



**County Council of
Beaufort County
Planning Commission
Meeting**

Chairman
ED PAPPAS

Vice Chairman
RANDOLPH STEWART

Commission Members
KEVIN HENNELLY
CAROLINE FERMIN
CECILY MCMILLAN
JASON HINCHER
FRANK DUCEY
JIMMIE LAWRENCE, JR

County Administrator
ERIC GREENWAY

Staff Support
ERIC GREENWAY
ROBERT MERCHANT

Administration Building
Beaufort County Government
Robert Smalls Complex
100 Ribaut Road

Contact
Post Office Drawer 1228
Beaufort, South Carolina 29901-1228
(843) 255-2140
www.beaufortcountysc.gov

Planning Commission Agenda

Monday, October 4, 2021 at 6:00 PM

Council Chambers

County Administration Building, 100 Ribaut Road, Beaufort, SC

ALL OF OUR MEETINGS ARE AVAILABLE FOR VIEWING ONLINE AT WWW.BEAUFORTCOUNTYSC.GOV AND CAN ALSO BE VIEWED ON HARGRAY CHANNELS 9 AND 113, COMCAST CHANNEL 2, AND SPECTRUM CHANNEL 1304.

[MEETING LINK:](#)

Meeting number (access code): 160 413 8251

Passcode: planning

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. FOIA – PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT
4. APPROVAL OF MINUTES – September 9, 2021
5. APPROVAL OF AGENDA
6. CITIZEN COMMENTS – NON-AGENDA ITEMS
(Comments are limited to 3 minutes.)

ACTION ITEMS

7. TEXT AMENDMENT TO SECTION A.3.40.A-(PERMITTED ACTIVITIES) OF THE COMMUNITY DEVELOPMENT CODE TO ADD "SHORT-TERM RENTALS" AS A SPECIAL USE TO THE LADY'S ISLAND EXPANDED HOME BUSINESS DISTRICT; APPLICANT: MARY MOYD
8. ZONING MAP AMENDMENT/REZONING REQUEST FOR 2 ACRES (R100 020 000 0020 0000) 2706 TRASK PKWY FROM T2 RURAL NEIGHBORHOOD TO C4 COMMUNITY CENTER MIXED USE; APPLICANT: OLEKSIY NAUMENKO
9. ZONING MAP AMENDMENT/REZONING REQUEST FOR 6.26 ACRES (R100 027 000 0387 0000) 186 CHEROKEE FARMS RD FROM T2 RURAL TO T4 NEIGHBORHOOD CENTER; APPLICANT: RANDALL R. MIKALS

DISCUSSION ITEMS

10. CHAIRMAN'S REPORT
11. ADJOURNMENT



COUNTY COUNCIL OF BEAUFORT COUNTY
Beaufort County Planning and Zoning Department

Beaufort County Government Robert Smalls Complex
Physical: Administration Building, Room 115 100 Ribaut Road
Mailing: Post Office Drawer 1228, Beaufort, SC 29901-1228
Phone: 843-255-2140 / FAX: 843-255-9432

The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held in Council Chambers on Thursday, September 9, 2021, 6:00 p.m.

Members Present:

Mr. Ed Pappas, Chairman	Mr. Randolph Stewart, Vice Chairman	Dr. Caroline Fermin
Mr. Kevin Hennelly	Mr. Jason Hincer	Ms. Cecily McMillan
Mr. Frank Ducey	Mr. Jimmie Lawrence, Jr.	

Members Absent:

Staff Present:

Mr. Chuck Atkinson, Assistant County Administrator for Development and Recreation
Mr. Robert Merchant, BC Planning and Zoning Acting Director
Ms. Libby Anderson, Temporary Planner
Ms. Chris DiJulio-Cook, Senior Administrative Specialist

CALL TO ORDER: Chairman Ed Pappas called the meeting to order at 6:02 p.m.

PLEDGE OF ALLEGIANCE: Chairman Pappas led those assembled in the pledge of allegiance.

REVIEW OF MEETING MINUTES: Chairman Pappas asked for a motion to approve the August 2, 2021 minutes. Dr. Caroline Fermin made a motion, seconded by Ms. Cecily McMillan, to accept the minutes as written. Mr. Frank Ducey abstained from voting, to approve the August 2, 2021, minutes, since he was not present at the Meeting. There was unanimous support for the motion.

AGENDA REVIEW: Chairman Pappas stated that two of the three applicants, for zoning map amendments, had requested to postpone their applications until October’s meeting. Those applications were for 2706 Trask Parkway and 186 Cherokee Farms Road. Mr. Pappas asked if there were any objections to the modification of the agenda. There were none.

CITIZEN COMMENTS: Chairman Pappas asked if there were any non-agenda citizen comments.

Mr. Tony Criscitiello, former Beaufort County Planning Director, wanted to inform the Planning Commission that their recommendation, in regard to his application from June 7th, was not forwarded to County Council in a timely manner, according to the law. He read an email he had forwarded to County Council in response to the Natural Resources Committee meeting in Executive Session and not allowing him to speak on behalf of his application. He stated the County Council was breaking its own law by ignoring the recommendation of the Planning Commission and not giving him a response. He suggested the Planning Commission resubmit its recommendation and not hear any further text amendments to the Comprehensive Plan, until this was dealt with properly.

Mr. Merchant, Acting Planning Director, responded that it was on the County Council agenda for September 13th.

Mr. Atkinson, Assistant County Administrator for Development and Recreation, confirmed that it had been on Wednesday's agenda review for the September 13th County Council Meeting.

Ms. Deborah Holbrook, Resident Cherokee Farms Road, wanted clarification of what the zoning change means for 186 Cherokee Farms Road

Chairman Pappas asked if there were any other public comments, not related to an agenda item.

There were none.

ACTION ITEMS:

2040 Comprehensive Plan ([Envision Beaufort County](#)) (This includes the Beaufort County Atlas and the 2040 Action Plan Playbook)

Mr. Merchant gave a brief overview of the importance of the Comprehensive Plan and the process used to create and update the current plan. He also gave a breakdown of its components (The County Atlas, The Comprehensive Plan and the Action Plan Playbook).

Chairman Pappas applauded the effort of the staff and depth of detail. He gave his endorsement and asked for comments from other Commissioners. Vice Chairman Stewart congratulated the staff on their work on the Plan. Ms. Cecily McMillan commented on the timing of the Plan with potential federal grant funding available to the County.

Chairman Pappas asked for public comment. There was none.

Mr. Pappas asked for a motion to approve the 2040 Comprehensive Plan. Dr. Caroline Fermin motioned to approve the Plan, Mr. Kevin Hennelly seconded. Motion passed unanimously.

Beaufort County Connects: Bicycle and Pedestrian Plan 2021

Mr. Merchant explained that the Planning Staff was requesting the Planning Commission approve the Bicycle and Pedestrian Plan as an appendix to the 2040 Comprehensive Plan. He gave an outline of the Bike and Pedestrian Plan and acknowledged the efforts of Noah Krepps and Juliana Smith in putting the plan together.

Mr. Frank Ducey requested future consideration be given to including golf cart paths. Dr. Fermin commented, as a cyclist, that she was pleased with the current plan. Vice Chairman Stewart gave kudos for incorporating all the local municipalities in the Bicycle & Pedestrian Plan. Ms. McMillan stated she'd like to see more focus on providing safe pathways for kids to get to schools.

Chairman Pappas requested a motion to accept the Beaufort County Connects Bicycle and Pedestrian Plan 2021 as an appendix to the 2040 Comprehensive Plan. Dr. Fermin motioned to approve, Mr. Ducey seconded. The vote to accept was unanimous.

Zoning Map Amendment/Rezoning Request for 56 Acres (R600 009 000 0113 0000) 60 Gaston Plantation Road from T2 Rural to C3 Neighborhood Mixed Use; Applicant: Kenneth S. Tosky

Mr. Pappas recused himself and turned the meeting over to Vice Chairman Stewart.

Mr. Merchant described the request being made to rezone the property and explained that this was considered a separate issue to the campground request that had already been before the Commission.

Mrs. Jennifer Tosky explained that the rezoning request was being made to offer alternative options to the previously proposed campground. She gave an overview of their rezoning request and explained why they chose that particular zoning in order to develop the property.

Vice Chairman Stewart asked if there were any questions from the Commission, there were none. He stated that he felt used. He said he'd never seen a client or applicant go through two processes simultaneously. He was concerned about making a decision while there is pending litigation surrounding the campground.

Mrs. Tosky responded to Mr. Stewart's comments by giving a history of their earlier campground request and why they were coming back to the board with a rezoning request.

Mr. Dan Keefer, from Wittmer, Jones, Keefer, Ltd. spoke of the proposed amount of houses on the property based on the suggested rezoning.

Mr. Jason Hinchler commented that consistencies with the newly accepted Comp. Plan are a priority and that the Commission needs to take into consideration that there are extenuating factors to allowing a rezoning.

Mr. Merchant gave a recommendation to the Planning Commission to only review the proposal as a straightforward rezoning from T2 Rural to C3 Neighborhood Mixed Use. Explaining that once the map is changed the ordinances governing the property change.

Mr. Stewart asked if there was any public comment:

Mr. Thomas Mike, Sr., Mike Drive, stated he is not in support of the proposed zoning change to allow for high density development.

Mr. William Muthig, Yemassee Trace Road, said he is concerned about the lack of a secondary entrance to the property for the use of emergency access. He's worried about potential safety issues.

Ms. Jessie White, Coastal Conservation League, requested that the Commission not approve the rezoning, request due to concerns of strains on resources within the area.

Vice Chair Stewart allowed the applicant another opportunity speak on behalf of their request.

Dan Keefer addressed concerns regarding density and secondary access points. Ms. Angelica Colwell from Nexsen Pruet, legal representation for the applicant, stated the primary purpose of the request was not to change the density

Mr. Stewart explained that they could not approve with a development agreement in place because it would be out of the hands of Planning Commission once they voted.

Mr. Hennelly stated it's not 80 or 90 homes it's potentially 4,000 more homes. If this zoning change goes through there will be more applications.

