

A meeting of the Beaufort-Port Royal Metropolitan Planning Commission (MPC) was held on **May 21, 2018 at 5:30 p.m.** in the Beaufort Municipal Complex, 1911 Boundary Street. In attendance were Commissioners Robert Semmler, Bill Harris, Jim Crower, and Judy Alling, Linda Bridges, Town of Port Royal planning, and Libby Anderson, City of Beaufort planning. Commissioners Caroline Fermin and Tim Rentz were absent.

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.

Vice-Chairman Harris called the meeting to order at 5:30 p.m. and led the Pledge of Allegiance.

Commissioner Semmler made a motion to amend the agenda to include a vote for MPC chairman and vice-chairman. Commissioner Alling seconded. The motion passed unanimously.

Commissioner Alling nominated Chairman Harris for chairman and Commissioner Crower for vice-chairman. Commissioner Semmler seconded the motion. The motion passed unanimously.

MINUTES

Commissioner Semmler made a motion, second by Commissioner Alling, to accept the minutes of the April 16, 2018 MPC meeting. Commissioner Crower abstained from voting because he was not yet serving on the MPC. **The motion to accept the minutes as submitted passed 3-0.**

QUESTIONS RELATING TO MILITARY OPERATIONS

Kim Fleming said she was the new government and external relations director for MCAS.

Chairman Harris said the MPC had received questions when it started hearing these, and he asked if those had been resolved. Commissioner Semmler said they were all directed to the air station and had been given to the air station for a response. He suggested that the new liaison should track those questions. Ms. Fleming said that would be a challenge if they were submitted before she started her job.

Ms. Anderson said she would forward Ms. Fleming the last of the questions that had been raised. Ms. Fleming said she could provide the response for them by the next MPC meeting. Ms. Fleming told Commissioner Semmler she would also forward any questions from the public that were also relevant to the Naval Hospital and/or Parris Island.

REVIEW OF PROJECTS FOR THE TOWN OF PORT ROYAL

TOWN OF PORT ROYAL – ANNEXATION & REZONING REQUEST

Annex & rezone 1.06 acres at 161 Baynard Road – The property is further identified as District 100, Map 31, Parcel 91F. The requested zoning designation is T3-Neighborhood.
Applicant: Charles D. Finch and Pamela S. Chanay

Ms. Bridges said the site has a single-family residence on it. The parcel is included in the Future Land Use map in the town's Comprehensive Plan and is within the town's growth boundary. There is a geographical area from which annexations should be entertained, she said, and this property falls within that.

In regard to delivery of services, Ms. Bridges said if this property were annexed, as a single-family residence, it would receive garbage and curbside recycling pick-up, police service, etc. Those services are already available to the properties near/around this property, she said, so the extension of services would be easy to do.

Ms. Bridges said the new fire station on Robert Smalls Parkway would be the first deliverer of services to this property.

Ms. Bridges indicated the property on a zoning map. In the Future Land Use map, it is located in a "restricted growth sector." It is "toward the more rural end," she said, so the zoning designation would be "less than urban." Single-family residences dominate this area, she said, in neighborhoods with "a wide range of lot sizes."

Ms. Bridges said this is a large lot with a single-family residence on it, so it "fits the mold of the T-3 zoning spectrum." The proposed zoning is T-3 Neighborhood; across the street from this property, that is the zoning, she said.

Ms. Bridges described T3-N zoning and the hoped-for functions that would be within walking distance. Stormwater management is governed by an agreement with Beaufort County that uses its best management practices, she said. There were no environment issues identified with this property. Property owners within 400' and the Shell Point Neighborhood association were sent letters of notification of this meeting, she said.

Commissioner Semmler asked if the county's T3-Hamlet zoning is one unit per acre. Ms. Bridges said she doesn't think T3 would have a density assigned to it, but she doesn't know.

Commissioner Semmler asked if there were any duplexes in the area. Ms. Bridges said no. Commissioner Semmler asked if everything in the area is single-family residential, and Ms. Bridges said yes. Commissioner Semmler said he's concerned that because of the size of the property, someone could buy it and put 4 duplexes on it. He said it borders Green Pond Road and Baynard Road. Ms. Bridges said the only access is from Baynard Road. The building code mixes duplexes in with single-family residential. It's rare for a transect that allows single-family not to allow duplexes also, she said; the line

is drawn at townhouses. Chairman Harris said that gives a “richer, more varied neighborhood” when different types of residences are mixed in with single-family.

Ms. Bridges said the large parcel across the street extends to the marsh. Ms. Bridges told Commissioner Semmler that she has not heard from the county that they have any problem with this annexation and rezoning. She agreed to put contacting **Rob Merchant** in her notes.

