

A meeting of the Beaufort-Port Royal Metropolitan Planning Commission (MPC) was held on **April 16, 2018 at 5:30 p.m.** in the Beaufort Municipal Complex, 1911 Boundary Street. In attendance were Chairman Joe DeVito, Commissioners Robert Semmler, Bill Harris, Judy Alling, Tim Rentz, and Caroline Fermin, and Lauren Kelly and Libby Anderson, City of Beaufort planning.

In accordance with the 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.

Chairman DeVito called the meeting to order at 5:31 p.m. and led the Pledge of Allegiance.

MINUTES

Commissioner Rentz made a motion, second by Commissioner Fermin, to accept the minutes of the March 19, 2018 MPC meeting. Chairman DeVito abstained from the vote because he was not present at the meeting. **The motion to accept the minutes as submitted passed 5-0.**

REVIEW OF PROJECTS FOR THE CITY OF BEAUFORT **THE CITY OF BEAUFORT – WHITEHALL SUBDIVISION**

Consideration of a preliminary site plan for a Major Subdivision for property located on Whitehall Drive, Harborview Drive, and Harborview Circle and identified as District 123, Tax Map 4, Parcels 2, 24, 26, 28, 30, 139, and 140

Applicant: Whitehall Point Holdings

Ms. Anderson said this was part 2 of the approval of the Whitehall major subdivision plat. It is a 20-acre parcel on Lady's Island at the foot of the Woods Bridge that is zoned T-4 Neighborhood (N). She shared recent history of the project. The Technical Review Committee (TRC) has reviewed and approved the traffic impact analysis from the report for the project with several conditions, she said. The TRC also looked at "the technical nature of the preliminary plats" and approved them.

Ms. Anderson said the MPC will review the preliminary plat tonight. The final plat should be no different than the preliminary plat, she said; the difference is that it has engineering plans, permits from outside agencies, etc.

Ms. Anderson said the DRB or staff will review individual site plans and buildings for each parcel, and land use is dictated by the T4-N project.

MPC review covers streets and street sections, vehicle and pedestrian connectivity network, open space, tree preservation and removal as it pertains to the infrastructure, and lot platting, Ms. Anderson said.

Ms. Anderson reviewed the review criteria, which are found in Article 7 and Appendix C of the Beaufort Code and in the Civic Master Plan, which informed the project's design.

Ms. Kelly said the 7 conditions of the MPC's conceptual plan approval are listed in the staff report. She showed the updated plan, which had minor tweaks:

- The street network changed a little bit.
- The size and number of lots fronting Harborview Circle was reduced.
- The pump station was located internally to the property.
- The sidewalk on Sea Island Parkway needed to be relocated internally to the site, and it has been.
- A speed reduction between the property and the connection to Harborview Circle was made.
- A raised median was added to Sea Island Parkway.
- The lot at the end of the open space/"Hamlet Green" was adjusted for an unobstructed view and access to the marsh.

Ms. Kelly showed the updated street-regulating plan.

As staff reviewed the Whitehall plans for this meeting, Ms. Kelly said they looked at details more closely and put together a "red-line document" that gets down to nuances of design details. They then sent this drawing to the applicant. Staff received back a different drawing, which Ms. Kelly reviewed with the MPC. It includes pervious connections between lots along the water, parking moved away from a tree, so it could be saved, etc.

The applicant provided the certified arborist's report laid over the plan, Ms. Kelly said; the commissioners also received a stormwater plan for the project in their packets.

Staff recommends preliminary plat approval with plan updates and the following conditions:

- A tree preservation plan should be submitted and approved prior to final plat approval and commencement of site work.
- A traffic calming strategy at the Harborview Circle connection should be clearly defined.
- A communication plan should be submitted to the City of Beaufort.
- A landscape plan, including median and street tree plantings, should be submitted and approved prior to final plat approval.
- The final plat should include all public access easements and stormwater easements; the pump station needs to be shown on a separate parcel.
- The final plat should show any additional setbacks for the protection of natural features of this site.
- Parking and sidewalk locations should be refined in their relationship to trees that are to be retained.

Chairman DeVito said the motion would need to include that the lot next to Lot 4 would be subdivided for the utility pump station, and it should be no bigger than a 50' x 50' parcel.

Chairman DeVito asked if the width of the paths along the water has been discussed. Ms. Kelly said staff understood they were to be 5' wide, previous paths. In the November plan, she said, sidewalks were wider, but there was not a parallel road network next to them, so they have been reduced in this plan. Commissioner Semmler suggested that the paths be made wider, so two people could walk on them.

