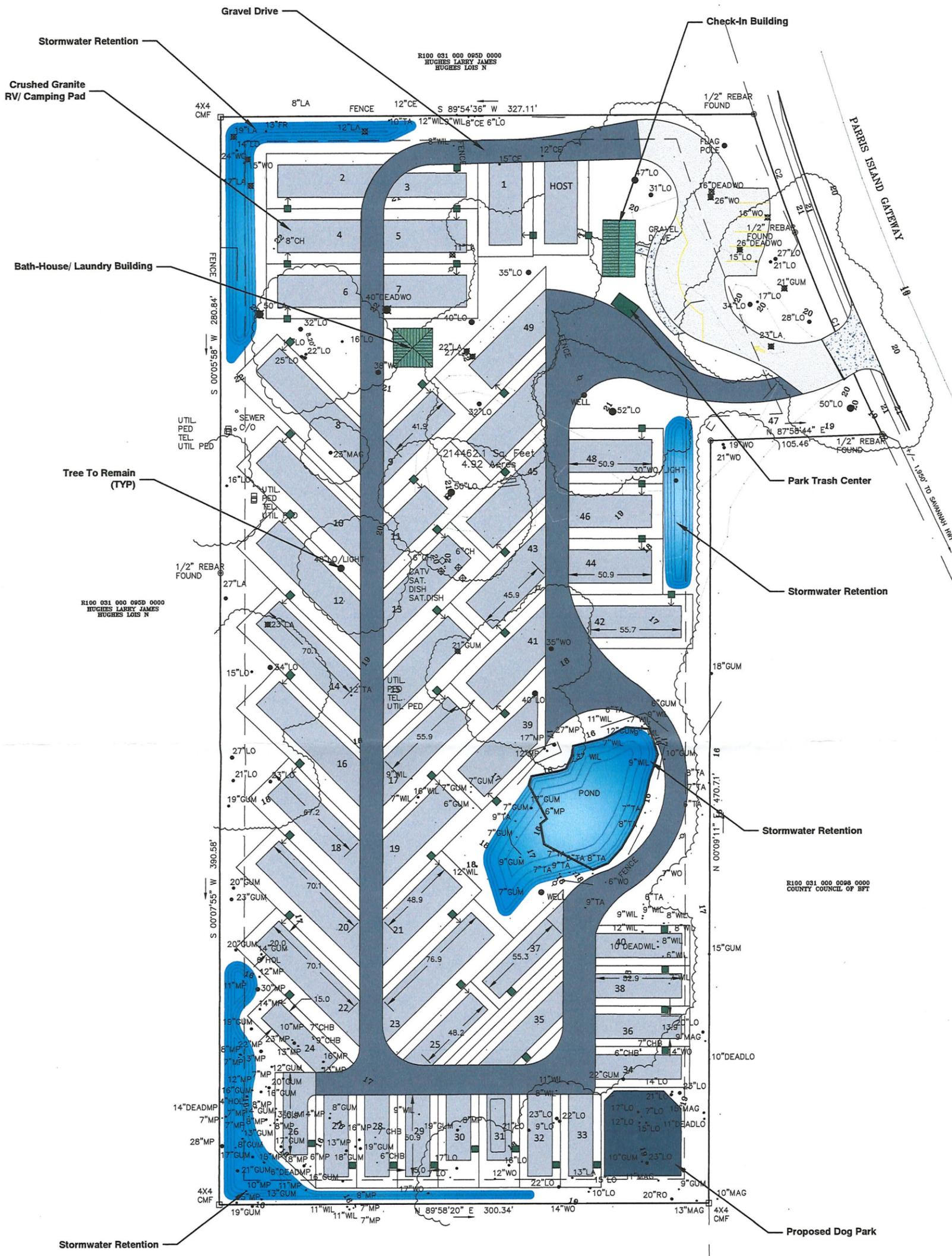
b. Twenty-five (25) feet when abutting a public right-of-way other than a above;

c. Fifteen (15) feet when abutting any property line other than a or b above;

d. There shall be a minimum distance of ten (10) feet provided between RV units parked side by side;

e. There shall be a minimum distance of ten (10) feet between RV units parked end to end;

f. There shall be a minimum distance of twenty (20) feet between any RV space and any building.