Joanie Embry said her lot is at 6006 Baynard Road. She asked if “we’re going to be affected by Port Royal,” because they want to remain in the county, not be in Port Royal. **Joseph Embry** said they’re concerned that there’s a house on this parcel, but 3 or 4 duplexes would “change the whole neighborhood.” Ms. Embry said others she has talked to don’t want to be in Port Royal, either, because of taxes, and they’re fine with their current services. Ms. Bridges said the town council has a history of only entertaining annexations for those property owners who petition the town to be annexed. Someone who doesn’t want to be in the Town of Port Royal would not be included within its boundaries, she said.

In regard to duplexes, Ms. Bridges said the applicant expressed no interest in developing anything more on his property than his single-family residence that’s there now. Anything allowed in that zoning designation would be allowed on this property, she said, but there would be “a myriad of questions and processes” to go through to develop that piece of property to that level.

Ms. Bridges said this is only the beginning of the process, and she would find out if the county zoning allows duplexes before the first reading. She said after the MPC, the question goes to town council for first reading, a public hearing, and a second reading, and she invited the Embrys to attend those meetings.

Chairman Harris said the parcels across the street from this one are T3-N, with some T3-Suburban mixed in. He asked Ms. Bridges if she knew why some are Suburban and others are Neighborhood. Ms. Bridges said probably “some of those decisions were driven by a land use study that showed existing land sizes.” They were “assigned when the consultant helped us lay out the maps, all the way back at the beginning,” she said.

Commissioner Semmler read aloud about T3-Hamlet. He asked the width and depth of the lot under consideration, and Chairman Harris told him those numbers. Commissioner Semmler read about permitted uses in T3-H; he said it’s similar to what is in T3-N, and they could do these things under the current zoning without annexation. Chairman Harris said it’s unlikely someone would want to take down their current home to build duplexes.

Ms. Bridges said the extension of sewer lines to a property is “a big number that has to work.” It’s often the case that bringing in sewer “tips the scales” in a decision about

building duplexes on a property. She added that she thinks sewer extends no further than Willow Point.

Commissioner Crower made a motion to recommend approval of the annexation. Commissioner Semmler seconded. The motion passed unanimously.

Commissioner Crower made a motion to recommend T3-N zoning for this property. Commissioner Semmler seconded. The motion passed unanimously.

REVIEW OF PROJECTS FOR THE CITY OF BEAUFORT

CITY OF BEAUFORT – ANNEXATION & REZONING REQUEST

Annex and rezone four parcels of property on Port Royal Island – One parcel of property is located at 101 Schein Loop, one parcel of property is located at 95 Burton Hill Road, and two parcels of property are located at 20 Eleanore Fine Road. The request is to rezone the parcel at 101 Schein Loop and two parcels at 20 Eleanore Fine Road from Industrial Zone to Light Industrial District, and to rezone the parcel of property at 95 Burton Hill Road from Regional Mixed-Use Center (C5) to T5-Urban Corridor/Regional Mixed-Use.

Applicant: various property owners

Ms. Anderson said there is a warehouse building on Eleanore Fine Road, which is located off of Laurel Bay Road. Another parcel on that road is vacant. The Schein Loop property is where Oliver's Bushhogging is located, she said, and the Burton Hill Road property is the location of Ray's Collision Center.

The property is contiguous to the existing city limits, and all services will be available upon annexation, Ms. Anderson said. The Eleanore Fine Road lots are zoned Industrial Zone under the Beaufort County Development Code and are in the AICUZ (Air Installation Compatibility Use Zone) footprint, in Accident Potential Zone 1 and Noise Zone 3. 101 Schein Loop is zoned Industrial Zone, and 95 Burton Hill Road is zoned Regional Mixed-Use Center (C5), she said.

The city zoning proposed is the closest possible to the county zoning, Ms. Anderson said: The Eleanore Fine Road and 101 Schein Loop lots are proposed to be zoned Light Industrial District, and 95 Burton Hill Road would be zoned T5-Urban Corridor (UC)/Regional Mixed-Use (RMX). With such a dual zoning, if there is development, the applicant can choose the zoning they prefer, she said. Both are "very intense commercial districts; the development standards are different," she said.

Ms. Anderson said no change of use for these locations after annexation has been discussed; the city is not aware of redevelopment plans for any of these lots. The proposed zoning is compatible with the current and surrounding land uses, she said.

Standard public notification was made, and no public comments were received, Ms.

Anderson said. Staff recommends approval.

Commissioner Crower asked why these 4 properties are grouped together. Ms. Anderson said they were all on a petition, so they're treating them as one annexation, which is allowable by law. Commissioner Crower asked if they could be voted on separately. Ms. Anderson said they are all part of one application for annexation. They are all within the city's growth area, she added.