Commissioner Semmler asked if the decision was made to have a median on the road where the right in/right out is as a result of the traffic impact analysis. Ms. Anderson said the city's "preference and policy" is that a raised planted median would be installed to prevent left turns. Other agencies have to approved that, and it has to be coordinated with Emergency Management. If it's approved, it will be a raised planted median, but if not, it will not be, she said.

Commissioner Semmler said where the pump station is, there are also retention ponds; he asked Chairman DeVito if that could be done. Chairman DeVito said yes.

Dan Keefer addressed the following:

- The 5' or 6' gravel path has been designed to have a natural, "organic" quality and be "more park-like." Chairman DeVito suggested they keep it as close as they can to 6' to allow people to pass on the path. Mr. Keefer said the idea is to keep it organic, and to allow people to wander off of it.
- In regard to tree preservation, Mr. Keefer said **Michael Murphy** had put together a certified arborist's report and has created a preconstruction maintenance report. Where the construction will get close to trees, there are points to help protect them, he said, and an after-care plan.
- The communication plan, Mr. Keefer said, includes a website with the overall plan, a monthly or weekly plan and updates about construction access, and a point of contact for the public to contact with questions.
- The landscape plan will be part of the final plat, as will the easements and setbacks.
- The "open space" by Lot 4 was "called out as open space," but "there should be an (*inaudible*) box" there, Mr. Keefer said, and "exactly where that goes" is "really a final engineering thing."

Commissioner Rentz asked if the applicant is okay with all of staff's recommendations, and Mr. Keefer said they are.

Public comment

Gordon Fritz, Sea Island Coalition, said the organization's greatest concern is "a structure in the middle of this property that is out of scale," which is "the 4-story

independent living structure.”

Robert Kessler, Lady’s Island, said, “We seem to still avoid a traffic impact study.” He feels this area is “already over capacity,” and he would like to see the traffic report. Chairman DeVito said the study has “been out for a long time,” but traffic is not within the purview of the MPC. The commissioners have all read through it, though, he said, and Mr. Kessler can, too.

Commissioner Rentz made a motion to approve the preliminary plan with the recommendations from the City of Beaufort and including the 50’ x 50’ lot next to Lot 4. Commissioner Harris seconded the motion. The motion passed unanimously.

THE CITY OF BEAUFORT – ANNEXATION & ZONING REQUEST

Annex a 0.5-acre parcel of property located at 2 Harborview Circle, identified as R200 014 000 0031 0000 – The existing zoning is T3 Edge; the proposed zoning is T4-Neighborhood.

Applicant: Whitehall Point Holdings

Ms. Anderson said this property is a ½-acre at 2 Harborview Circle at the corner of Harborview and Meridian roads. A single-family dwelling is located on the lot. The Whitehall property adjoins this property on 2 sides, she said. It is contiguous to the existing city limits, and all municipal services will be available to it upon annexation. It is zoned T3-Edge in the county’s development code, Ms. Anderson said. The proposed zoning is T4-N, which is a mixed-use zone that allows limited commercial development. She described what is allowed in T4-N. The parcel would be incorporated into the larger Whitehall development, she said.

Ms. Anderson reviewed surrounding land uses. Water and sewer will be available to the property. Public notification was made, and one comment was received and sent to the commissioners via email.

Tina Lee, Harborview Circle, said she is concerned about the developer guaranteeing that a home will be on this property. Chairman DeVito said it would be a home, based on the size of the property and the way it’s designed. Ms. Lee asked how neighbors would be “guaranteed of that.” She fears that the parcel will be used as an office during construction, and she doesn’t “want that across from my house.” Chairman DeVito said she should speak with **Sam Levin** about this “offline.”

Commissioner Rentz made a motion to recommend annexation of 2 Harborview Circle into the City of Beaufort; Commissioner Harris seconded. The motion passed unanimously.

Commissioner Harris made a motion to recommend T4-N zoning, seconded by Chairman DeVito. The motion passed unanimously.

UPDATE OF CITY COUNCIL ACTIONS

Ms. Anderson said the retail frontage overlay on King Street is on hold.

Chairman DeVito said this is his last MPC meeting, owing to term limits.

There being no further business to come before the commission, **Chairman DeVito made a motion to adjourn**, and the MPC meeting ended at 6:16 p.m.