



Metropolitan Planning Commission Meeting Minutes – April 19, 2021

1. CALL TO ORDER 0:14

A meeting of the Metropolitan Planning Commission was held via Zoom on April 19, 2021, at 5:00 pm.

2. ATTENDEES

Members in attendance: Michael Tomy (Chairman), Judy Alling, Bill Bardenwerper, Caroline Fermin, Jason Hinchler, and new member, Wendy Zara.

Staff in attendance:

3. REVIEW OF MINUTES 2:25

Ms. Fermin made a motion to accept the March 15, 2021 meeting minutes as written; seconded by Mr. Hinchler. Ms. Zara abstained. 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 tguldner@cityofbeaufort.org

4. QUESTIONS RELATING TO MILITARY OPERATIONS 3:03

None.

5. REVIEW OF PROJECTS FOR THE CITY OF BEAUFORT 3:47

- A. **Rezoning** of 0.69 acres at 1703 Lafayette Street. The property is further identified as Parcel R120 001 000 0196 0000. The current zoning is T3-Suburban District (T3-S). The requested zoning is T3-Neighborhood District (T3-N). The applicant and owner are Beaufort Midway Development, LLC.

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

Motion: Mr. Bardenwerper made a motion to deny the rezoning application based on an acknowledgement that the relevant recommendations of the adopted Comprehensive Plan do not account for the more recent changes in the character of the neighborhood that has taken place through redevelopment and homeowner investment; seconded by Ms. Fermin. The motion passed with a vote of 5:1.

- B. Beaufort Station Sketch Plan.** The applicant, The Morgan Companies, **1:19:49**
on behalf of the owner Myrtle Beach Farms LP, is requesting sketch plan approval for the
major subdivision of a parcel located at the southwest corner of the intersection of Robert
Smalls Parkway (SC Route 170) and Parris Island Gateway (SC Route 21). The proposed
development, Beaufort Station, will be a large-scale mixed-use retail center that totals 28.42
acres subdivided out of the parent parcel further identified as R120 028 000 0138 0000.

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

Motion: Ms. Zara made a motion to approve the sketch plan subject to the condition that
internal roadways be redesigned to eliminate potential cut-through traffic, and the
consideration of four recommendations; prioritize the use of native vegetation and specimen
trees in the landscape design, orient retail building frontages towards both Robert Smalls
Parkway and Parris Island Gateway, provide more pervious surface area and less parking, and
increase landscaping to the extent possible throughout the project area and especially along
the frontages of Robert Smalls Parkway and Parris Island Gateway; seconded by Ms. Alling.
The motion passed with a vote of 5:1.

6. UPDATE OF COUNCIL ACTIONS 2:29:51

None.

7. REVIEW OF PROJECTS FOR THE TOWN OF PORT ROYAL

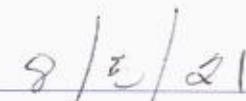
No Projects

8. ADJOURN 2:30:42

Ms. Zara made a motion to adjourn the meeting; seconded by Mr. Hincer. The motion passed
unanimously. The meeting ended at 7:30 pm.



Chair



Date of approval