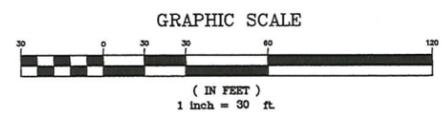


SEAGULL RETREAT RV PARK CONCEPT

- CHECK-IN/ STAFF OFFICE
- 50 RV PADS
- DOG PARK
- BATHROOM/ SHOWER HOUSE



J. M. BROCK
RLA
po box 358, port royal
south carolina, 29935
ph. 843.540.6407
mbrock@mbrockdesigns.com



R100 031 000 095D 0000
HUGHES LARRY JAMES
HUGHES LOIS N

R100 031 000 095D 0000
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R100 031 000 095D 0000
COUNTY COUNCIL OF BPT



SEAGULL RETREAT RV PARK CONCEPT

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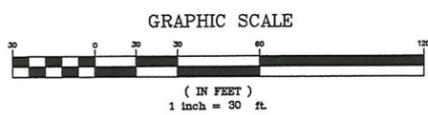
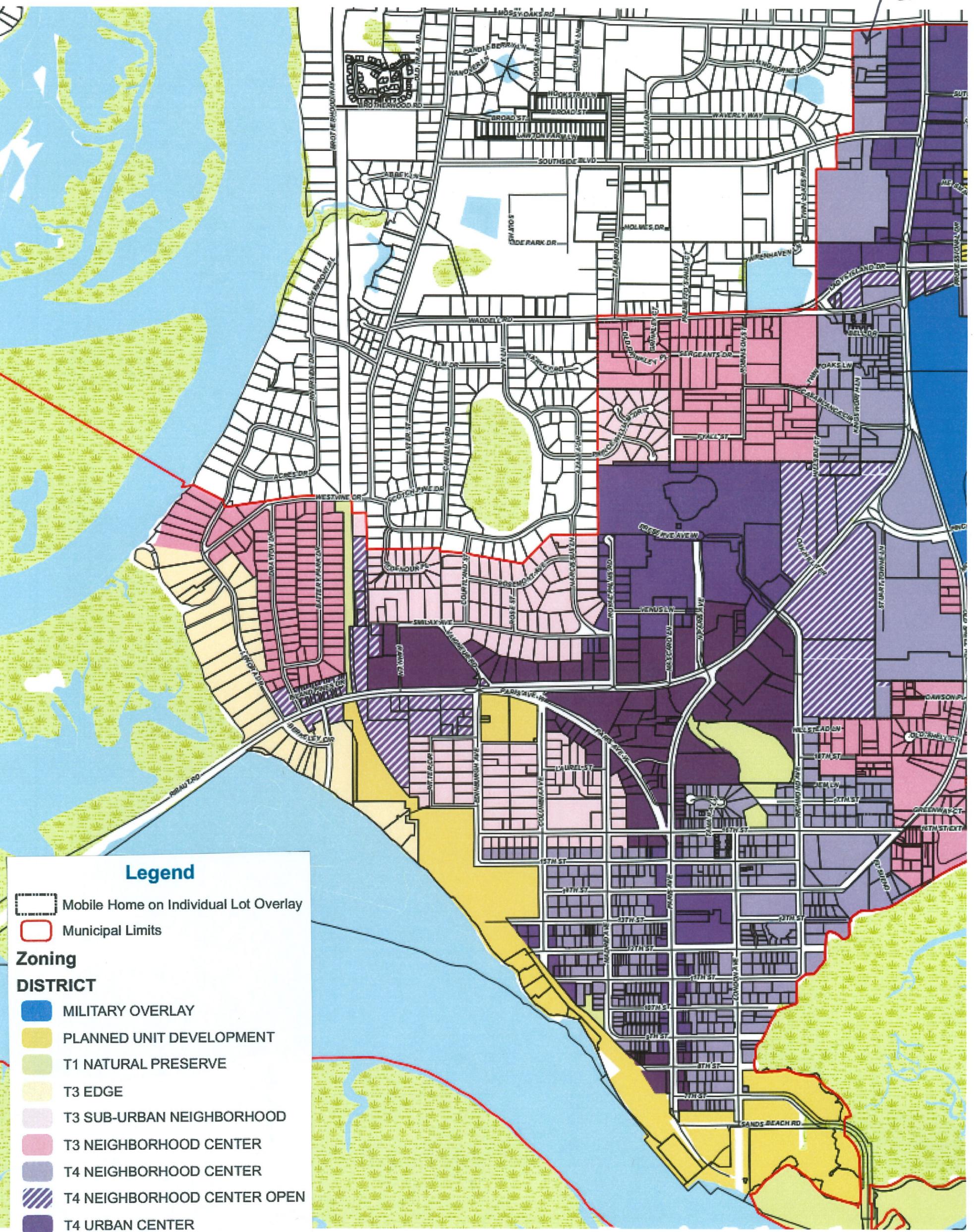