Vice Chair Stewart asked for a motion of action. Ms. McMillan made a motion to support the Planning Staff in denying the rezoning request. Dr. Fermin seconded. The motion to deny the request to rezone 56 Acres at 60 Gaston Plantation Road from T2 Rural to C3 Neighborhood Mixed Use was accepted unanimously

ADJOURNMENT: Chairman Pappas rejoined the Commissioners and, with no further business to discuss, adjourned the meeting at 8:37 p.m.

SUBMITTED BY: Chris DiJulio-Cook
Community Development Senior Administrative Specialist

Ed Pappas
Beaufort County Planning Commission Chairman

Date: _____



9/9/21

Beaufort County Planning Commission
Robert Smalls Complex
100 Ribaut Road
Beaufort, South Carolina 29902

Dear Beaufort County Planning Commissioners,

Thank you for the opportunity to share comments on behalf of the Coastal Conservation League regarding the proposed rezoning of 56 acres on Gaston Road from T2R to C3 Neighborhood Mixed Use to allow development of 110 single-family units on the site. We respectfully ask the commission to deny this request for rezoning.

As laid out in the staff report, the request is not consistent with Beaufort County's existing 2010 Comprehensive Plan, or the draft 2040 Comprehensive Plan before you this evening. Both documents identify this portion of the County as remaining rural in nature. The request would amount to a significant increase in density from the 18 dwelling units that could be permitted under current zoning, and it would be incompatible with the surrounding area. Existing land uses in the area include rural residential, golf courses, and forestry. No neighboring, or even nearby, properties are zoned to support this kind of residential development. Rezoning this individual parcel could open the door to subsequent rezonings nearby, which could change the rural character of the area and further strain the SC 170 corridor.

The Comprehensive Plan intentionally designates this area as rural to minimize strain on schools and emergency services and to help protect water quality in the Okatie and Colleton Rivers. The future land use designation is correct, and we agree with planning staff that the existing zoning should remain in place.

Thank you for your time and consideration.

Respectfully,

Jessie White
South Coast Office Director
843.522.1800 | jesssiew@scccl.org

Merchant, Robert

From: Sarania Reid
Sent: Saturday, September 4, 2021 8:01 AM
To: Merchant, Robert
Cc:
Subject: Response to notice of 9/9/21public hearing - 60 Gaston Plantation Rd re-zoning
Importance: High

Hello Mr. Merchant, please include this in the documents for the proposed zoning changes on behalf of my husband and I (please remove our email addresses), you spoke with him last week over the phone regarding the letter we received.

To Whom it may concern:

We are the property owner adjacent to the proposed development. We would like to express our concern regarding the proposal as it relates to our property. Our primary concern with this proposed development is to keep our property intact, as is.

Our property is T3 Rural and I request that no changes be made to our property in order for the proposed development to be cleared at any phase of this process. There is currently no deeded access to the proposed development from our property, access has been requested by the property owners for a prior project to be approved and at the advice of our attorney we declined. I am currently away from Beaufort and will not be able to attend the meeting therefore we are writing this for public comment.

James and Sarania Reid



MEMORANDUM

To: Beaufort County Planning Commission

From: Juliana Smith, Long Range Planner, Department of Planning and Zoning

Subject: Text Amendment to the Community Development Code (CDC): Section A.3.40 (Permitted Activities) to revise the Lady's Island Expanded Home Business district to include short-term rentals as a special use.

Date: October 4, 2021

STAFF REPORT:

Case No. ZTA 2021-03

Owner/Applicant: Mary E. Moyd

Proposed Text Change: Text Amendment to the Community Development Code (CDC): Section A.3.40 (Permitted Activities) to revise the Lady's Island Expanded Home Business district to include short-term rentals as a special use.

A. SUMMARY OF REQUEST: The applicant seeks to revise the Lady's Island Expanded Home Business district (LIEHB), a Community Preservation district, to include short-term rentals as an allowable special use. The applicant owns 160 Sam's Point Road, located in the LIEHB, and wishes to establish a short-term rental on the property. The property is currently residential.

B. SUMMARY OF PROPOSED AMENDMENT: The amendment currently under consideration would permit short-term rentals as a special use in the LIEHB. The purpose of the LIEHB, a mixed-use district, is to provide areas that are conducive to the establishment and convenience of small-scale office, service, and civic uses, in addition to a variety of residential land uses. Nonresidential uses in the LIEHB are required to blend into the residential character of the area. Currently, two lodging uses are allowed within Traditional Community Plans in the LIEHB: Bed and Breakfast (5 rooms or less) and Inn (up to 24 rooms).

The LIEHB flanks the Sam's Point Road corridor from Miller Drive to the traffic circle on Lady's Island (see attached map). Current conditions on this portion of the corridor are primarily commercial, except for two PUDs that front the corridor: Oyster Bluff and Newpoint.

Per Ordinance 2020-32, robust short-term rental standards were established in the Community Development Code. At the time of adoption, the short-term rental use was added as a special use to all transect and conventional zones except for T1 Natural Preserve and S1 Industrial. The special use was not added to any of the Community Preservation districts; however, LIEHB is consistent with transect zone districts that allow short-term rentals.

Division A.3 – Lady’s Island Expanded Home Business District (LIEHB)

Considering the current conditions of the corridor, the current conditions on the Applicant’s property, and the intent of the LIEHB and its consistency with transect zones that allow short-term rentals, the addition of short-term rentals as a special use to this district is appropriate.

During their September 20, 2021 meeting, the Lady’s Island Community Preservation Committee reviewed the proposed amendment to the LIEHB to include short-term rentals as a special use and were not opposed to the amendment. If adopted, any property owner in the LIEHB seeking to use the short-term rental use will have to apply to the Zoning Board of Appeals for approval.

C. TEXT AMENDMENT REVIEW STANDARDS: In determining whether to adopt or deny a proposed Text Amendment, the County Council shall weigh the relevance of and consider whether, and the extent to which, the proposed amendment:

1. Is consistent with the goals, objectives, and policies of the Comprehensive Plan;

The proposed text amendment is consistent with the Comprehensive Plan, which envisions this area to be Neighborhood Mixed Use.

2. Is not in conflict with any provision of this Development Code, or the Code of Ordinances;

In the LIEHB, the permitted office, service and civic activities tend to produce relatively low volume traffic and may maintain compatibility with nearby residential uses. Compatibility is further accomplished by limiting building size and scale; strict architectural and land use controls; excluding commercial retail uses; beneficent buffer and setback standards; encouraging home uses; and establishing development standards that reflect present patterns. The short-term rental use is not in conflict with this Development Code or the Code of Ordinances.

3. Is required by changed conditions;

Per Ordinance 2020-32, short-term rental standards were established as a special use in the Community Development Code within transect and conventional zones. These standards were not added to Community Preservation Districts.

4. Addresses a demonstrated community need;

N/A

5. Is consistent with the purpose and intent of the zones in this Development Code, or would improve compatibility among uses and ensure efficient development within the County;

See 2 above.

6. Would result in logical and orderly development pattern;

As a special use, each applicant seeking to establish a short-term rental property in the LIEHB will be required to apply to the Zoning Board of Appeals for approval. In addition to typical considerations, the Zoning Board of Appeals (ZBOA) may also establish an appropriate rental limit as a condition of approval after conducting the public hearing and finding that conditions exist making such a limitation necessary for short-term rental applications.

7. Would not result in adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;

See 6 above.

Division A.3 – Lady’s Island Expanded Home Business District (LIEHB)

D. RECOMMENDATION: Staff recommends approval.

E. ATTACHMENTS:

- Revised LIEHB district use table.
- Map of LIEHB district.

Division A.3 – Lady’s Island Expanded Home Business District (LIEHB)

A.3.40 Permitted Activities

A.3.40 - Permitted Activities

The permitted, conditional, and special uses are listed in Table A.3.40.A. A use not listed in Table A.3.40.A may be permitted by the Director provided it is determined to be substantially similar to a listed use and complies with the purpose established for the LIEHB District. All other uses are prohibited.

Table A.3.40.A: Lady's Island Expanded Home Business Land Uses		
Land Use	Use Definition	Use Permission
Residential		
Single-family detached	Detached dwelling unit intended for only one family. Includes any one-family dwelling unit, which complies with the codes used by the Beaufort County Building Codes office.	C
Single-family cluster	Two or more single-family detached residential uses in a subdivision, or on an individual lot that include, as part of the subdivision or lot design, significant common open space that meets the standards in Article 2, Division 2.8.	C
Traditional Community Plan	See Article 2, Division 2.3 (Traditional Community Plans)	C
Multifamily	A building containing two or more dwelling units, specifically permitting duplexes, mansion apartments, and apartment houses.	C
Accessory dwelling unit	A second dwelling unit, clearly subordinate to the principal unit, either in or added to an existing single-family detached dwelling, or in a separate accessory structure on the same lot as the main dwelling, for use as a complete, independent living facility. Maximum building size shall not exceed 50 percent of the principal unit's floor area.	P
Family compound	Form of traditional rural development which provides affordable housing for family members allowing additional family dwelling units on, and/or subdivisions of, a single lot owned by the same family for at least 50 years (see Article 2, Section 2.7.40).	C
Group home	Residential facility for nine or fewer mentally or physically handicapped persons providing care on a 24-hour basis and licensed by a state agency or department, or is under contract with a state agency or department, for that purpose.	P

Division A.3 – Lady’s Island Expanded Home Business District (LIEHB)

Home-based business	A business, profession, or trade operated out of a single-family residence and/or accessory structures. The employment of up to three unrelated individuals including independent contractors operating from the facility, but not including farm workers is permitted.	C
Retail and Restaurants		
Gas-convenience marts with no repair bays or facilities	There is no towing, vehicle body and engine repair, painting, or exterior overnight vehicle storage permitted with this use. Single-bay car washes associated with a gas convenience mart are permitted (NAICS 811191, 811192).	S
Offices and Services		
Administrative support services	Activities that provide supporting services for businesses located in another location. No outside storage or vehicle parking is permitted with the exception of parking for office staff and clients.	P
Ambulatory health care services	Provide health care services directly or indirectly to ambulatory and do not usually provide inpatient services. Facilities and equipment are not usually the most significant part of the services. Offices of doctors, dentists, chiropractors, optometrists, and mental health practitioners (NAICS 621).	P
Day care, family	A facility in a private home that is operated by one or more persons duly licensed or qualified to be licensed by the state for the purpose of providing child day care for one to not more than eight children at any one time, who are not relatives of the day care provider (NAICS 62441).	P
Day care, commercial	All day care facilities not classified as "day care, family" and including more than eight children (NAICS 62441).	C
Lodging: Short-Term Housing Rental (STHR)	<u>A property with a residential dwelling where lodging is offered, advertised, or provided to Short-Term Rental Tenants (excluding family members) for a fee or any form of compensation with individual rental terms not exceeding 29 consecutive days. See specific use regulations in Article 4.1.360</u>	<u>S</u>
Personal and professional services	This category includes broker and investment services (NAICS 523), caterers (NAICS 72232), commercial day care (NAICS 6244), educational services (NAICS 611), electronic and computer repair (NAICS 8112), insurance agents and brokers (NAICS 524, 525), internet service providers (NAICS 518), personal and	P

