



# Metropolitan Planning Commission

## Meeting Minutes – July 20, 2020

### 1. CALL TO ORDER 3:06

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A meeting of the Metropolitan Planning Commission was held via Zoom on July 20, 2020.

### 2. ATTENDEES

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Members in attendance: Michael Tomy (Chairman), James Crower (Vice-Chair), Judy Alling, Bill Bardenwerper, Caroline Fermin, and Jason Hinchler.

Staff in attendance: David Prichard (City of Beaufort Director of Community and Economic Development); Heather Spade (City of Beaufort Planning Tech); and Linda Bridges (Town of Port Royal Director of Planning)

### 3. REVIEW OF MINUTES 3:57

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Mr. Crower made a motion to approve the May 18, 2020 minutes as submitted; seconded by Mr. Hinchler. The motion passed unanimously.

Mr. Crower made a motion to approve the June 15, 2020 minutes as submitted; seconded by Mr. Hinchler. The motion passed unanimously.

### 4. FLIGHT OPERATIONS PRESENTATION 5:41

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Kim Fleming, Director , Government & External Relations gave a presentation regarding the status of the MCAS flight operations.

### 5. NEW BUSINESS 23:18

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City of Beaufort Agenda Items: public

- A. **Salem Farms Sketch Plan.** The applicant, Pulte Homes Company, LLC, has requested a major subdivision of approximately 94.94 acres located at Salem Road (Salem Farms Subdivision). The property is further identified as District R120, Map 29, Parcels 105, 105A, 105B, and 105C.

The chairman, Mike Tomy, invited public comment.

**Motion:** Mr. Bardenwerper made a motion to recommend for approval with the condition that there be no fewer number of street trees than in total number than required by the

regulations and if The Beaufort Code isn't flexible enough to allow some deviations and distance separation that staff would have that authority to act as long as the total number of street trees isn't reduced beyond the required number.

Mr. Tomy asked Mr. Bardenwerper to add the following conditions to his motion:

1. Internal and external traffic study be completed and approved by SCDOT and that staff approves of the study.
2. Retention areas be reviewed by staff with the conditions relative to making them into an acceptable amenity for each.
3. Applicant work with staff to determine both what is required for sidewalks and that the construction be phased in complete pods with sidewalks. Staff will work with applicant for other flexibility of sidewalks based on preservation of trees.
4. Staff review the HOA requirements of maintenance for all the properties including the percent complete/date that the maintenance is turned over from the applicant to the HOA for maintenance.

Mr. Bardenwerper accepted all of Mr. Tomy's conditions to be added to his motion.

The motion was seconded by Mr. Crower. The motion passed unanimously.

- B. **Annexation and rezoning** of approximately 19 acres at 14 FC Carter Drive. **1:46:58**  
The property is further identified as District R100, Map 29, Parcel 45. The current zoning is Regional Center Mixed-Use. The requested zoning is T4-N. Applicant: Robert Sample for Broad River Place, LLC.

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

**Motion:** Mr. Crower made a motion to recommend approval of the annexation; seconded by Ms. Alling. The motion passed unanimously.

**Motion:** Ms. Alling made a motion to recommend the zoning request to T4-N; seconded by Ms. Fermin. The motion passed unanimously.

- C. **Text Amendment.** The applicant, Robert Sample for Broad River Place, LLC **2:00:30**  
has requested an amendment to The Beaufort Code to revise Section 2.6.2.C.1 to reduce the minimum elevation requirement from 2 feet to 12 inches (1 ft.) to make housing products more affordable for the market.

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

**Motion:** Ms. Alling made a motion to not recommend the code change in the T4-N to a 12" elevation; seconded by Ms. Fermin. The motion passed unanimously.

- D. **Whitehall Sketch Plan.** The applicant, Whitehall Point Holdings, LLC, has **2:25:21**  
requested a major subdivision of approximately 10.1 acres located at 4 Harborview Circle (Whitehall). The property is further identified as District R123, Map 14, Parcel 149. The subdivision will result in 2 lots (8.4 ac and 1.6 ac) and new streets.

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

**Motion:** Mr. Crower made a motion to deny the request; seconded by Ms. Alling.

Mr. Bardenwerper asked Mr. Crower to amend his motion to state that, “specifically related to the fact of what we received was the traffic impact study that was obsolete and prepared for a different project and whereas the updates were helpful in the end, but were essentially for a different project.

Mr. Crower accepted the amendment from Mr. Bardenwerper.

Mr. Tomy called the question to the motion. The vote on the motion was tied 3/3. And failed.

Applicant requested postponement and stated he would move forward with new traffic impact analysis.

**Motion:** Mr. Bardenwerper made a motion to postpone a decision to a future date so we can have a traffic study that addresses all of the issues that we asked for tonight; seconded by Mr. Hincer. The motion passed unanimously.

E. Update of Council Actions

F. Update of pending applications/status of approved projects.

Town of Port Royal Agenda Items:

**4:18:22**

A. **Town of Port Royal - Rezoning Request.** Rezone 2.96 acres at 4 Sundown Bend. The property is further identified as District 112, Map 30, Parcel 4. The current zoning is T4 Neighborhood Center. The requested zoning is T4 Neighborhood Center - Open. The chairman, Mike Tomy, invited the public to comment.

**Motion:** Ms. Alling made a motion to accept the zoning change; seconded by Ms. Fermin. The motion passed unanimously.

B. Update of Council Actions.

**6. ADJOURN**

**4:30:30**

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

Disclaimer: 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](mailto:iburgess@cityofbeaufort.org).