Exhibit B, Town Zoning Map East Side

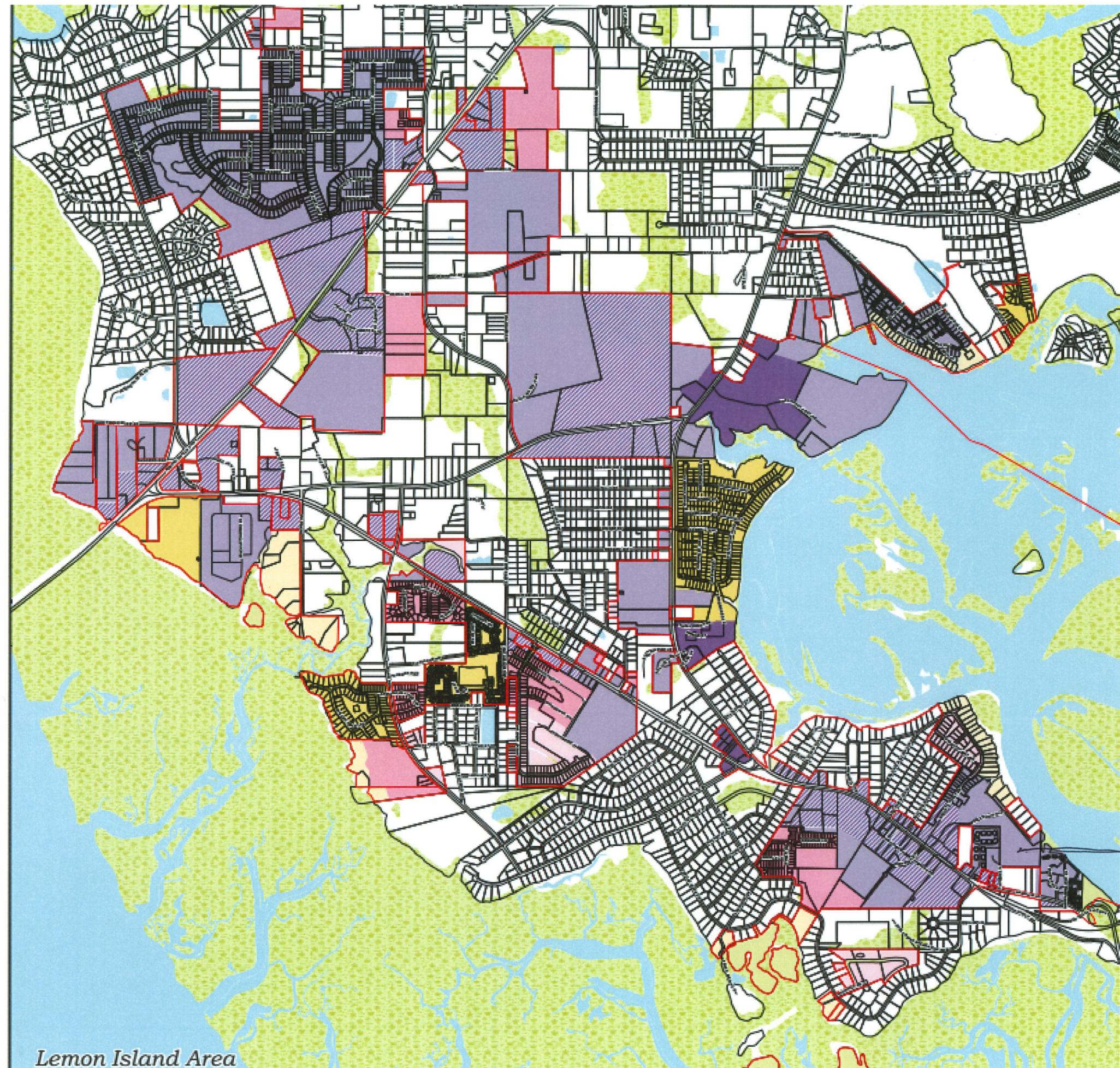
This is
T4 NC
Color



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 CENTER
-  T4 NEIGHBORHOOD CENTER
-  T4 NEIGHBORHOOD CENTER OPEN
-  T4 URBAN CENTER
-  T5 MAIN STREET

Exhibit B₂
Town Zoning Map
West Side



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 CENTER
-  T4 NEIGHBORHOOD CENTER
-  T4 NEIGHBORHOOD CENTER OPEN
-  T4 URBAN CENTER
-  T5 MAIN STREET

This is T4 NC Color

City of Beaufort - Town of Port Royal – Beaufort County
Joint Metropolitan Planning Commission
Rezoning Analysis 01-20
Meeting Date: March 16, 2020

Applicant

Lowcountry Habitat for Humanity

Site

Approximately 1.19 acres located on Parris Island Gateway at Windsor Road, also identified as District 112, Map 31A, Parcels 182 and 218. See Location Map, Exhibit A.

Present Zoning and Existing Development

The parcels are zoned T4 Neighborhood Center. The parcels site an office building and a retail outlet. The office building houses the offices for Lowcountry Habitat for Humanity. The Habitat Restore occupies the retail outlet structure.