Division A.3 – Lady’s Island Expanded Home Business District (LIEHB)

	household goods repair (NAICS 8114), personal care (NAICS 812111, 812112, and 812113), professional and technical services (NAICS 5417), real estate services (NAICS 5312).	
Recreation, Education, Safety, Public Assembly		
Civic and social organizations	Establishments primarily engaged in promoting social welfare activities such as educational, scientific, cultural and health (NAICS 8132-34).	P
Religious establishments (small)	Establishments engaged in operating religious organizations, such as churches, religious temples and /or establishments primarily engaged in administering an organized religion or promoting religious activities with no schools (except Sunday schools occupying no more than 50 percent of the floor area) as part of the complex and having less than 15,000 square feet of floor area.	P
Religious establishments (large)	Establishments engaged in operating religious organizations, such as churches, religious temples and /or establishments primarily engaged in administering an organized religion or promoting religious activities with or without schools (except Sunday schools occupying no more than 50 percent of the floor area) as part of the complex and having 15,000 or greater square feet of floor area (NAICS 813110).	S
Schools, neighborhood (elementary and middle schools) and community (high schools)	Institutions of learning or instruction primarily catering to minors, whether public or private, which are licensed by either the county or the State of South Carolina. The definition includes nursery schools, kindergarten, elementary schools, middle schools, senior high schools or any special institution of learning under the jurisdiction of the state department of education catering to those age groups. This does not include charm schools, dancing schools, music schools or similar limited schools (NAICS 6111).	S
Infrastructure, Transportation, Communications		
Local utility	Utility substations or transmission and local distribution facilities, including telephone, and all government-owned utilities. Not included are generation facilities, storage of combustibles, regional facilities, and landfills or mining operations. (NAICS 221122, 22121)	S
Temporary Uses		
Construction staging or plant	A concrete or asphalt batch plant, or metal forming and cutting facility assembled on the site or located no more	S

Division A.3 – Lady’s Island Expanded Home Business District (LIEHB)

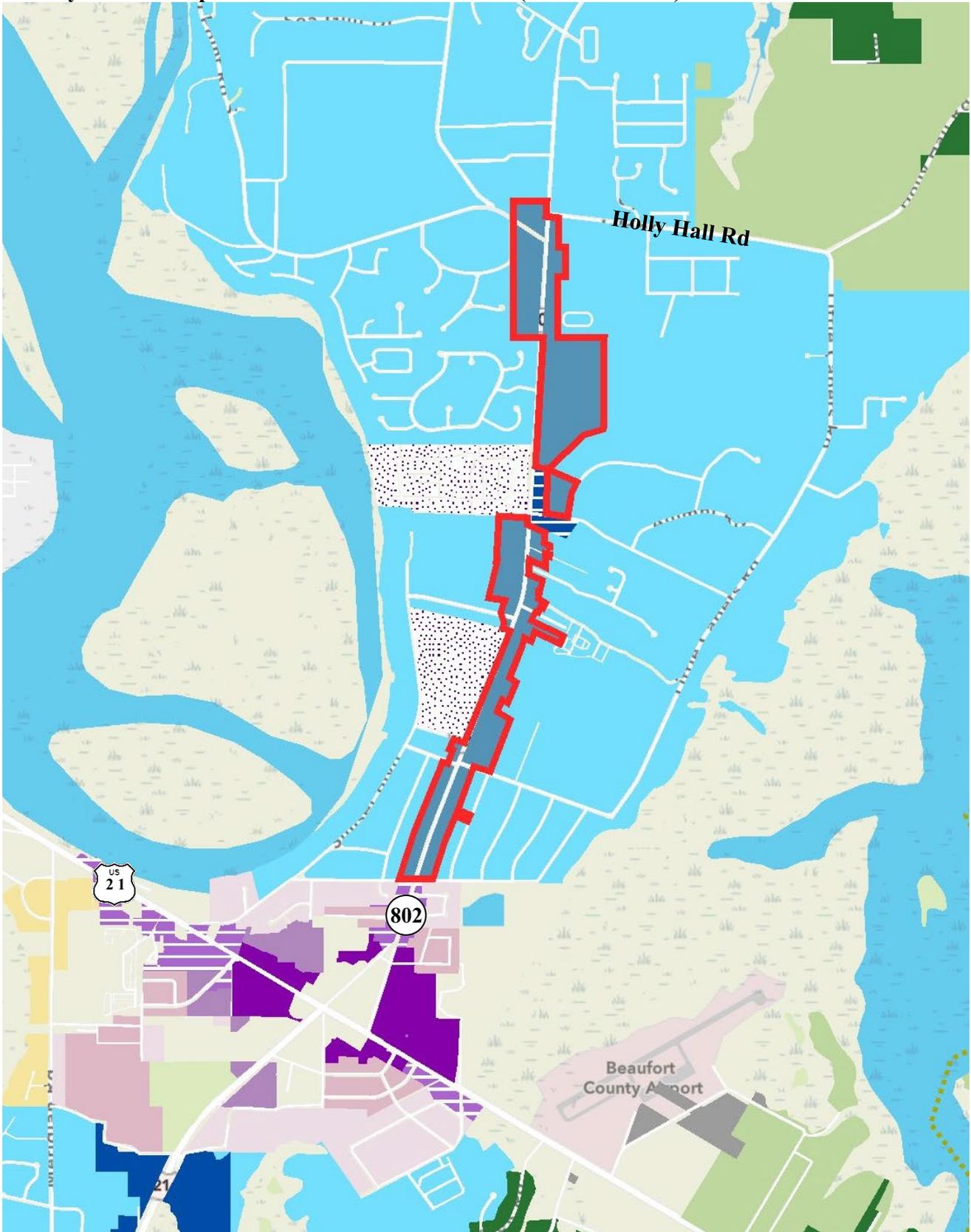
	than one mile from the site where the construction of a particular road, infrastructure or building is to take place. Such facilities shall be removed within one year.	
Contractor's office	Security guard buildings and structures, construction equipment sheds, contractor's trailers and similar uses incidental to a construction project.	P
Model homes sales office	A dwelling unit or modular unit in a subdivision used as a sales office for that subdivision.	P
Traditional Community Plan Uses		
General Retail 3,500 SF or less	Stores and shops that sell and/or rent goods and merchandise to the general public. This category does not include "Open Air Retail," "Vehicle Sales and Rental," or "Gas Stations/Fuel Sales."	TCP
Animal Services: Clinic/Hospital	An establishment used by a veterinarian where animals are treated. This use may include boarding and grooming as accessory uses.	TCP
Lodging: Bed & Breakfast (5 rooms or less)	The use of a single residential structure for commercial lodging purposes, with up to 5 guest rooms used for the purpose of lodging transient guests and in which meals may be prepared for them, provided that no meals may be sold to persons other than such guests, and where the owner resides on the property as his/her principal place of residence.	TCP
Lodging: Inn (up to 24 rooms)	A building or group of buildings used as a commercial lodging establishment having up to 24 guest rooms providing lodging accommodations to the general public. This includes the use of any dwelling unit for lodging accommodations on a daily or weekly rate to the general public.	TCP
Restaurant, Café, Coffee Shop	A retail business selling ready-to-eat food and/or beverages for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption ("counter service"); and establishments where customers are served food at their tables for on-premise consumption ("table service"), that may also provide food for take-out, but does not include drive-through services, which are separately defined and regulated. This use includes all mobile kitchens.	TCP
Community Oriented Cultural Facility (less than 15,000 SF)	Public or non-profit facilities that provide educational and cultural experiences for the general public, examples of which include: aquariums, arboretums, art galleries, botanical gardens, libraries, museums,	TCP

Division A.3 – Lady’s Island Expanded Home Business District (LIEHB)

	planetariums, civic centers and theaters predominantly used for live performances, and zoos. May also include accessory retail uses such as a gift/book shop, restaurant, etc.	
Single-Family attached	A structure containing one dwelling unit on a single lot and connected along a property line to another dwelling unit on an adjoining lot by a common wall or other integral part of the principal building such as a breezeway or carport.	TCP
Live/Work	An integrated housing unit and working space, occupies by a single household. Commercial activities are limited to those listed in this table.	TCP
Community Residence (dorms, convents, assisted living, temporary shelters)	See definition in Article 8, Table 3.1.70	TCP
<p>"P" indicates a Use that is Permitted By Right. "C" indicates a Use that is Permitted with Conditions. "S" indicates a Use that is Permitted as a Special Use. "TCP" indicates a Use that is permitted only as part of a Traditional Community Plan under the requirements in Division 2.3</p>		

Division A.3 – Lady’s Island Expanded Home Business District (LIEHB)

Lady’s Island Expanded Home Business District (outlined in red)





MEMORANDUM

TO: Beaufort County Planning Commission

FROM: Juliana Smith, Beaufort County Planning and Zoning Department

DATE: October 4, 2021

SUBJECT: Zoning Map Amendment/Rezoning Request for 2 acres (R100 020 000 0020 0000) at 2706 Trask Parkway from T2 Rural Neighborhood to C4 Community Center Mixed Use; Applicant: Oleksiy Naumenko.

STAFF REPORT:

A. BACKGROUND:

Case No. ZMA-2021-04

Owner/Applicant: Oleksiy Naumenko

Property Location: 2706 Trask Parkway

District/Map/Parcel: R100 020 000 0020 0000

Property Size: 2 acres

Current Future Land Use Designation: Community Commercial

Current Zoning District: T2 Rural Neighborhood, AICUZ Accident Potential Zone 2

Proposed Zoning District: C4 Community Center Mixed Use

B. SUMMARY OF REQUEST: The applicant seeks to change the zoning of a 2-acre lot at 2706 Trask Parkway. The property is currently zoned T2 Rural Neighborhood (see attached map), where approximately 0.5 acre is in the AICUZ Accident Potential Zone 2. The applicant seeks C4 Community Center Mixed Use zoning to facilitate the continued use of a previously grandfathered, nonconforming gas station. Two inoperative pumps are on site along with an associated convenience store and liquor store that are both operating.

