



Metropolitan Planning Commission

Meeting Minutes – March 20, 2023

CALL TO ORDER

2:23

A meeting of the Metropolitan Planning Commission was called to order by Susan Cosner, Chair, and was held in-person on March 20, 2023 at 5:02 PM.

ATTENDEES

Members in attendance: Sue Cosner (Chair), Wendy Zara (Vice-Chair), Judy Alling, Dennis Ross and James White.

Members absent: Jason Hinchler.

Staff in attendance: Noah Krepps, Port Royal Planning Director.

Ms. Cosner introduced the new MPC member, Dennis Ross, who represents the county.

REVIEW OF MINUTES

3:40

Ms. Zara said in the October meetings the word Yemassee is still spelled wrong, and the *word spelled* is still incorrect.

Ms. Zara said the recent minutes we have are definitely a big improvement.

Ms. Zara said she would like page numbers on the minutes moving forward and noted on 2nd page, under public comment, *MSK is actually MSKS* and needs to be corrected elsewhere in the minutes; under public comment, it should be noted that Tom Keaveny is the *Beaufort County attorney*; under Graham Trask, in the second line, it says, *I've been involved* and *it should be He's been involved*; Jesse White works for the *SCCCL and not LCOG*; 1st page of the paragraph on next page, the last line that says, *we should support*, it should be *she supports*.

Motion: Ms. Alling made a motion to approve the December 19, 2022 minutes with the changes noted. Ms. Zara seconded the motion. Mr. White refrained from voting since he was not at the December 19, 2022 meeting.

All [Insert name of Review Board] 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 tgundler@cityofbeaufort.org.

None.

APPLICATIONS

- A. **Town of Port Royal** – Rezoning Request. Rezone .11 acres at 711 7th Street. The property is further identified as District 110, Map 11, Parcel 78. The applicant is Justin Keown. The current zoning is T4 Neighborhood Center. The requested zoning designation is T5 Main Street. Applicant:

Noah Krepps with Port Royal reminded the Commission that they previously heard and made a recommendation on this zoning request in November. Mr. Krepps said there has been some postponement at the council level and some discussion with the applicant about if this was the best way to proceed with the request. The applicant has decided to proceed with the rezoning request, same zoning district as when the commission made their recommendation in November. It would not be appropriate for the commission to not make a recommendation again. No changes have been made to what’s being requested, Mr. Krepps noted.

Motion: I move to withdraw this item from the agenda. For the record, the commissioners voted unanimously to deny it for the main reasons that it is an inappropriate place for that intensity of zoning specifically that the zoning would allow for four stores. There is no access to Parris Island which is the main drag. Also, the other things that are zoned T5-Main Street have access onto Parris Avenue. Whatever is going to be built there is literally in a residential neighborhood; it’s all one-story buildings except for one down at the end of road on the corner. The commission felt that that zoning was inappropriate for that location.

All in favor: Sue Cosner, Wendy Zara, Judy Alling, Dennis Ross, and James White.

Motion by: Wendy Zara
 Second by: Judy Alling
 Opposed: None
 Vote: 5:5

Ms. Cosner confirmed with Mr. Krepps that there is absolutely nothing new about this request.

- B. **Town of Port Royal** – Rezoning Request. Rezone .82 acres at 1301 H.E. **10:44**
 Smalls Court. The property is further identified as District 110, Map 9, Parcel 16. The applicant is Thomas Lewis via Nick Borreggine. The current zoning is T4 Urban Center. The requested zoning is T4 Urban Center and Manufactured Homes on Individual Lots Overlay Zone.

This parcel does not have frontage on Ribaut Road but because of its adjacency to a shallow parcel on Ribaut Road, it is within the redevelopment district. Our Redevelopment Commission is tasked with the corridor from the Bell Bridge to Mossy Oaks Road (Burger King) and two parcels deep along that corridor. Alvin Ords is adjacent to this parcel. It is in the area that the County Future Land Use Map has designated commercial. Community Commercial uses typically serve nearby residential areas. An example of a community commercial use is a shopping district anchored by a grocery

store. The parcel is proposed to be included in a Redevelopment Overlay District, which was recommended to Town Council by the Redevelopment Commission. The Town Council voted in favor of establishing the Overlay, and staff is currently drafting an ordinance. The property is undeveloped and not served by public sewer, so the addition of a mobile home would require installation of a new septic tank. Staff has not reviewed the trees on site to determine the impacts to the tree canopy. The Mobile Home Overlay was adopted as part of the Form-Based Code in 2014. The reason for the addition of that mobile home overlay is because of individual mobile homes. There are specific reasons that the applicant would like this particular parcel to be added to the overlay zone and the reasons the applicant has for this request are admirable, but as planning staff, Mr. Krepps doesn't feel this parcel should be included in the mobile home overlay.

The applicant, Nick Borreggine, said the mobile home park on Parris Island Gateway sold and there are 32 homes and residents that are going to be displaced, so we are trying to locate a new area for them. We are taking the mobile homes from the mobile home park which are all single wide. Mr. Krepps said there are a few double wide trailers that are owner occupied; not all the trailers are owner occupied. Ms. Cosner asked what happens if one trailer is relocated. Mr. Krepps said if the rezoning were approved, the Town would still require the applicant to go before the Design Review Board and discuss the options they have for laying out the site. Mr. Borreggine reminded the commissioners that not all of the ones we are considering moving right now are owner occupied. Mr. White commented that the mobile home overlay seems to create a parcel atmosphere for affordable housing and that this particular parcel would only allow for one mobile home and one accessory mobile home. Ms. Cosner asked if the Town had heard from any of the adjacent owners. Mr. Krepps said he did post the property and letters were sent but has not heard from anyone. Mr. Krepps showed the commissioners an overview of the site.

Motion: I move to deny the rezoning of this property for the reasons that the Planning Director stated.

All in favor: Susan Cosner, Wendy Zara, Judy Alling, and Dennis Ross

Motion made by: Wendy Zara

Seconded by: Judy Alling

Opposed: James White

Vote: 4:5

Ms. Zara said after listening to Mr. Krepps recommendation, it does seem like the wrong place for the overlay and feels the overlay is to protect the existing manufactured housing and wasn't designed to take in new manufactured housing. Ms. Zara feels conflicted in making this motion since she is Chairman of the Giver Jasper Trust, and their mission is to create more affordable housing. Ms. Zara is also conflicted because she knows what the Borreggine's have been historically for this community. But the other consideration she has is the fact there is going to be a redevelopment overlay placed on the same parcel Port Royal council is serious the overlay, and she am in support of that.

Ms. Alling said she was on the Form-Based Code Committee and doesn't recall the overlay being for the reason of specific parcels. There was an area where there could be an overlay so the trailers

could be put there but not on specific pieces of property.

Mr. White said we do have standards in place and are contiguous with some other policies that are being used for that. We have design standards in place for the ability for someone to have the variety of residential and that's why these standards are in place to make sure that it falls in with the orientation and the form and architecture wanted. Mr. White does not have a problem with it.

Ms. Cosner added, for the record, that given the fact that there is consideration of a future redevelopment district or activity, this is such an important corridor. She would hate to start piecemealing. It would be wonderful if we could take all of the mobile homes that are being affected on Parris Island or off Parris Island Gateway and put them into a district, that would be fabulous, but feels this is being piecemealed and doesn't think this is the right action for Ribaut, particularly understanding that there is going to be redevelopment consideration here.

ADJOURNMENT

35:17

Motion: Ms. Zara made a motion for adjournment at 5:21 pm. seconded by Mr. Ross. The motion passed unanimously.