Proposed Zoning

The proposal is to rezone the parcels to T4 Neighborhood Center - Open. 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. See Exhibit B, Zoning Map and Text

Comprehensive Plan / Land Use Compatibility

From the Comprehensive Plan: 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.

Redevelopment of the property will include a review of stormwater as well as building architectural standards.

Environmental Issues

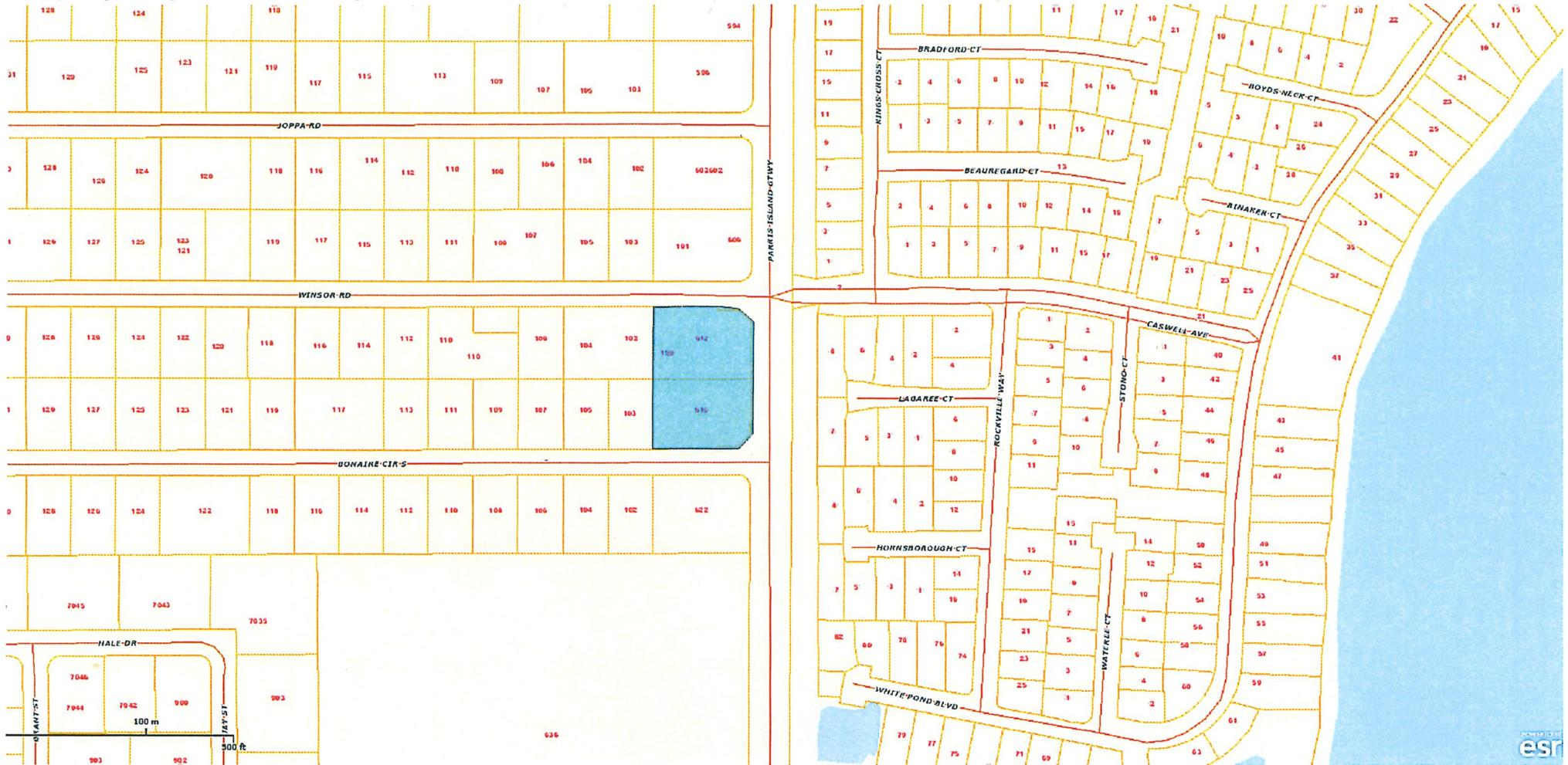
There are no environmental issues for this property.

Public Service Issues

None

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

Property Subject of Rezoning



Mar 4 2020 12:58:53 PM.