The business was previously known as “Dobb’s Store” and was operational for many decades until 2018, at which point the store was closed. The applicant purchased the property in April 2019 and was issued a zoning permit (Z-37907) with the condition that the business be reestablished within a year, or no later than May of 2020. If it was not opened by that time, the use would not be re-

permitted. The business was not reestablished and the zoning permit lapsed in May 2020. As a result, the applicant seeks C4 Community Center Mixed Use zoning to reestablish the gas station.

C. EXISTING ZONING: The property is currently zoned T2 Rural Neighborhood (T2RN), which does not permit general retail uses. T2RN is intended to protect the rural character of existing communities and neighborhoods, to minimize nonconforming lots, and to provide owners of small, clustered rural lots flexibility in the use of their land. The district is not intended to promote tract development or to encourage rezoning.

D. PROPOSED ZONING: The Community Center Mixed Use (C4CCMU) district provides for a limited number of retail, service, and office uses intended to serve the surrounding neighborhood. These are smaller uses and not highway service types of uses. The intensity standards are set to ensure that the uses have the same suburban character as the surrounding suburban residential areas. They blend with the surrounding areas, rather than threaten the character of the area. The C4CCMU would allow for a little over 20,000 square feet of commercial development on this property. Gas stations are a conditional use in C4CCMU.

E. COMPREHENSIVE PLAN FUTURE LAND USE MAP: All 2 acres of the lot are designated Community Commercial on the Future Land Use Map. The Comprehensive Plan states that future development in Community Commercial areas should be compatible with and serve nearby residential areas, such as a shopping district anchored by a grocery store, should connect into existing pedestrian systems, and should avoid strip patterns.

F. MARINE CORPS AIR STATION: The approximate 0.5 acre portion of the property where the gas station is currently sited is in the AICUZ Accident Potential Zone 2 (APZ-2), which has a measurable potential for accidents and is an area normally beyond APZ-1. It is also in the 80-85 decibel Day-Night Average Sound Level (DNL) noise contour, the loudest AICUZ DNL zone. General retail is not permitted in the APZ-2, except for single use freestanding retail. The Marine Corps Air Station (MCAS) has been provided a copy of the rezoning request. Their letter is attached. MCAS reports concerns about a gas station being sited in the APZ-2 district and object to the rezoning request.

G. ZONING MAP AMENDMENT REVIEW STANDARDS: In determining whether to adopt or deny a proposed Zone Map Amendment, the County Council shall weigh the relevance of and consider whether and the extent to which the proposed amendment:

1. **Is consistent with and furthers the goals, and policies of the Comprehensive Plan and the purposes of this Development Code;**

The proposed rezoning is consistent with the Comprehensive Plan, which envisions this area to be Community Commercial.

2. **Is not in conflict with any provision of this Development Code, or the Code of Ordinances;**

The proposed rezoning is a “spot zoning” as it is not adjacent to any other C4 Community Center Mixed Use parcels. The site is also in the AICUZ APZ-2 area. General retail is not permitted in the APZ-2, except for single use freestanding retail.

3. **Addresses a demonstrated community need;**

N/A

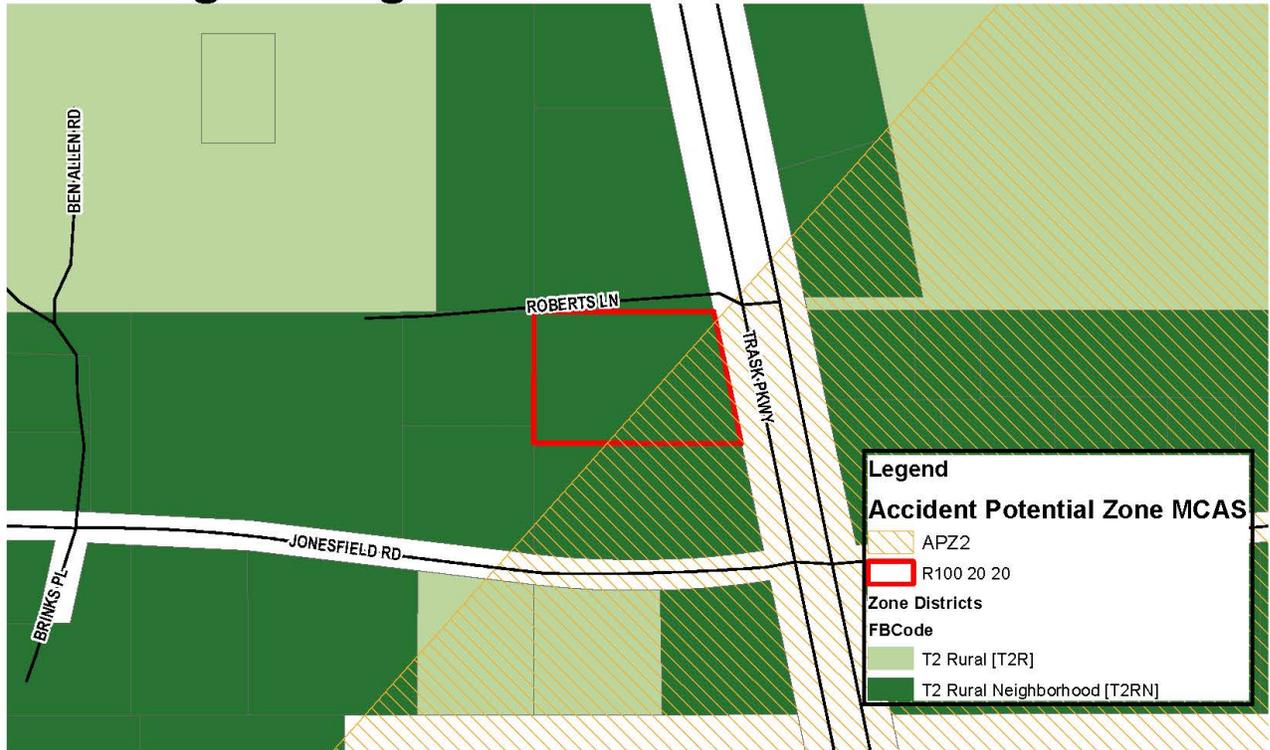
4. **Is required by changed conditions;**
N/A.
5. **Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zone and uses for the land;**
The proposed rezoning is consistent with the historical use of the property, which was a gas station for fifty years prior to 2018.
6. **Would not adversely affect nearby lands;**
See 2 above.
7. **Would result in a logical and orderly development pattern;**
See 5 and 6 above.
8. **Would not result in adverse impacts on the natural environment – including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment:**
Any development on the site would be required to adhere to the natural resource protection, tree protection, wetland protection, and stormwater standards in the Community Development Code and the Stormwater BMP Manual.
9. **Would result in development that is adequately served by public facilities (e.g. streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities):**
The property is already served by water and is within proximity to sewer. Fire facilities are located within a mile of the site.

H. STAFF RECOMMENDATION: The proposed zoning change from T2RN to C4CCMU is in conflict with the AICUZ APZ 2 zoning and opposed by MCAS. Beaufort County Planning staff work with MCAS to prevent encroachment of incompatible uses in the AICUZ district and as such, this rezoning request cannot be supported by Planning staff.

I. ATTACHMENTS

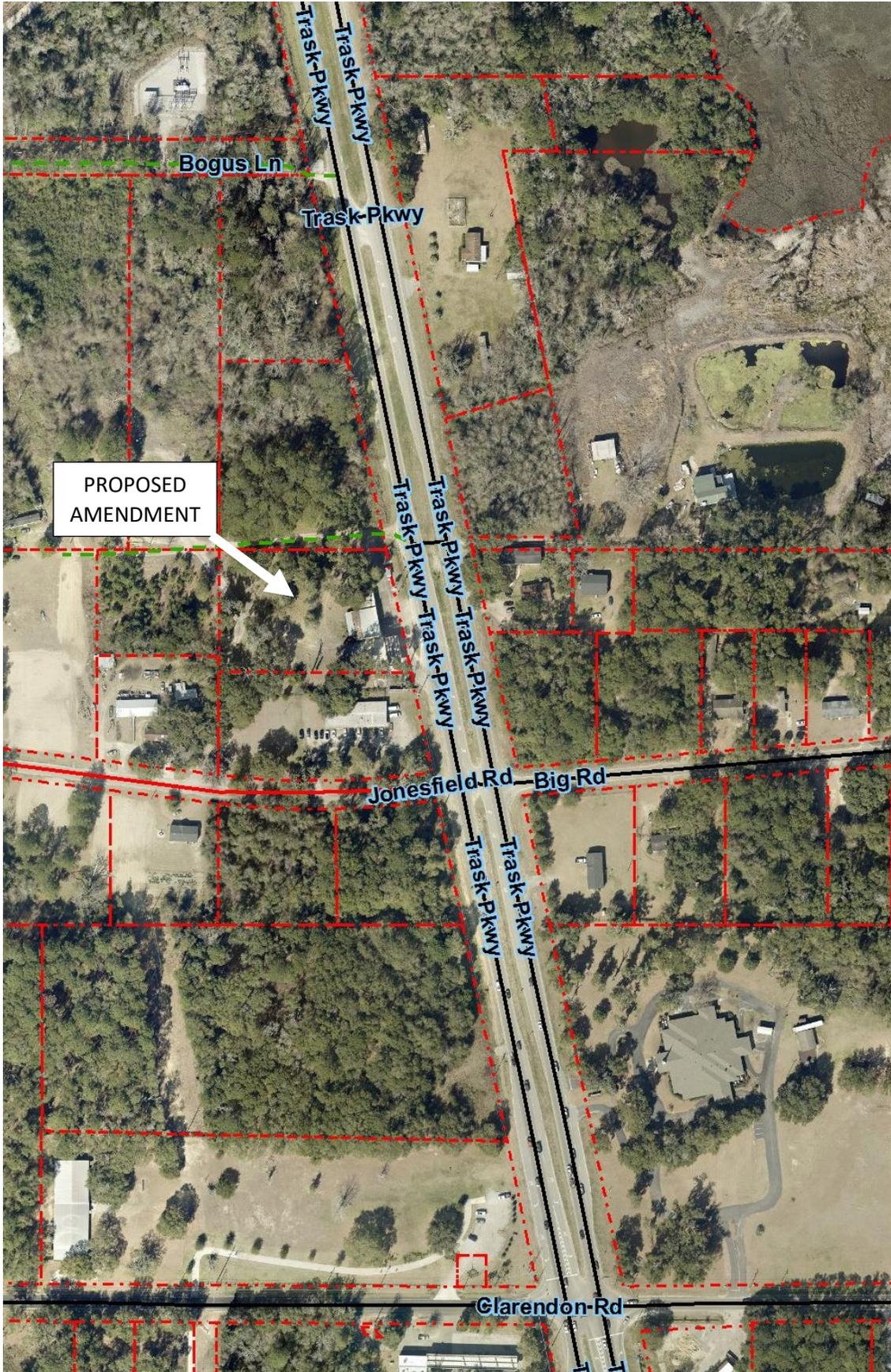
- Zoning Map (existing and proposed)
- Location Map
- Applicant Narrative Submittal
- MCAS Letter

