

**BEAUFORT–PORT ROYAL  
METROPOLITAN PLANNING COMMISSION**

**AGENDA**

1911 Boundary Street, Beaufort, SC 29902  
Phone: 843-525-7011 ~ Fax: 843-986-5606

**Monday, November 15, 2021, 5:00 P.M.**

City Hall, Council Chambers, 2<sup>nd</sup> Floor – 1911 Boundary Street, Beaufort, SC

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84269929100?pwd=aHZPREk1aWs3WGxUTC9JeXRyckRldz09>

Password: 448394      Meeting ID: 842 6992 9100      Call in Phone #: 1+929 205 6099

**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."

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- I.      **Call to Order**
- II.     **Pledge of Allegiance**
- III.    **Review Commission Meeting Minutes:**
  - A.      **October 18, 2021 Meeting Minutes**
- IV.    **Questions Relating to Military Operations**
- V.     **Review of Projects for the City of Beaufort:**
  - A.      **City of Beaufort 2021 Comprehensive Plan Draft - Final**
- VI.    **Review of Projects for the Town of Port Royal:**
  - A.      **None.**
- VII.   **Review of Projects for Beaufort County:**
  - A.      **Map Amendment Request for 6.26 Zoning Acres (R100 027 000 0387 0000) 186 Cherokee Farms Road from T2 Rural to T4 Hamlet Center Open**
- VIII. **Discussion**
- IX.    **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 – October 18, 2021

## 1. CALL TO ORDER 0:66

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A meeting of the Metropolitan Planning Commission was held in person on October 18, 2021, at 5:02 pm.

## 2. ATTENDEES

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Members in attendance: Michael Tomy (Chairman), Sue Cosner, Caroline Fermin, Jason Hincer and Wendy Zara.

Member absent: Judy Alling (Vice-Chair)

Staff in attendance: Noah Krepps (Town of Port Royal Director of Planning)

## 3. QUESTIONS RELATING TO MILITARY OPERATIONS 0:83

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None.

## 4. REVIEW OF MINUTES 1:05

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Ms. Zara noted on page 2 of the minutes in the motion it refers to the “Mobley tract” which is incorrect. It should be changed to say 1251 Lady’s Island Drive.

**Motion:** Ms. Zara made a motion to adopt the September 20, 2021 meeting minutes with the one correction; 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, Traci Guldner at 843-525-7024 or by email at [tguldner@cityofbeaufort.org](mailto:tguldner@cityofbeaufort.org)

## 5. REVIEW OF PROJECTS OF TOWN OF PORT ROYAL 4:56

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### A. Town of Port Royal - Review and Adopt Port Royal 2030 Comprehensive Plan.

Glenn Walters gave a presentation via zoom for the Commissioners.

**Motion:** Ms. Zara made a motion to approve the resolution with the following conditions:

1. There has to be an accurate Future Land Use Map which in fact does shows all the jurisdictions including the west of the west, Lemon Island, etc.;
2. Provide explanations of each chapter which tells us which elements are in fact being addressed in that chapter; and
3. Minor corrections are needed (i.e., it describes the Port as a 51-acre tract of land that totals 317 acres).

Also, pertaining to the conditions, we would like there to be physical proof that they have actually been delivered by December 1, so all those things would be available to the Council's 1<sup>st</sup> reading on December 8.

The motion was seconded by Ms. Fermin. The motion passed unanimously.

- B. Rezoning** of approximately 5.18 acres at 1251 Lady's Island Drive, also identified **96:05** as District R110, Map 9, Parcel 180. The parcel is zoned 4 Neighborhood Center (T4NC). The proposal is to rezone the parcel to T4 Neighborhood Center - Open (T4NC-O). The applicant is Care RSL Port Royal Propco, LLC.

Mr. Tomy said he was informed that there were some administrator errors to the client and the client has asked, in fairness, to be heard on this item again and that the Commission review the vote of denial from the last meeting.

Ms. Zara asked about public notice for this meeting. Mr. Krepp said there was not notification given for this meeting. This is just opportunity for the applicant to speak, not to have an opportunity to change any decision that was made by the commission. Mr. Krepps said this rezoning was heard for 1<sup>st</sup> reading by title only at last week's Town Council Meeting so it could be on the agenda for tonight. Also, Mayor DeVito and Town Council were interested in the Planning Commission hearing the descriptions from the applicant so it's on the record with the Planning Commission from the applicant why this is something they are pursuing, he said.

No action was taken.

## **6. REVIEW OF PROJECTS OF BEAUFORT COUNTY**

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- A. Beaufort County - Rezoning** of approximately 2 acres at 2706 Trask **1:1:94** Parkway, also identified as R100 020 000 0020 0000. The parcel is zoned T2 Rural Neighborhood (T2RN). The proposal is to rezone the parcel to C4 Community Center Mixed Use (C4CCMU). Approximately .5 acres of the property is within the MCAS AICUZ overlay. The applicant is Oleksiy Naumenko.

**Motion:** Mr. Hincer made a motion to recommend approval for the up zoning T2 Rural Neighborhood (T2RN) to C4 Community Center Mixed Use (C4CCMU); seconded by Ms. Fermin; The motion passed with a vote of 2:2. Motion failed.

**7. ADJOURN**

**1:21:06**

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Ms. Zara made a motion to adjourn the meeting; seconded by Ms. Cosner. The motion passed unanimously. The meeting ended at 6:22 pm.

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Chair

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Date of approval

**Resolution 2021-**

**A RESOLUTION OF THE METROPOLITAN PLANNING COMMISSION TO RECOMMEND ADOPTION OF THE CITY OF BEAUFORT 2021 COMPREHENSIVE PLAN AS REQUIRED UNDER SOUTH CAROLINA CODE OF LAWS, SECTION 6-29-510(E)**

**WHEREAS**, the Metropolitan Planning Commission (MPC) recognizes the importance of planning for the future growth and development of the City of Beaufort; and,

**WHEREAS**, the City of Beaufort solicited input from the public, and incorporated relevant goals and objectives from the previous comprehensive plan, the civic master plan, and the strategic plan as well as the Beaufort 2030 vision exercise, to develop a vision for the City's future; and,

**WHEREAS**, the MPC, working in concert with City staff and other stakeholders, developed the City of Beaufort 2021 Comprehensive Plan as a guide for the City's future growth and development, by examining existing and future conditions, best planning practices, and input from stakeholders; and,

**WHEREAS**, the City of Beaufort 2021 Comprehensive Plan outlines overarching goals to accomplish City Council's vision, provides assessments of existing conditions, identifies objectives, and provides an implementation strategy consisting of specific initiatives; and,

**WHEREAS**, achieving the City's vision for the future will be accomplished through the implementation of the City of Beaufort 2021 Comprehensive Plan; and,

**NOW THEREFORE, BE IT RESOLVED** by the Metropolitan Planning Commission that the request for a recommendation to Beaufort City Council for adoption of the City of Beaufort 2021 Comprehensive Plan, the comprehensive plan for the City of Beaufort, including the Future Land Use Plan map, plan text, and all plan recommendations, is hereby APPROVED.

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MICHAEL TOMY, CHAIRMAN

Attest:

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TRACI GULDNER, CITY CLERK