4.1.30 Principal Use Table

Table 4.1.30. Principal Use Table

Specific Use	T1 NP	T3 Edge	T3 SN	T3 N	T4 NC	T4 NC-O	T4 UC	T5 MS	Section For Additional Conditions	Additional Design Criteria
AGRICULTURE										
1. Agriculture & Crop Harvesting	-	P	P	P	P	P	P	P		
2. Agriculture & Crop Harvesting: >1 acre	-	-	P	-	-	-	-	-		
3. Forestry	P	P	P	P	P	P	P	P		
RESIDENTIAL										
1. Dwelling: Single-Family Detached Unit	-	P	P	P	P	P	P	P		
2. Dwelling: Two-Family Unit	-	-	P	P	P	P	P	P		
3. Dwelling: Multi-Family Unit	-	-	-	P	P	P	P	P		(Multi-bldg) 2.2.100
4. Accessory Dwelling Unit (ADU)	-	C	C	C	C	C	C	C	4.2.10.A	
5. Home Occupation		C	C	C	C	C	C	C	4.2.10.B	
6. Group Home	-	P	P	P	P	P	P	P		
7. Community Residence	-	P	-	-	-	P	P	P		(Multi-bldg) 2.2.100
8. Temporary Shelter	-	-	-	-	P	P	P	P		
OFFICES & SERVICES										
1. General Offices & Services	-	-	SE	C	P	P	P	P		
2. General Offices & Services with a Drive Through Facility	-	-	-	-	C	C	C	C	4.2.20.B	4.2.70
3. Animal Services: Clinics & Hospitals	-	-	-	-	P	P	P	P		
4. Body Branding, Piercing & Tattoo Facilities	-	-	-	-	-	C	C	C	4.2.20.C	
5. Day Care: Minor (12 or fewer patrons)	-	C	C	C	C	C	C	C	4.2.20.D	
6. Day Care: Major (> 12 patrons)	-	-	-	-	C	C	C	C	4.2.20.D	
Specific Use	T1 NP	T3 Edge	T3 SN	T3 N	T4 NC	T4 NC-O	T4 UC	T5 MS	Section For Additional Conditions	Additional Design Criteria

(P) = Permitted By Right (C) = Conditional Use (SE) = Special Exception Use (--) = Prohibited Use

Specific Use	T1 NP	T3 Edge	T3 SN	T3 N	T4 NC	T4 NC-O	T4 UC	T5 MS	Section For Additional Conditions	Additional Design Criteria
OFFICES & SERVICES <i>(continued)</i>										
7. Lodging: Short Term Rental	-	P	P	P	P	P	P	P		
8. Lodging: Bed & Breakfast	-	P	P	P	P	P	P	P		
9. Lodging: Inn	-	-	-	-	P	P	P	P		
10. Lodging: Hotel	-	-	-	-	-	P	P	P		
11. Medical Services: Clinics & Offices	-	-	-	-	P	P	P	P		
12. Medical Services: Hospital	-	-	-	-	-	P	P	P		(>35,000sf) 5.2.50
13. Personal Storage Facility	-	-	-	-	-	C	-	-	4.2.20.E	
14. Vehicle Services: Minor Maintenance & Repair	-	-	-	-	P	P	P	-		
15. Vehicle Services: Major Maintenance & Repair	-	-	-	-	C	C	C	-	4.2.20.F	
RETAIL & RESTAURANTS										
1. General Retail	-	-	-	-	P	P	P	P		(>35,000sf) 5.2.50
2. Restaurant, Café, Coffee Shop	-	-	-	-	P	P	P	P		
3. General Retail or Restaurant with a Drive Through Facility	-	-	-	-	C	C	C	C	4.2.30.A	4.2.70
4. Bar, Tavern, Nightclub	-	-	-	-	-	P	P	P		
5. Gas Station or Fuel Sales	-	-	-	-	-	P	P	-		5.2.40
6. Open Air Retail	-	-	-	-	-	SE	SE	-	4.2.30.B	
7. Vehicle Sales & Rental: Alternative and Low Impact	-	-	-	-	C	C	C	C	4.2.30.C	
8. Vehicle Sales & Rental: Automobiles, Light Trucks, Boats	-	-	-	-	-	C	C	-	4.2.20.D	(>35,000sf) 5.2.50
RECREATION, EDUCATION, SAFETY, PUBLIC ASSEMBLY										
1. Community Oriented Facility	-	-	-	-	-	-	P	P		5.2.30
2. Community Recreation Facility	-	-	-	-	-	P	P	P		5.2.30
3. Community Safety Facility	-	-	-	-	P	P	P	P		5.2.30
Specific Use	T1 NP	T3 Edge	T3 SN	T3 N	T4 NC	T4 NC-O	T4 UC	T5 MS	Section For Additional Conditions	Additional Design Criteria

(P) = Permitted By Right (C) = Conditional Use (SE) = Special Exception Use (--) = Prohibited Use