Existing Zoning



Proposed Zoning





BEAUFORT COUNTY, SOUTH CAROLINA
COMMUNITY DEVELOPMENT CODE (CDC)
ZONING MAP OR TEXT AMENDMENT / PUD MASTER PLAN CHANGE APPLICATION

TO: Beaufort County Council

The undersigned hereby respectfully requests that the Beaufort County Community Development Code (CDC) be amended as described below:

- 1. This is a request for a change in the (check as appropriate): () PUD Master Plan Change
[X] Zoning Map Designation/Rezoning () Community Development Code Text

2. Give exact information to locate the property for which you propose a change:
Tax District Number: R100, Tax Map Number: 020, Parcel Number(s): 0020
Size of subject property: 2.0 Square Feet / (Acres) (circle one)
Location: 2706 TRASK RPKWY Beaufort, SC

- 3. How is this property presently zoned? (Check as appropriate)
() T4NC Neighborhood Center () T2RC Rural Center () C3 Neighborhood Mixed Use
() T4HC Hamlet Center [X] T2RN Rural Neighborhood () C4 Community Center Mixed Use
() T4HCO Hamlet Center () T2RNO Rural Neighborhood Open () C5 Regional Center Mixed Use
() T4VC Village Center () T2R Rural () S1 Industrial
() T3N Neighborhood () T1 Natural Preserve () Planned Unit Development/PUD
() T3HN Hamlet Neighborhood () Community Preservation (name)
() T3E Edge (specify)

4. What new zoning do you propose for this property? Com Imp Gas Stat & Conv Store
(Under Item 9 explain the reason(s) for your rezoning request.)

- 5. Do you own all of the property proposed for this zoning change? [X] Yes () No
Only property owners or their authorized representative/agent can sign this application. If there are multiple owners, each property owner must sign an individual application and all applications must be submitted simultaneously. If a business entity is the owner, the authorized representative/agent of the business must attach: 1- a copy of the power of attorney that gives him the authority to sign for the business, and 2- a copy of the articles of incorporation that lists the names of all the owners of the business.

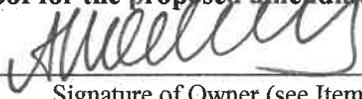
6. If this request involves a proposed change in the Community Development Code text, the section(s) affected are:
(Under Item 9 explain the proposed text change and reasons for the change.)

- 7. Is this property subject to an Overlay District? Check those which may apply:
[X] MCAS-AO Airport Overlay District/MCAS () MD Military Overlay District
() BC-AO Airport Overlay District/Beaufort County () RQ River Quality Overlay District
() CPO Cultural Protection () TDR Transfer of Development Rights
() CFV Commercial Fishing Village

- 8. The following sections of the Community Development Code (CDC) (see attached sheets) should be addressed by the applicant and attached to this application form:
a. Division 7.3.20 and 7.3.30, Comprehensive Plan Amendments and Text Amendments.
b. Division 7.3.40, Zoning map amendments (rezoning).
c. Division 1.6.60, Planned Unit Developments (PUDs) Approved Prior to Dec. 8, 2014
d. Division 6.3, Traffic Impact Analysis (for PUDs)

9. Explanation (continue on separate sheet if needed): Zoning was lost due to
tenant challenges during the last years of
Covid. Gas station was in this location for
many years. Support paperwork attached.

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proof for the proposed amendment rests with the owner.



08/10/21

Signature of Owner (see Item 5 on page 1 of 2)

Date

Printed

Name:

Oleksiy Naumenko

Telephone

Number:

843-298-6011

Address:

Lowcountry Legacy RE
PO Box 2522 Bluffton, SC 29910

Email:

carolinaheritageLLC@gmail.com

Agent (Name/Address/Phone/email):

Oleksiy Naumenko

UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORK DAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. THE COMPLETED APPLICATIONS WILL BE REVIEWED FIRST BY THE BEAUFORT COUNTY PLANNING COMMISSION SUBCOMMITTEE RESPONSIBLE FOR THE AREA WHERE YOUR PROPERTY IS LOCATED. MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED). COMPLETE APPLICATIONS MUST BE SUBMITTED BY NOON THREE WORKING DAYS AND FOUR (4) WEEKS PRIOR FOR PLANNED UNIT DEVELOPMENTS (PUDs) OR THREE (3) WEEKS PRIOR FOR NON-PUD APPLICATIONS TO THE APPLICABLE PLANNING COMMISSION MEETING DATE.

SUBMISSION OF APPLICATION. ALL APPLICATIONS SHALL BE SUBMITTED TO THE APPROPRIATE COUNTY DEPARTMENT. NO APPLICATION WILL BE ACCEPTED UNLESS ACCOMPANIED BY THE REQUIRED FEE. APPLICATIONS RECEIVED BEFORE 12:00 P.M. SHALL BE DATED THE SAME WORKING DAY. APPLICATIONS RECEIVED AFTER 12:00 P.M. SHALL BE DATED THE NEXT WORKING DAY.

PLANNED UNIT DEVELOPMENT (PUD) APPLICANTS ARE REQUIRED TO SUBMIT FIFTEEN (15) COPIES TO THE PLANNING DEPARTMENT. CONSULT THE APPLICABLE STAFF PLANNER FOR DETAILS.

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN DIV. 7.4.50 OF THE COMMUNITY DEVELOPMENT CODE.

CONTACT THE PLANNING DEPARTMENT AT (843) 255-2140 FOR EXACT APPLICATION FEES.

FOR PLANNING DEPARTMENT USE ONLY:

Date Application Received:
(place received stamp below)

Date Posting Notice Issued:

Application Fee Amount Received:

Receipt No. for Application Fee:

2706 Trask Pkwy also known in the community as “Dobs Store”

Business was operational with all applicable licenses and permits until 2017-2018. Store was closed due to the owner's illness, and family members were not able to operate.

Property was purchased by my company Lowcountry Legacy Real Estate in April of 2019.

May 2019 zoning permit Z-37907 was issued with a condition of business to be re-established within in year (no later than 05/20/2020)

Liquor license #109814498 was granted to a store on 10/09/2019.

October 2019 property was leased to an “Operator” who was responsible for reopening and running a business on a daily basis. Operator failed to open on time due to pandemic and other personal reasons.

Lowcountry Legacy Real Estate currently has an open eviction case against Operator.

Lowcountry Legacy Real Estate maintained financial liability and active Underground Storage Tank certificate with DHEC during 2019-2021 for gas station.

Convenience store currently holds an active business license with Beaufort County, Retail license with the state of South Carolina, Beer and Wine license and Lottery retail license.

Property is not going to be developed more than it is in its current state, just maintained.

Gas station and Convenience store was operating in this location for nearly 50 years, and the liquor store was open for at least 40 years. Gas Station have always been a part of the local community, people are always stopping by and asking when the store is going to reopen. We would not be able to do so without the ability to sell gasoline as it brings customers to the convenience store. Gasoline sales are bringing about third of overall income at this location based on previous years of operation.

Please let me know if you need any additional information

From: [Trail CIV David J](#)
To: [Smith, Juliana](#); [Fleming CIV Kimberly H](#)
Cc: [Merchant, Robert](#)
Subject: RE: 2706 Trask Pkwy Rezoning
Date: Thursday, September 2, 2021 2:23:10 PM
Attachments: [image001.png](#)

Good Afternoon Ma'am,

Thanks for reaching out with the rezoning proposal notification. The facts regarding the development proposal for 2706 Trask Parkway (R100 020 000 0020 0000), as MCAS Beaufort knows them, are as follows:

The Property is:

- 2 acres (based on Beaufort County Property data),
- Currently zoned as T2 Rural Neighborhood (T2RN),
- in the MCAS Overlay District, and
- in the APZ II and 80-85 decibel (dB) Day-Night Average Sound Level (DNL) noise contour (see attached map).

Proposal:

- Applicant would like to operate a gas station, a historical use that was grandfathered in, but has expired due to cessation of the use for more than a year.
- The applicant wishes to continue the use by having the property rezoned to Community Center Mixed Use (C4).

In determining whether or not the proposal is compatible with MCAS Beaufort's mission and operations, the proposal was evaluated with regards to airfield operations, noise standards, and potential compatibility problems as well as reviewed in the context of the following references:

- Air Installations Compatible Use Zone (AICUZ) Study, Marine Corps Air Station (MCAS) Beaufort, 2013
- Department of Defense Instruction 4165.57
- Chief of Naval Operations and the Commandant of the Marine Corps OPNAVINST 11010.36C/MCO 11010.16 (Joint Instruction)
- Standard Land Use Coding Manual; and
- Beaufort County Community Development Code.

Based on this review, MCAS Beaufort has determined this proposal is not compatible and objects.

If you have any further questions please let me know.

Thank you!

