



**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
ARMIN WAHL

County Administrator
ERIC GREENWAY

Staff Support
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, November 1, 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): 160 065 7862

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 – October 4, 2021
5. APPROVAL OF AGENDA
6. CITIZEN COMMENTS – NON-AGENDA ITEMS
(Comments are limited to 3 minutes.)

ACTION ITEMS

7. **ROAD NAME CHANGE REQUEST** IN THE SHELDON AREA, FROM WILEY ACRES TO JONESLAND WAY; APPLICANT: KAFFIA “BELLE” JONES
8. **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
9. **APPROVAL OF 2022 PLANNING COMMISSION MEETING SCHEDULE**

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 Monday, October 4, 2021, 6:00 p.m.

Members Present:

Mr. Ed Pappas, Chairman
Mr. Jason Hinch

Dr. Caroline Fermin
Ms. Cecily McMillan

Mr. Kevin Hennelly

Members Absent:

Mr. Randolph Stewart, Vice Chairman Mr. Frank Ducey Mr. Jimmie Lawrence, Jr.

Staff Present:

Mr. Robert Merchant, Planning and Zoning Acting Director
Ms. Juliana Smith, Long Range Planner
Ms. Chris DiJulio-Cook, Senior Administrative Specialist

CALL TO ORDER: Chairman Ed Pappas called the meeting to order at 6:01 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 September 9, 2021 minutes. Dr. Caroline Fermin made a motion, seconded by Ms. Cecily McMillan, to accept the minutes as written. There was unanimous support for the motion.

AGENDA REVIEW: Chairman Pappas asked if there were any comments or additions to 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, stated that the Planning Commission’s recommendation, in regard to his application from June 7th, was not forwarded to County Council in a timely manner, according to the law. He commented that the County Council was breaking its own law by ignoring the recommendation of the Planning Commission and not giving him a response. He said the Council did not hold a meeting and hear from the applicant nor did they respond to letters written, by him, to the County Council Members. He stated that he paid for a service but did not receive it. He also said that because they voted against the purchase at Bindon Plantation, for a botanical garden, that decision substantially changed the existing conservation easement.

Mr. Merchant, Director of Planning and Zoning, responded that if the Planning Commission wishes to have a staff interpretation of the issues with the conservation easement, he would prefer they follow up with the Planning Department Staff.

Mr. Criscitiello also stated that the Planning Staff went over and above, that they’re trustworthy and his respect for the Planning Department and its employees was without question.

Mary Moyd, Lady's Island, stated her concerns about the traffic and layout of the median strips and access to Oyster Bluff, making Sams Point Road a deathtrap with no respect for life.

Mr. Merchant agreed that access off of Sams Point Road is very difficult and said the issue could be forwarded to the County's Engineering Department.

ACTION ITEMS:

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

Juliana Smith gave a brief overview of the request to allow for short-term rentals within this specific district.

Ms. Moyd said the home, on Sam's Point Road, had been in her family since 1863. She's trying to allow her family's legacy to continue by honoring her parents' love of people and allowing access to their home.

Mr. Hennelly made a motion to accept the staff recommendations to approve the short-term rentals as a special use to the Lady's Island Expanded Home Business District. Dr. Fermin seconded the motion. The motion passed unanimously.

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

Ms. Smith explained that when the applicant had bought the property, the property was grandfathered and he had a year to get the gas pumps fixed and up and running in order be allowed to have them. As this did not happen within the allotted timeframe, the property is no longer grandfathered and current zoning does not allow for a gas station, the applicant is asking for a rezoning. This property is located within the Air Installations Compatible Use Zone (AICUZ) and Marine Corps Air Station (MCAS) Beaufort states the rezoning is non compatible and objects to the change.

Oleksiy "Alex" Naumenko explained that he only has a few pumps at the gas station and, although he doesn't make much money from the gas sales, they bring in more business to his convenience and liquor stores on the property.

Dawn Paige, Lowcountry Equitable Land and Resource Trust, asked about the redundancy of the projects being considered, she said gas stations seem to be the "go-to" development and that more imagination could be used.

Mr. Hinchler made a motion to recommend approval of zoning change from T2 Rural Neighborhood to C4 Community Center Mixed Use. Dr. Fermin seconded his motion

Chairman Pappas made a comment regarding his need to vote against the rezoning. Because the property is within the AICUZ, which he believes is sacred protection, that it is a redundant usage of the property and also because the surrounding area is zoned as rural.