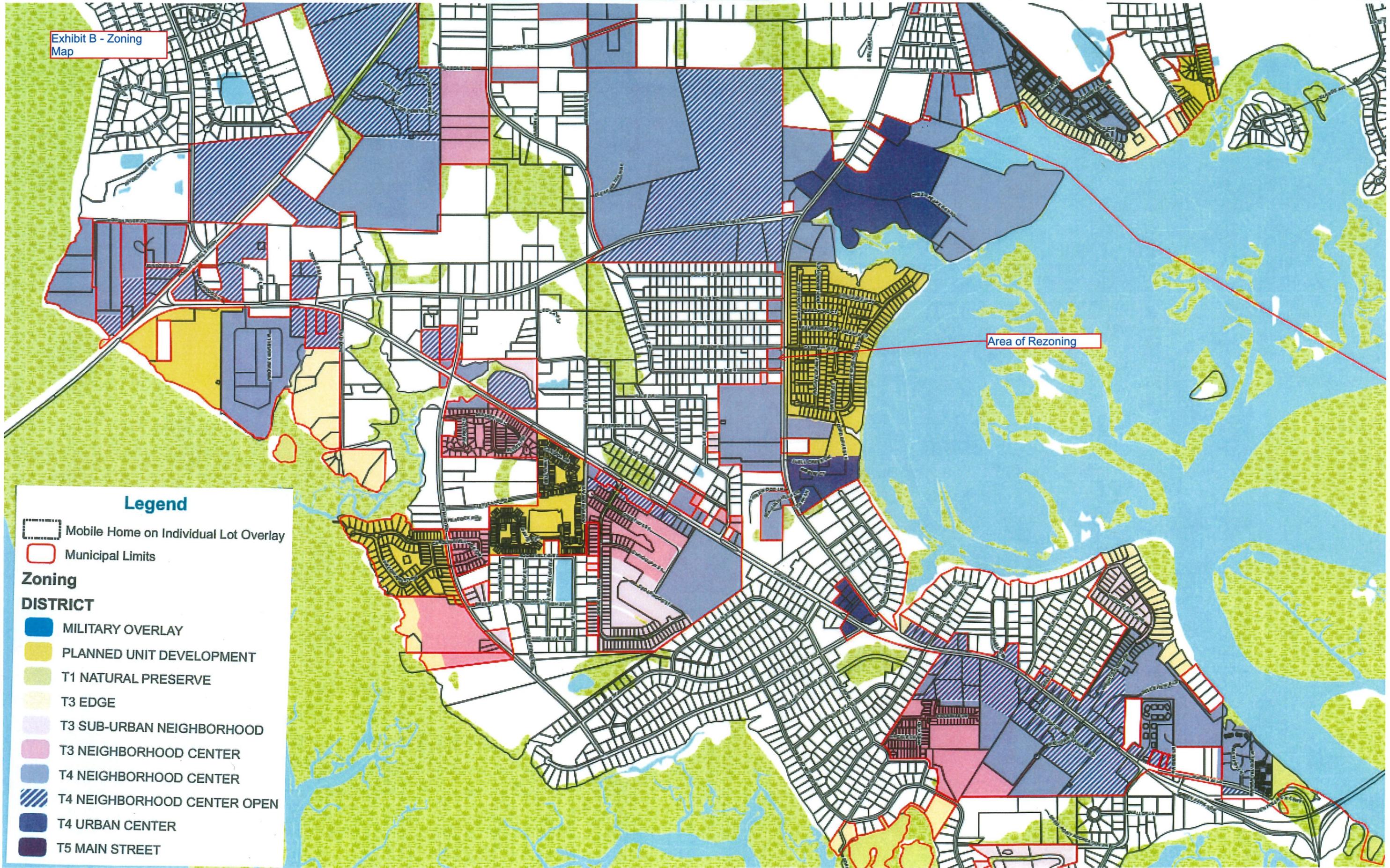
Specific Use	T1 NP	T3 Edge	T3 SN	T3 N	T4 NC	T4 NC-O	T4 UC	T5 MS	Section For Additional Conditions	Additional Design Criteria
RECREATION, EDUCATION, SAFETY, PUBLIC ASSEMBLY (continued)										
4. Institutional Care Facility	-	-	-	-	-	P	P	-		
5. Marine Oriented Facility	-	P	P	P	P	P	P	P		(Multi-bldg) 2.2.100
6. Meeting Facility or Place of Worship: < 5,000 SF	-	P	P	P	P	P	P	P		5.2.30
7. Meeting Facility or Place of Worship: 5,000 SF - 10,000 SF	-	-	-	-	P	P	P	P		5.2.30
8. Meeting Facility or Place of Worship: > 10,000 SF	-	-	-	-	-	P	P	P		5.2.30
9. Parks & Open Areas	P	P	P	P	P	P	P	P		2.4
10. Recreation & Entertainment Facility: Indoor	-	-	-	-	P	P	P	P		(>35,000sf) 5.2.50
11. Recreation & Entertainment Facility: Outdoor	-	-	-	-	-	C	-	-	4.2.40.A	(Multi-bldg) 2.2.100
12. School: Public or Private	-	-	P	P	P	P	P	P		5.2.30
13. School: Specialized Training or Studio	-	-	-	-	P	P	P	P		
14. School: College or University	-	-	-	-	P	P	P	P		5.2.30 (Multi-bldg) 2.2.100
TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE										
1. Infrastructure & Utilities: Minor	C	C	C	C	C	C	C	C	4.2.50.A	
2. Infrastructure & Utilities: Major	SE	-	-	-	-	SE	-	-	4.2.50.A	
3. Parking Facility: Public or Commercial	-	-	-	-	C	C	C	C	4.2.50.B	(Garage) 5.2.50
4. Transportation Terminal	-	-	-	-	-	P	P	P		5.2.30 (>35,000sf) 5.2.50
5. Waste Management Facility: Community Collection & Recycling	-	-	-	-	-	-	-	-		
6. Wireless Communications Facility	-	-	-	-	-	-	-	-		
Specific Use	T1 NP	T3 Edge	T3 SN	T3 N	T4 NC	T4 NC-O	T4 UC	T5 MS	Section For Additional Conditions	Additional Design Criteria