David J. Trail
Director, Government and External Relations (S-7) |
Community Plans and Liaison Officer
Marine Corps Air Station Beaufort, South Carolina
W: (843) 228-7119
C: (774) 509-3940
david.j.trail@usmc.mil



MEMORANDUM

TO: Beaufort County Planning Commission

FROM: Robert Merchant, AICP, Acting Director, Beaufort County Planning and Zoning Department

DATE: October 4, 2021

SUBJECT: Zoning Map Amendment Request for 6.26 Acres (R100 027 000 0387 0000) 186 Cherokee Farms Road from T2 Rural to T4 Neighborhood Center; Applicant: Randall R. Mikals.

A. BACKGROUND:

Case No. ZMA-2021-06

Applicant/Owner: FTB Real Estate Company, LLC (Randall R. Mikals)

Property Location: Located on Port Royal Island on the south side of Cherokee Farms Road approximately 600 feet from the entrance to Habersham.

District/Map/Parcel: R100 027 000 0387 0000

Property Size: 6.26 acres

Future Land Use Designation: Urban Mixed Use and Air Installation Compatible Use Zone (AICUZ)

Current Zoning District: T2 Rural

Proposed Zoning District: T4 Neighborhood Center (request changed by applicant to T4 Hamlet Center Open)

B. SUMMARY OF REQUEST:

The applicant was originally requesting to rezone approximately 6.26 acres of land located on Port Royal Island on the south side of Cherokee Farms Road 600 feet east of Habersham from T2 Rural to T4 Neighborhood Center. They have since modified their request to T4 Hamlet Center Open (See Attachment A). The property fronts approximately 1,100 feet along Cherokee Farms Road and contains a 12,000 square foot building that as recent as 2016 housed a landscaping business. The current property owner is interested in developing the site in a manner that is similar to neighboring Habersham and Cherokee Farms. The existing T2 Rural zoning limits residential development to 1 dwelling unit per three acres and allows for some limited non-residential uses, such as agricultural support services, meeting facilities and places of worship.

Habersham/Cherokee Farms Community: The proposed rezoning adjoins the Habersham/Cherokee Farms community, a 427 acre traditional neighborhood development approved for 1,437 residential units and 228,000 square feet of commercial (See Attachment B). At the center of the community is a main street business district made up of approximately 110,000 square feet of mixed use (retail, office, residential) along Market Street. This business district has the capacity to expand north of Cherokee

Farms Road with an additional 150,000 square feet of commercial space approved as part of the Cherokee Farms development. This existing and future business district is thoroughly defined in the Habersham and Cherokee Farms master plans.

Zoning Request Change: The item was originally scheduled for the September 9 Planning Commission meeting. The applicant requested to pull the item from the agenda in order to have time to coordinate with the Habersham Land Company on a shared vision for the 6.26 acre parcel. The applicant met with Habersham on September 15 where they agreed to modify their request from T4 Neighborhood Center to T4 Hamlet Center Open. The main difference between the two districts is that T4NC allows 4 story buildings with no limitation on total square footage. T4HCO allows 2 ½ story buildings with a maximum square footage of 50,000 square feet per building. The applicant has provided two conceptual plans to show how the property could be developed with the T4HCO zoning (see attached). The applicant and Habersham also agreed that development along the 6.26 acre parcel should not compete with, but complement the existing Habersham “main street” along Market Street. Therefore, the concept plans show a mix of uses (large scale brewery and beer garden, medical office buildings, animal services) that may not be appropriate in a main street setting.

MCAS Airport Overlay District: The entire property is located within the MCAS Airport Overlay District (MCAS-AO). The overlay includes all lands underlying the noise zones of 65 DNL (day-night average sound level) and above, and accident potential zones as designated in the most recent Air Installations Compatible Use Zones (AICUZ) Report for MCAS-Beaufort as authorized for use by the Department of the Navy, and as adopted by the County Council of Beaufort County. This property’s location within noise zone 2a (65 to 70 DNL) limits gross residential density to 2 dwelling units per acre. MCAS Beaufort responded to the original zoning request to state that without a specific development proposal, they were unable to adequately evaluate the proposed zoning amendment. Staff has provided them with the zoning district request change along with the two concept plans and will inform the Planning Commission if there is any change to MCAS Beaufort’s recommendation.

C. **ANALYSIS:** Section 7.3.40 of the Community Development Code states that a zoning map amendment may be approved if the proposed amendment:

1. ***Is consistent with and furthers the goals and policies of the Comprehensive Plan and the purposes of this Development Code.***

The future land use plan of the Comprehensive Plan designates this property as Urban Mixed-Use which is anticipated to be similar to the type and mix of land use currently found in the municipalities. Commercial uses providing neighborhood retail and services are limited to collectors and arterials and within master planned mixed-use developments. This rezoning of this property to a mixed-use district meets the broader goals of the future land use plan, but there are issues with the request to rezone to T4 Neighborhood Center, the most intense of the transect zones in the Community Development Code. The T4NC district is designed to foster the development of a main street commercial district. There is already an existing main street business district that already has the capacity to grow by 150,000 square feet directly adjoining this proposed rezoning. Introducing an additional main street would be excessive and out of scale with the Habersham/Cherokee Farms community. T4 Hamlet Center Open would be more compatible with the Habersham/Cherokee Farms community.

2. ***Is not in conflict with any provision of this Development Code, or the Code of Ordinances.***

This is addressed in the response to question 1.

3. ***Addresses a demonstrated community need.***

This parcel has the potential to serve the Habersham/Cherokee Farms community with supporting businesses that may not be appropriate in the existing Market Street main street commercial district. This would be better achieved with a less-intense mixed-use zoning district, such as T2 Rural Center.

4. *Is required by changing conditions.*

Not applicable

5. *Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zone and uses for the land.*

North of the site is the Cherokee Farms community which is compatible with this rezoning, with the exception of the issues stated in question 1. To the south and east of the property is a rural residential community that is not comparable to the requested T4HCO district.

6. *Would not adversely impact nearby lands.*

There is a rural residential community centered around Caravan Road and Franklin Drive that adjoin this site to the south and west. These communities have the potential to be adversely impacted by future development on this site, especially if it is built out at full capacity.

7. *Would result in a logical and orderly development pattern.*

See discussion under items 5 and 6.

8. *Would not result in adverse impacts on the natural environment – including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

Environmental impacts are minimal. The proposed rezoning affects 6.26 acres, of which roughly 40% is already disturbed. Any future development would need meet the County’s natural resources protection and stormwater requirements.

9. *Would result in development that is adequately served by public facilities (e.g. streets, potable water, sewerage, storm water management, solid waste collection and disposal, schools, parks, police, and fire and emergency facilities)*

The site is currently served by public sewer and water. The Burton Fire District Station #5 is located nearby at the entrance to Habersham. Since residential density is limited to two dwelling units per acre, impacts on the school district are minimal.

D. STAFF RECOMMENDATION:

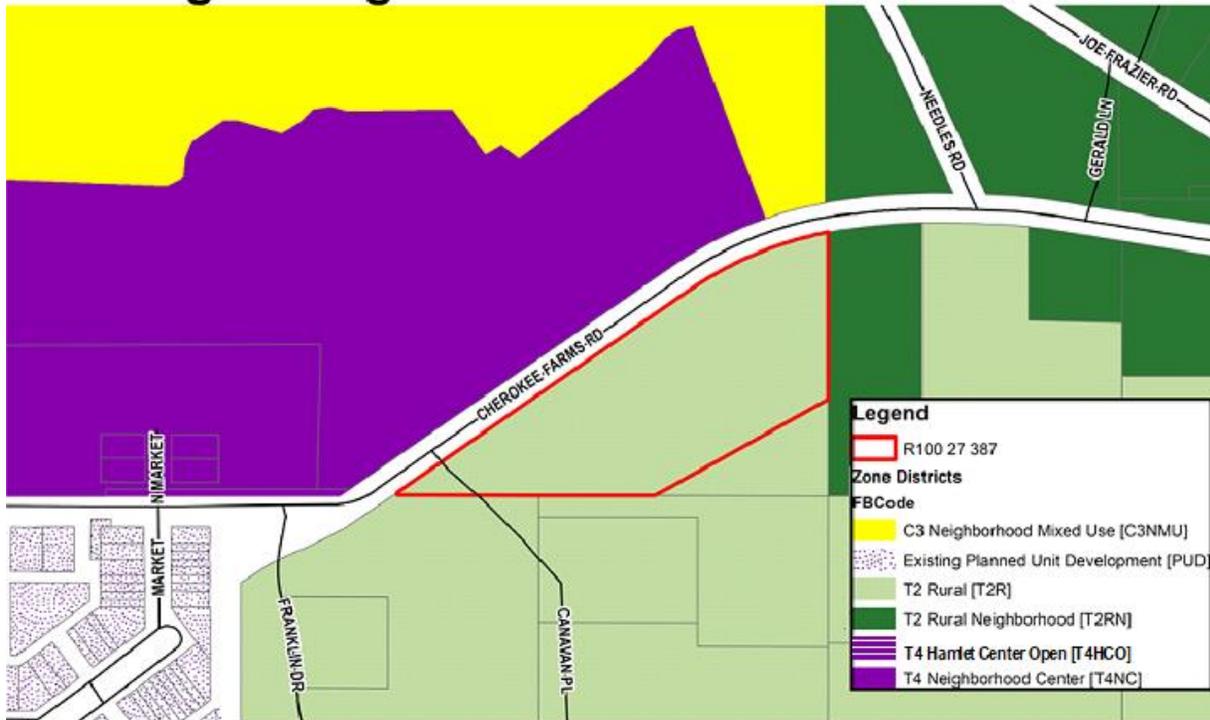
Staff does not support this rezoning of this parcel from T2 Rural to T4 Neighborhood Center. The T4NC district is designed to foster the development of a main street commercial district. There is already an existing main street business district that already has the capacity to grow by 150,000 square feet directly adjoining this proposed rezoning. Introducing an additional main street would be excessive and out of scale with the Habersham/Cherokee Farms community. This parcel has the potential to serve the Habersham/Cherokee Farms community with supporting businesses that may not be appropriate in the existing Market Street main street commercial district. This would be better achieved with a less-intense mixed-use zoning district, such as T4 Hamlet Center Open or T2 Rural Center.

