



Metropolitan Planning Commission

Meeting Minutes – May 18, 2020

1. CALL TO ORDER

1:28

A meeting of the Metropolitan Planning Commission was held via Zoom on May 18, 2020.

2. ATTENDEES

Attendees included Michael Tomy (Chairman), James Crower (Vice-Chair), Judy Alling, Bill Bardenwerper, Caroline Fermin, and Jason Hincer, city staff, David Prichard and Town of Port Royal Staff, Linda Bridges.

3. NEW BUSINESS

2:11

City of Beaufort Agenda Items:

- A. Whitehall Point Holdings, LLC removed their application for approval of a subdivision sketch plan for parcel R123 014 000 0149 0000 (4 Harborview Circle) comprising approximately 10.01 acres and situated across the Beaufort River from downtown Beaufort. The property is zoned T4-Neighborhood, which is general urban.

- B. Wood Timber, LLC had requested that the parcel R100 025 000 012B 0000 (3484 Trask Pkwy) comprising approximately 2 acres be annexed into the City of Beaufort and be zoned RMX. A public hearing on the zoning request, contingent of annexation, was held April 28, 2020 - there had been no comments then from the public.

The chairman, Mike Tomy, invited the public to comment.

25:11

Motion: Mr. Crower made a motion, seconded by Ms. Alling, to approve the annexation. The motion passed unanimously.

Motion: Ms. Alling made a motion, seconded by Mr. Cromer, to accept the rezoning request. The motion passed unanimously.

- A. Update on Council Actions.

4. REVIEW OF MINUTES

33:28

Motion: Mr. Hincer made a motion, seconded by Mr. Crower, to approve the March 15, 2020 minutes as submitted. The motion passed unanimously.

All Metropolitan Planning Commission Meeting minutes are recorded, and can be found on the City's website at <http://www.cityofbeaufort.org/AgendaCenter>. Audio recordings are available upon request by contacting the City Clerk, Ivette Burgess at 843-525-7018 or by email at iburgess@cityofbeaufort.org.

5. NEW BUSINESS CONTINUED

35:22

Town of Port Royal Agenda Items:

- A. Michael Brock had applied for an amendment to Article 4, Specific Use, of the Port Royal Code. The amendment would allow Campground Recreation Facilities in the T4 Neighborhood Center transect district.

Motion: Ms. Alling made a motion to not recommend the amendment.

Motion failed due to a lack of a second.

Motion #2: Mr. Bardenwerper made a motion to defer this back to staff to give further study whether this is the correct zoning district and if there might be alternative zoning districts and also might be some additional criteria that would be added to make it even more restrictive than presently proposed, so if it comes back it would come back as a “staff” proposal and not an “applicant” proposal.

Motion failed due to a lack of a second.

Motion #3: Mr. Bardenwerper made a motion to recommend that the Port Royal Planning staff talk with the City Manager about whether he feels it's appropriate to further investigate this particular use in order to see if there is an appropriate zoning district together with a set of criteria so staff can bring a proposal to us working with the applicant to withdraw its first application. Mr. Hinchler seconded the motion. The motion passed unanimously.

The chairman, Mike Tomy, stated he skipped over the agenda item, Questions **1:30:08** Relating to Military Operations. There was one public comment regarding the most recent fight schedules and the impacts it is having.

The chairman asked if there was a military advocate or a liaison who could provide an update of the MCAS runway schedule. Mr. Prichard said he would check into this.

- B. Michael Brock had applied requesting to rezone 13.964 acres at 1 Hamrick Dr. The property is further identified as R122, Map 33B, Parcels 90A, 138 and a portion of 137. The current zoning is T3 Sub-Urban Neighborhood. The requested zoning is T4 Neighborhood Center-Open.

The chairman, Mike Tomy, invited public comment.

1:56:04

Motion: Mr. Bardenwerper made a motion that to recommend to the Port Royal Town Council the rezoning that's been requested based on the testimony and evidence today, the staff report, specifically as respects the intended use, which this motion deems as having

addressed the concerns the commission raised last time and that the commission recommend approval based on the City Council working out in a form of substance satisfactory in its legal counsel a deed restriction limiting this use to church-use and that the deed restriction be imposed prior to the final zoning decision. Mr. Bardenwerper stated that this then protects the neighbors if the sale and construction of a church doesn't take place. The deed needs to be running in favor with Town of Port Royal as the enforcing entity.

Mr. Tomy suggested adding to the motion, *that testimony today from the neighborhood has been all positive that I've heard and seen versus the testimony from the last application.*

Mr. Bardenwerper said when he mentioned "based on testimony and evidence today" that included neighbors.

Ms. Alling seconded the amended motion. The motion passed unanimously.

C. Update of Council Actions.

Ms. Bridges went over the updates from Council meetings.

6. ADJOURN

2:18:14

Mr. Crower made a motion to adjourn the meeting; seconded by Ms. Alling. The motion passed unanimously.