(P) = Permitted By Right (C) = Conditional Use (SE) = Special Exception Use (--) = Prohibited Use

Specific Use	T1 NP	T3 Edge	T3 SN	T3 N	T4 NC	T4 NC-O	T4 UC	T5 MS	Section For Additional Conditions	Additional Design Criteria
INDUSTRIAL										
1. Manufacturing, Processing, & Packaging: Light (15,000 SF or less)	-	-	-	-	SE	C	C	SE	4.2.60.A	
2. Warehousing & Distribution	-	-	-	-	C	C	-	-	4.2.60.B	
Specific Use	T1 NP	T3 Edge	T3 SN	T3 N	T4 NC	T4 NC-O	T4 UC	T5 MS	Section For Additional Conditions	Additional Design Criteria

P) = Permitted By Right (C) = Conditional Use (SE) = Special Exception Use (--) = Prohibited Use

Exhibit B - Zoning Map



Area of Rezoning

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 CENTER
-  T4 NEIGHBORHOOD CENTER
-  T4 NEIGHBORHOOD CENTER OPEN
-  T4 URBAN CENTER
-  T5 MAIN STREET

PROPOSED ZONING AMENDMENT
Town of Port Royal South Carolina

Fee: \$250.00
PUD: \$500.00 plus \$5.00 per acre

To The Honorable Mayor and Town Council:

The undersigned hereby respectfully request that the Town of Port Royal Ordinance be amended as described below:

- (1) This is a request for a change in the: (Check one)
 Zoning Map (fill in items #2, 3, 4, 5, 6, and 8 only)
 Zoning Text (fill in items #7 and 8 only)
- (2) Give exact address and plat map reference for property you propose a zoning change;
District No. 112 Map 31 Parcel (s) R112 031 00A 01B2 0000
R112 031 00A 0218 0000
Address 100 WINSOR ROAD E.
616 PARRIS ISLAND GATEWAY, TOWN OF PORT ROYAL, SC 29906
- (3) Area of subject property 51836 sq.ft. / 1.19 ACRES Sq. Ft. or acres.
- (4) Current Zoning (remember to list any overlays)
T4 NEIGHBORHOOD CENTER (T4 NC)
- (5) Proposed Zoning (remember to list any overlays)
T4 NEIGHBORHOOD CENTER OPEN (T4 NC-O)

* Under item #8 explain why this area should be zoned as you proposed.

- (6) Does the applicant own all of the property proposed for this zoning change?
 YES NO If NO, give the address of the property involved which he does not own and the owner's name and contact information: _____

- (7) Proposed language for TEXT change _____

- (8) Explanation: FOR THE PROPOSED FUTURE USE OF THE PROPERTY, THE MOST APPROPRIATE BUILDING TYPE WOULD BE FOR A "FLEX BUILDING" AND THEREFORE WILL NEED A REZONING FROM T4 NC TO T4 NC-O TO ALLOW FOR THAT TYPE.
(If more space is needed, continue on back)

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? ___ Yes No

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant.