Ms. Fleming said MCAS only found out about the petition for the 2 properties on Eleanore Fine Road that are in the AICUZ in the last week, so the air station has not been able to analyze those. She hopes to have the due diligence done by the time the city council meets the following night.

Commissioner Semmler suggested Ms. Fleming go see the Oliver's Bushhogging property because of the burn pit there. Ms. Fleming said there are no concerns with that, only with the properties on Eleanore Fine Road because of their being in the AICUZ. She said she would try to get her commanding officer's buy-in for it by tomorrow, but she wanted the MPC to be aware that she doesn't have that yet.

Commissioner Alling said the MPC could wait to vote on this application to hear what MCAS says. Chairman Harris said if the MPC doesn't give it a "yes" or a "no," the application doesn't go to city council. Commissioner Semmler said the buildings that are in the AICUZ have always been there. He doesn't see that there's an issue. Ms. Fleming said the overlay districts are slightly different in the city and the county, and that's what she wants to look at, though she doesn't believe it will be a problem. Commissioner Semmler said if the air station does have a problem with this, they could raise that with city council.

**Commissioner Crower made a motion to recommend these annexations.
Commissioner Semmler seconded. The motion passed unanimously.**

Commissioner Semmler made a motion to recommend the zoning as recommended by staff. Commissioner Crower seconded. The motion passed unanimously.

Commissioner Semmler discussed what the City of Beaufort has done for Oliver's Bushhogging and what that business did during Hurricane Matthew. Also, the City of Beaufort gets the potash that results from the burning, which Beaufort County didn't want. He said the city has "kept this business here."

CITY OF BEAUFORT – ANNEXATION & REZONING REQUEST

Annex and rezone a parcel of property at 242 Robert Smalls Parkway – The property is further identified as R100 029 000 108H 0000. The existing zoning is Regional Mixed-Use Center (C5). The proposed zoning is T5-Urban Corridor/Regional Mixed-Use.

Applicant: Double J Enterprises, LLC

Ms. Anderson said this property currently has a car dealership on the lot. It is contiguous to the existing city limits, and all city services would be available to it. Under the county's Community Development Code, it is zoned Regional Mixed-Use Center (C5), she said, which permits uses including large commercial activities and all kinds of residential and commercial, including drive-thru businesses.

The proposed zoning of the property is T5-Urban Corridor/Regional Mixed-Use; both are high-intensity mixed-use zones, Ms. Anderson said. The T5-UC district has additional design standards that are intended to foster a walkable urban environment, which is the environment where this zoning is most appropriate. She said this zoning very comparable to the county's.

The proposed zoning appears consistent with current and future uses in the area, Ms. Anderson said.

Standard public notification was made, and no public comments were received, Ms. Anderson said. Staff recommends approval.

Ms. Anderson said this property is proposed for development, and it would probably be combined with the property adjacent to it to the east, which is already in the city. This is the reason for the annexation: so "they can re-subdivide and develop a larger piece," she said.

Commissioner Crower asked how the choice of two zonings works. Ms. Anderson said there is "a jumble of Suburban-type development" in the Robert Smalls Parkway area, which is why the city is allowing the applicant to choose. Once the applicant chooses and combines this property with the other property and re-subdivides, "the whole property is probably going to have to go that route." They are likely to choose T5-UC, she said, which "suits them better," but "we'll see" what happens. She added that "this whole area has this dual zoning."

Commissioner Crower made a motion to recommend the annexation of this property into the City of Beaufort. Commissioner Semmler seconded. The motion passed unanimously.

Commissioner Crower made a motion to recommend the proposed zoning of T5-UC/RMX. Commissioner Alling seconded. The motion passed unanimously.

UPDATE OF CITY COUNCIL ACTIONS

Ms. Anderson said the only outstanding item was the retail frontage overlay for the old jail property on King Street. At a council work session last week, it was apparent that council is not looking favorably at the overlay, she said, so the property owner, **Esther Harnett**, has said she is looking to sell it. Ms. Harnett would like to preserve the building,

and she has had inquiries about putting a microbrewery or another type of restaurant in it, Ms. Anderson said, but the residents in the area are not in support of that. She noted that staff and the MPC had recommended the overlay; some commissioners concurred.

Commissioner Semmler asked if council would have a public hearing and two readings about the overlay. Ms. Anderson said she could ask, but she doesn't think so. The city manager controls the agenda, and only one councilperson was "lukewarm" about allowing the overlay; the others were opposed to it.

Chairman Harris said the Congress of New Urbanism was last week, and the City of Beaufort was given an award for its form-based code.

There being no further business to come before the commission, **Commissioner Crower made a motion to adjourn**, and the MPC meeting ended at 6:39 p.m.