



# Metropolitan Planning Commission Meeting Minutes – April 17, 2023

## CALL TO ORDER

0:03

A meeting of the Metropolitan Planning Commission was called to order by Susan Cosner, Chair, and was held in-person on April 17, 2023 at 5:00 PM.

## ATTENDEES

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

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

Members absent: Judy Alling

## REVIEW OF MINUTES OF FEBRUARY 15, 2023 MEETING 0:35

Ms. Zara referred to the middle of the paragraph on the top of the second page, four lines down, where it says, "Mr. Krepps noted on" to delete the extra letter "n".

Ms. Cosner referred to the same page as Ms. Zara in the second to the last paragraph, third line from the bottom, where it says, "form-based code adoption that met was going on there" there are some words missing there. Ms. Cosner will talk to Ms. Bachety about both of those changes.

**Motion:** Ms. Zara made a motion to approve the February 15, 2023 minutes as corrected. Mr. White seconded the motion. The motion passed unanimously.

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](mailto:tgundler@cityofbeaufort.org).

None.

- A. Town of Port Royal - Rezoning** – Rezoning Request. Rezone .39 acres at 2001 Berkeley Circle. The property is further identified as District 110, Map 10, Parcel 343. The applicant is Tina Fripp. The current zoning is T3 Edge. The requested zoning designation is T4 Neighborhood Center - Open.

Noah Krepps, Town of Port Royal Director, introduced the rezoning request. The parcel is currently zoned T3 Edge (T3E). The T3E district is a special area that forms at the fringe of Town limits where land meets adjacent waterways. While almost exclusively residential, civic and park functions are also complimentary to the character within the T3 Edge zone.

The proposal is to rezone the front .39 acres of a .55-acre site to T4 Neighborhood Center – Open (T4NC-O). The intent of the T4NC-O Sub-Zone is to provide neighborhoods with a broader amount of retail and service uses in the scale and character of the T4NC zone.

The Future Land Use map designates this property as Urban/Mixed Use. Future development should be compatible with the type and mix of land use currently found in Town with an emphasis on infill and redevelopment and walkable, mixed-use communities. The parcel is proposed to be included in a Redevelopment Overlay District, which was recommended to Town Council by the Redevelopment Commission. Town Council voted in favor of establishing the Overlay, and staff is currently drafting an ordinance.

There are no environmental issues or public service issues. Letters were sent to property owners within 400 feet of the property being rezoned.

Ms. Zara referred to the Map with the green line and asked if the property was not subdivided yet. Mr. Krepps confirmed that is correct. The Town has a preliminary subdivision plat that meets all of the Town’s ordinances for subdivision. We also have a draft plat that the surveyors have not finished their work to complete a final subdivision plan.

Ms. Cosner asked if the lot is going to be divided into two lots. Ms. Krepps confirmed that the intent of the applicant is to subdivide the lot into two lots and that the applicant has no intent to develop the commercial site; it will be marketed.

Mr. Ross said he went out to look at it and around Berkeley Circle it ends on the Southeast corner and asked if it is going to be opened up. Mr. Krepps said this question is for the development review stages. Berkely Circle is a SCDOT-owned road, so they would require a Traffic Impact Analysis and the Town would require a separate Traffic Impact Analysis to meet our standards so both the State and the Town could mandate the connection there. Ms. Cosner stated that access is going to be really important.

The owner/applicant, Tina Fripp, of 2001 Berkeley Circle said she loves Port Royal and her cute little cottage. She was assured by the Town that she was in charge of who she sells the property to. Regarding back access, she already has her own way of “back access” by cutting through and going down what will be the Rail Trail. She’s not in favor of the opening up the portion across from Lenora. She agrees with the Edinburgh red light if you can get that really soon that would be nice. The rail trail is supposed to have a signal, too. Ms. Zara said the permit from DOT was issued today. She said she is for the back access and the road down to the Sands and the boardwalk. And low impact as far as development goes.

**Motion:** I move to approve the rezoning request of 0.39 acres at 2001 Berkeley Circle rezoning from T3 Edge to T4 Neighborhood Center - Open.

Motion by: Wendy Zara

Second by: James White

Opposed: None

All in favor: Susan Cosner, Wendy Zara, James White, Don Ross, Josh Gibson

Vote: 5:5

## DISCUSSION

11:55

Mr. Krepps gave an update from the Town Council items:

- This past Wednesday, Council adopted a total repeal and replace of the Tree Ordinance. We were tasked with creating an ordinance that still allowed responsible development in the Town and guides developers to retain existing significant trees. There was an increase in fees for residential development, but the mitigation fees for commercial development along our corridors (Ribaut Road, Parris Island Gateway, Savannah Highway and Robert Smalls Parkway) remains the same.
- Council also requested a six month and 12 month review of the implementation of the code. Ms. Cosner referred to the press and it was said the Town is stricter than Hilton Head. Our fees are higher than the mitigation fees in Portland, Oregon. We used Hilton Head’s existing Tree Ordinance as a model. Ms. Zara commented she has read several ordinances and the Town’s fees are not the highest in the country. Ms. Zara asked when the Town does its six month and 12 month reviews, if they can consider the economic conditions at the time. Mr. Krepps said he can’t promise that only because he’s not sure of staff time constraints at the time.

Ms. Cosner asked for an update on the Vivo construction renovation and also the project across the street before Richmond and Ribaut that the MPC approved. Ms. Krepps stated Vivo is phased out into four sections of the building and are halfway done with interior renovations and adding some amenities that didn’t exist previously. They are converting from motel rooms to individual studio units. Regarding the multi-family project on Richmond and Ribaut, they are working through some engineering issues with the Town and SCDOT and site design issues.

Mr. Krepps mentioned that the 711 7<sup>th</sup> Street rezoning was withdrawn. Ms. Zara asked about the status of the rezoning behind Alvin Ords. Mr. Krepps said Council voted to approve the rezoning at their 1<sup>st</sup> reading. Ms. Zara asked if the Town is working on the overlay redevelopment. The pre-ordinance passed last week so this week we’ve begun the redevelopment overlay work. The Redevelopment Commission is meeting tomorrow at 4:30 pm at Town Hall.

Ms. Cosner said the Mayor asked her to make sure that MPC are included and should attend the work sessions they are holding on Code changes on every 3<sup>rd</sup> Tuesday of every month at City Hall in the downstairs Planning Conference room at 5:00 pm to 7:00 pm.

## ADJOURNMENT

25:49

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**Motion:** Ms. Zara made a motion for adjournment at 5:25 pm. seconded by Mr. Ross. The motion passed unanimously.