Date: FEB. 13, 2020

Owners Name: LOWCOUNTRY HABITAT FOR HUMANITY

Phone #: 843-521-3891

Signed: JAMES W. BOYD, EXECUTIVE DIRECTOR

Email: jimmy@lowcountryhabitat.org PORT ROYAL, S.C. 29906

BEAUFORT COUNTY

AGENDA ITEMS



MEMORANDUM

TO: Metropolitan Planning Commission
FROM: Robert Merchant, AICP, Beaufort County Community Development Department
DATE: March 6, 2020
SUBJECT: Zoning Map Amendment/Rezoning Request for 18.3 acres (R100 024 000 032A 0000, R100 024 000 0276 0000, R100 024 000 030C 0000, and R100 024 000 033A 0000) at the Intersection of Bay Pines Road and Laurel Bay Road from T2 Rural and S1 Industrial to C4-Community Center Mixed-Use District; Applicant: Robert M. Deeb

STAFF REPORT:

A. BACKGROUND:

Case No. ZMA-2020-02

Owner/Applicant: Regent Equipment Rentals and Sales, Inc.; Lake Moultrie Construction, Inc.; and N. Etheleen and Lowell Landon (Representative Robert M. Deeb)

Property Location: Located at the northeast corner of the Bay Pines Road/Laurel Bay Road intersection.

District/Map/Parcel: R100 024 000 032A 0000, R100 024 000 0276 0000, R100 024 000 030C 0000, and R100 024 000 033A 0000

Property Size: 18.3 acres

Current Future Land Use Designation: Light Industrial and Neighborhood Mixed Used

Current Zoning District: S1 Industrial and T2 Rural

Proposed Zoning District: C4-Community Center Mixed-Use (C4-CCMU)

B. SUMMARY OF REQUEST:

The applicant seeks to change the zoning of 4 parcels making up 18.3 acres at the northeast corner of Bay Pines Road and Laurel Bay Road. Three of the properties are currently zoned S1 – Industrial. The easternmost parcel is zoned T2 Rural (see attached map). The applicant seeks C4 Community Center Mixed-Use zoning to facilitate the development of multi-family workforce housing on the site.

C. EXISTING ZONING:

Three parcels making up 8.3 acres are currently zoned S1 Industrial. While S1 Industrial permits office, manufacturing, industrial, warehousing and limited retail, it does not permit residential development. The easternmost 10 acres is zoned T2 Rural, which permits

residential development at a density of one dwelling unit per 3 acres in addition to agricultural uses and limited retail.

- D. PROPOSED ZONING:** The Community Center Mixed Use (C4) Zone provides for a limited number of retail, service, and office uses intended to serve the surrounding neighborhood. These are smaller uses and not highway service types of 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. The district also permits multi-family development with a density of 12 dwelling units per acres and maximum height of 3 stories.
- E. COMPREHENSIVE PLAN FUTURE LAND USE MAP:** The western most 8.3 acres are designated as Light Industrial. The Comprehensive Plan states that uses in this category should include, but are not be limited to, business parks, research and development centers, product assembly, distribution centers, cottage industries, and light and heavy industrial uses. The remaining 10 acres is designated as Neighborhood Mixed-Use. In neighborhood mixed-use areas, residential is the primary use, with some supporting neighborhood retail establishments. New development is encouraged to be pedestrian-friendly, have a mix of housing types, a mix of land uses and interconnected streets. The maximum gross residential density is approximately two dwelling units per acre. No more than 5% to 10% of the land area should consist of commercial development. Commercial uses providing neighborhood retail and services are limited to collectors and arterials and within master planned mixed-use developments.
- F. AIR INSTALLATIONS COMPATIBLE USE ZONE (AICUZ):** The project is located outside of the AICUZ and therefore is not subject to the restrictions in the MCAS Airport Overlay Zone. The AICUZ is the area designated by MCAS where there are higher decibel levels and potential for accidents due to military aircraft operations.
- G. NORTHERN BEAUFORT COUNTY REGIONAL PLAN**
The proposed parcel is located within the growth boundary as put forth in the Northern Beaufort County Regional Plan. The regional plan and the intergovernmental agreement that implements the plan require that all increases in zoning in unincorporated Beaufort County located within the growth boundary explore options to annex into the appropriate municipality – in this case the City of Beaufort. The intergovernmental agreement states the following:

The county shall encourage any landowner who seeks an increase in densities/intensities under current zoning on lands that are not contiguous to a municipality but within the growth boundary, to explore ways to annex the land. If annexation is not feasible, following the procedures outlined in Section G (below) the County will consult with the Planning Staffs of the City of Beaufort and the Town of Port Royal to determine the following: a. Whether the proposed zoning amendment or planned unit development is consistent with the Comprehensive Plan of the municipality in whose future growth area the proposed development is located; and b. Whether the proposed zoning amendment or planned unit development is consistent with the Northern Beaufort County Regional Plan.

This report has been sent to the City of Beaufort staff. Beaufort County staff will consult with City staff to determine whether annexation is feasible and whether this rezoning is consistent with the Northern Regional Plan.

H. STAFF RECOMMENDATION:

Staff will provide a recommendation at the March 16, 2020 Metropolitan Planning Commission Meeting

I. ATTACHMENTS:

- Zoning Map (existing and proposed)
- Location Map