E. ATTACHMENTS:

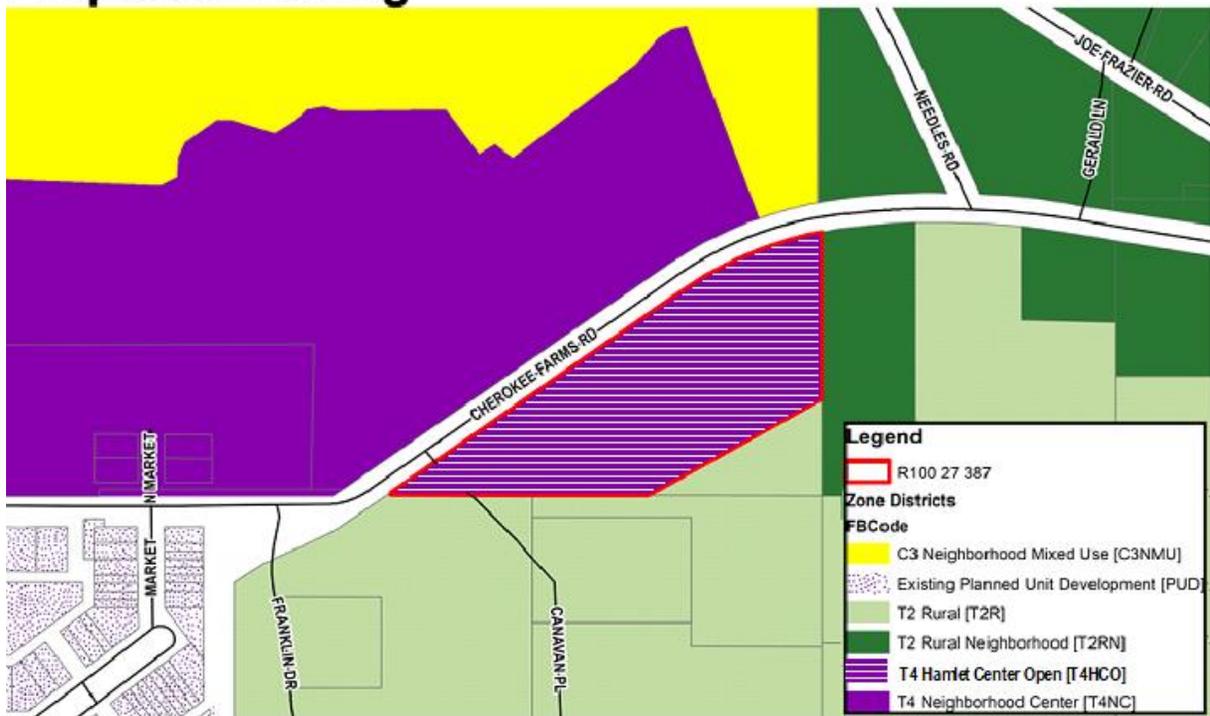
- Attachment A: Existing and Proposed Zoning Map (ZDSO)
- Attachment B: Habersham/Cherokee Farms Community
- Attachment C: Concept Plan A
- Attachment D: Concept Plan B
- Attachment E: MCAS Beaufort Letter

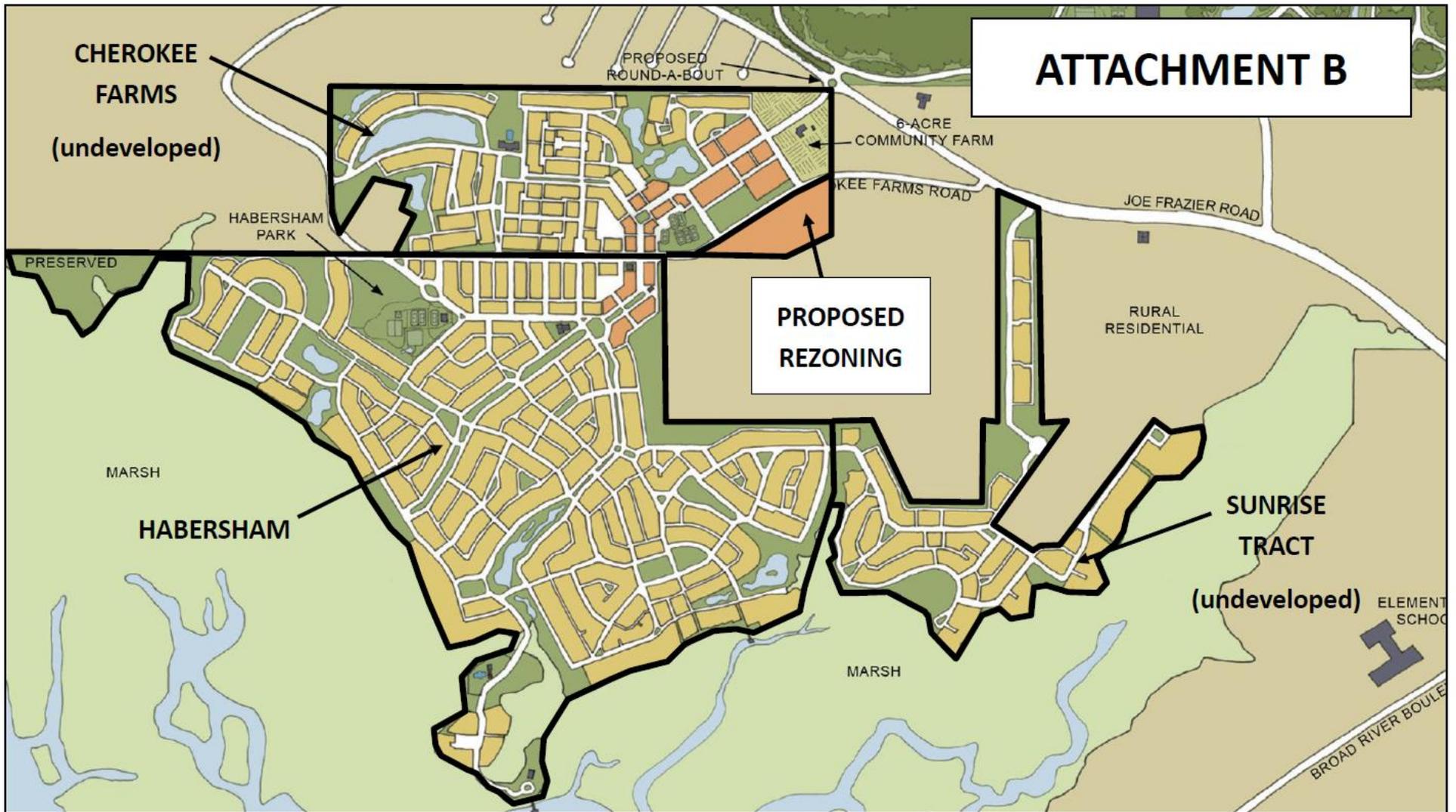
ATTACHMENT A

Existing Zoning



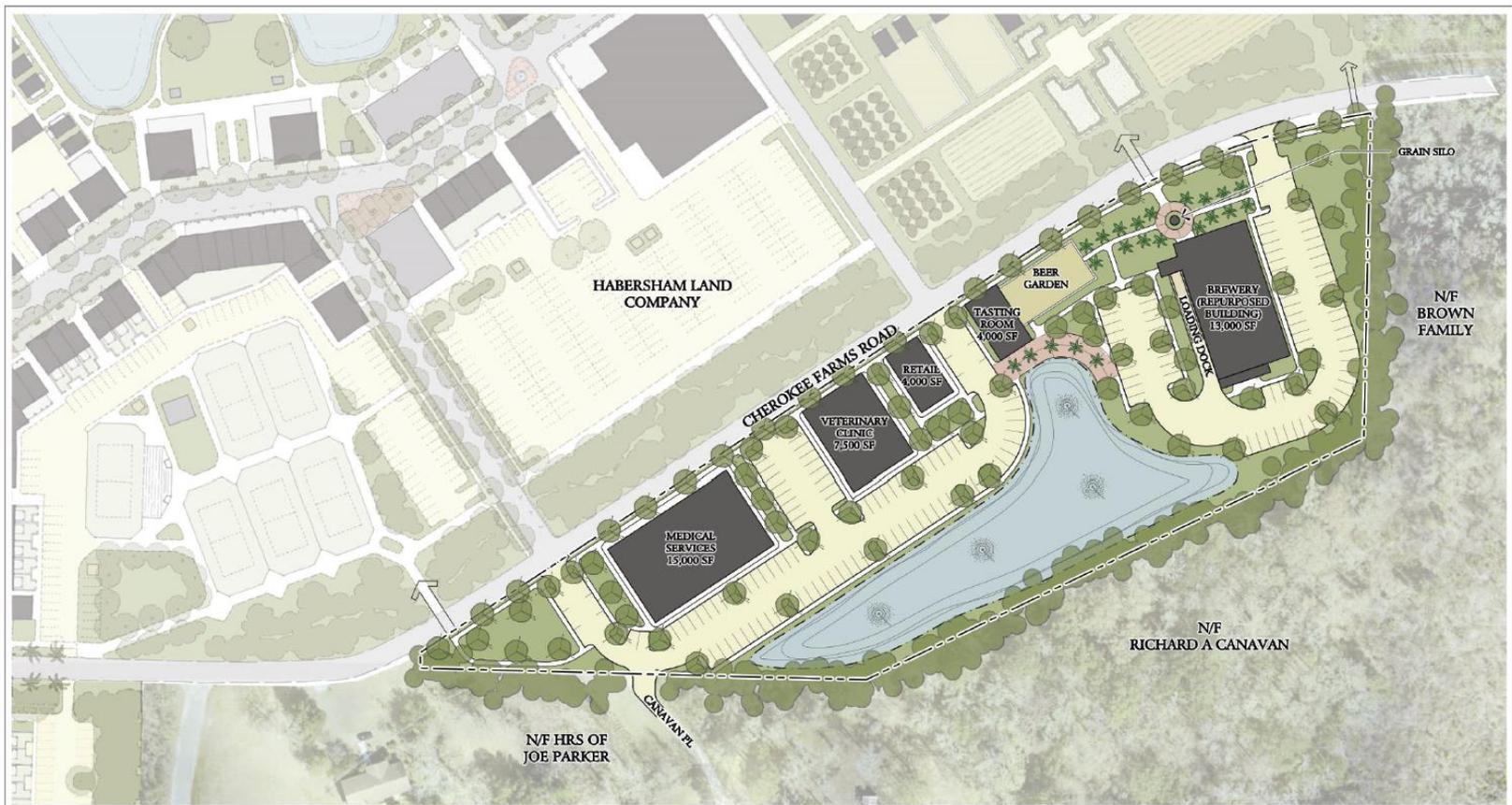
Proposed Zoning





Development	Development Type	Area	Residential Units	Commercial SF
Habersham	Planned Unit Development (PUD) approved in 1996.	275 acres	1000	78,000
Sunrise Tract	Amendment to Habersham PUD approved in 2005.	47 acres	131	0
Cherokee Farms	Traditional Neighborhood Development approved under the ZDSO. Commercial portion rezoned to T4NC in 2015 to allow light industrial uses.	105 acres	306	150,000

ATTACHMENT C



S:\PROJECTS\2021\186 Cherokee Farms\Concepts\01.dwg, 11/17/21, 9:29:20 AM

PREPARED FOR:
FTB REAL ESTATE CO LLC

PREPARED BY:
J. K. TILLER ASSOCIATES, INC.
LAND PLANNING LANDSCAPE ARCHITECTURE
181 SLEEPY HOLLOW ROAD, SUITE 300 BLUEPPON, SC 29918
TEL: 843.812.4800 FAX: 843.812.4800

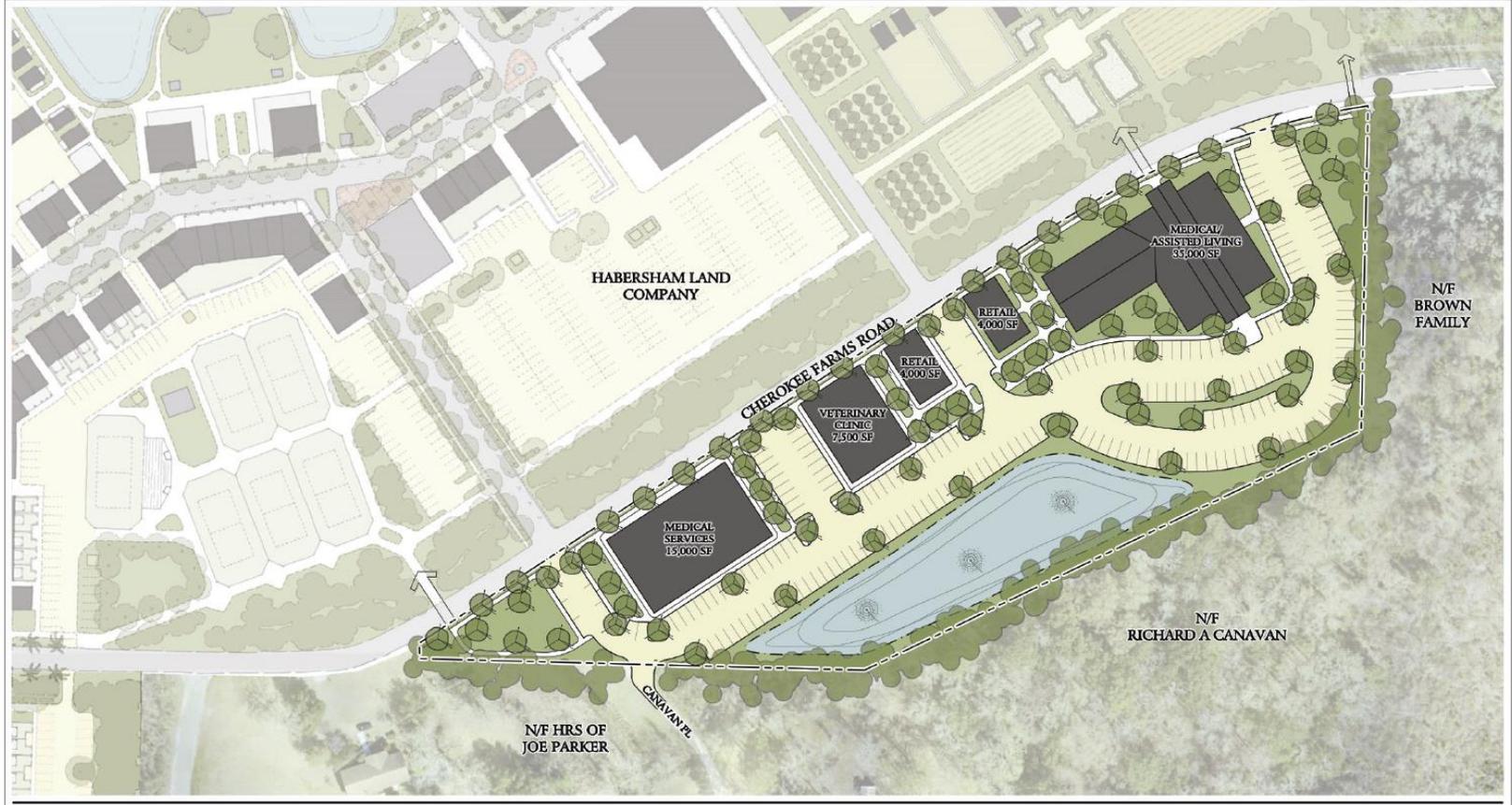
186 CHEROKEE FARMS RD
T4 HAMLET CENTER OPEN CONCEPT PLAN A-2
BEAUFORT COUNTY, SOUTH CAROLINA

SEPTEMBER 24, 2021

NORTH  SCALE 

THIS IS A CONCEPTUAL PLAN AND IS SUBJECT TO CHANGE. ALL SURVEY INFORMATION AND SITE BOUNDARIES WERE COMPILED FROM A VARIETY OF UNVERIFIED SOURCES AT VARIOUS TIMES AND AS SUCH ARE INTENDED TO BE USED ONLY AS A GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND NARRATIVE DESCRIPTIONS ARE FOR GRAPHIC REPRESENTATION ONLY, AS AN AID TO SITE LOCATION AND POTENTIAL LAND USE, AND ARE NOT LEGAL REPRESENTATIONS AS TO FUTURE USES OR LOCATIONS. J. K. TILLER ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR STATE OF COMPLETION, OR FOR ANY DECISIONS (REGARDING ACCURACY) WHICH THE USER MAY MAKE BASED ON THIS INFORMATION. (REV 7/06 Number: 202115-01)

ATTACHMENT D



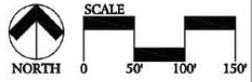
S:\Projects\2021-11-30-11\DWG\Concept B.dwg, 11x17, Ims, 9/26/2021, 3:37:54 PM

PREPARED FOR:
FTB REAL ESTATE CO LLC

PREPARED BY:
J. K. TILLER ASSOCIATES, INC.
LAND PLANNING LANDSCAPE ARCHITECTURE
101 BLOSSOM ROAD, SUITE 2100 FLORENCE, SC 29505
Phone: 803-689-1000 Fax: 803-689-1000

186 CHEROKEE FARMS RD T4 HAMLET CENTER OPEN CONCEPT PLAN B BEAUFORT COUNTY, SOUTH CAROLINA

SEPTEMBER 26, 2021



THIS IS A CONCEPTUAL PLAN AND IS SUBJECT TO CHANGE. ALL SURVEY INFORMATION AND SITE BOUNDARIES WERE COMPILED FROM A VARIETY OF UNVERIFIED SOURCES AT VARIOUS TIMES AND AS SUCH ARE INTENDED TO BE USED ONLY AS A GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND NARRATIVE DESCRIPTIONS ARE FOR GRAPHIC REPRESENTATION ONLY, AS AN AID TO SITE LOCATION AND POTENTIAL LAND USE, AND ARE NOT LEGAL REPRESENTATIONS AS TO FUTURE USES OR LOCATIONS. J. K. TILLER ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR STATE OF COMPLETION, OR FOR ANY DECISIONS (REQUIRING ACCURACY) WHICH THE USER MAY MAKE BASED ON THIS INFORMATION. JCT Job Number: 202111-01

ATTACHMENT E

From: Trail CIV David J <david.j.trail@usmc.mil>
Sent: Thursday, September 2, 2021 2:20 PM
To: Smith, Juliana
Cc: Merchant, Robert; Fleming CIV Kimberly H
Subject: RE: Rezoning - Cherokee Farms

Good Afternoon Ma'am,

Thanks for the notification on the rezoning proposal. The facts regarding the development proposal for 186 Cherokee Farms Rd (R100 027 000 0387 0000), as MCAS Beaufort knows them, are as follows:

The Property is:

- 6.26 acres (based on Beaufort County Property data),
- Currently zoned as T2 Rural Neighborhood (T2RN)
- in the MCAS Overlay District, and
- in the 65-70 decibel (dB) Day-Night Average Sound Level (DNL) noise contour

Request: Rezone the parcel as T4 Neighborhood Center (T4NC)

- Based on the application, there is very little information regarding future intended plans for the parcel.
- According to the Beaufort County zone standards, T4 Neighborhood Center (T4NC) is intended to integrate vibrant main-street commercial and retail environments into neighborhoods, providing access to day-to-day amenities within walking distance, creating potential for a transit stop, and serving as a focal point for the neighborhood. The T4 Neighborhood Center Zone is intended for higher intensity residential and commercial uses in Beaufort County.

In determining whether or not the proposal is compatible with MCAS Beaufort's mission and operations, the proposal was evaluated with regards to airfield operations, noise standards, and potential compatibility problems as well as reviewed in the context of the following references:

- Air Installations Compatible Use Zone (AICUZ) Study, Marine Corps Air Station (MCAS) Beaufort, 2013
- Department of Defense Instruction 4165.57
- Chief of Naval Operations and the Commandant of the Marine Corps OPNAVINST 11010.36/MCO 11010.16 (Joint Instruction)
- Standard Land Use Coding Manual; and
- Beaufort County Community Development Code.

Based on the review and information provided, MCAS Beaufort cannot adequately analyze and therefore objects to the proposal to rezone the Tax parcel R100 027 000 0387 0000 from T2 Rural Neighborhood to T4 Neighborhood Center. If additional information becomes available, please let us know and we can re-evaluate our analysis.

If you have any further questions please let me know.

Thank you!

David J. Trail
Director, Government and External Relations (S-7) |
Community Plans and Liaison Officer
Marine Corps Air Station Beaufort, South Carolina
W: (843) 228-7119
C: (774) 509-3940
david.j.trail@usmc.mil