Chairman Pappas asked Mr. Hinchler to repeat his motion and then asked for a vote. The motion passed 3:2 (For: Hinchler, Fermin, Hennelly/Against: Pappas, McMillan)

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

Mr. Merchant asked if the applicant had joined on Zoom, they had not. He gave background on the rezoning request. He stated the original request, from the applicant, for rezoning had been on the September Planning Commission meeting agenda. The staff report, at that time, was to deny the request. The applicant decided to review the Planning Department's comments and defer coming before the board until the October meeting. Since the original application, the rezoning request changed from T4 Neighborhood Center to requesting a rezoning to T4 Hamlet Center Open. The new rezoning request for T4 Hamlet Center Open was chosen to complement the current Habersham area but not compete with it. He stated staff is more comfortable with the T4 Hamlet Center Open zoning request than they were with the T4 Neighborhood Center but thought that T2 Rural Center might be more appropriate. Planning staff did not have a recommendation from MCAS as the military were still reviewing the updated application.

Chairman Pappas suggested deferring until the next Planning Commission meeting since there was no response back from the military and the applicant wasn't in attendance. He said the Commission didn't have all the information needed. Dr. Fermin concurred.

Mary Ryan Krieger, from MCAS, apologized for the delay in providing a response to the updated rezoning request and said they needed a bit more time to fully review the application.

Chairman Pappas asked if there was any objection to deferring to the following meeting. There were none. Mr. Pappas stated they would continue this request until the following meeting.

Chairman's Report

Mr. Pappas congratulated Rob Merchant on his promotion from Deputy Director to Director of the Beaufort County Planning and Zoning Department.

ADJOURNMENT: Chairman Pappas, with no further business to discuss, adjourned the meeting at 6:57 p.m.

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

Ed Pappas
Beaufort County Planning Commission Chairman

Date: _____



MEMORANDUM

TO: Beaufort County Planning Commission

FROM: Robert Merchant, AICP, Director, Community Development Department

DATE: November 1, 2021

SUBJECT: Road Renaming – Wiley Acres to Jonesland Way

A. BACKGROUND:

Case Number: MISC 2021-02

Parcels: R700 021 000 0043 0000

Current Name: Wiley Acres

Proposed Name: Jonesland Way

Applicant: Kaffia Jones

B. STAFF REVIEW

A request for a street renaming has been submitted to the Community Development Department for consideration. Wiley Acres is a short, private, unpaved road located in Sheldon Township off Stroban Road. Stroban Road intersects Trask Parkway (US 21) just south of US 17 in Gardens Corners. The street renaming request was initiated by Kaffia Jones, the partner of the property owner (see attached Statement of Justification). Wiley Acres serves only one parcel, identified as R700 021 000 0043 00000 (see attached map). The street name change petition is signed by the owner of the property, William Lee. The Community Development Code requires the petition to be signed by a minimum of 51% of the property owners affected by the change. This request is consistent with this requirement.

Section 7.2.100.D of the Community Development Code establishes the following standards for review of a street renaming request:

- 1. Road renaming requests after individuals for any collector or higher order street should be reserved for individuals whose contribution has been of notable significance to the citizens of Beaufort County:** Wiley Acres is a local road, not a collector or arterial street; therefore, the request appears consistent with this standard.

2. **Duplication or near duplication of street names is not permitted:** Proposed street renaming from Wiley Acres to Jonesland Way is not a duplication or near duplication of another street name as verified by the Beaufort County E-911 Addressing Center.
3. **Use of numbered (e.g., 1st) or lettered (e.g., “A”) names and complicated, lengthy, offensive, or unconventionally spelled words or phrases are not permitted:** The proposed street name meets this standard.
4. **Street names shall be consistent with the historical or physiographical features of the local area in which the street name exists:** The request appears consistent with this standard.

B. STAFF RECOMMENDATION

After review of the standards set forth in Section 7.2.100.D of the Community Development Code, staff recommends approval of the street name change from Wiley Acres to Jonesland Way. Regarding changing the property address, the applicant will need to coordinate that with the County Emergency Communications Data Manager.

C. ATTACHMENTS

- Statement of Justification “Rename Street”
- Wiley Acres Location Map

October 4, 2021

TO: Planning Department, Beaufort County, SC
FROM: William Y. Lee, 19 Wiley Acres, Seabrook, SC 29940
REF: Parcel Number: R700-021-000-0043-0000

STATEMENT OF JUSTIFICATION
"RENAME STREET "

In accordance with direction from the Beaufort County Planning Department, I hereby submit the below information in support of renaming an existing street.

CURRENT STREET NAME: Wiley Acres, Seabrook, SC 29940

PROPOSED STREET NAME: Jonesland Way, Seabrook, SC 29940

BACKGROUND: The current street name, Wiley Acres, is directly affiliated with the Wiley Family who were previous owners and residents of the property for many years. The Wiley Family have not owned or resided on this property for more than 15 years.

PRESENT STATUS: In September 2019, I, William Y. Lee, purchased the property located at 19 Wiley Acres, Seabrook, SC. My partner, Kaffia "Belle" Jones and Family, are now the permanent residents at the property. In support of the Jones Family, and to ensure synchronization with the street leading to the residence, I request the street name be changed from Wiley Acres to Jonesland Way.

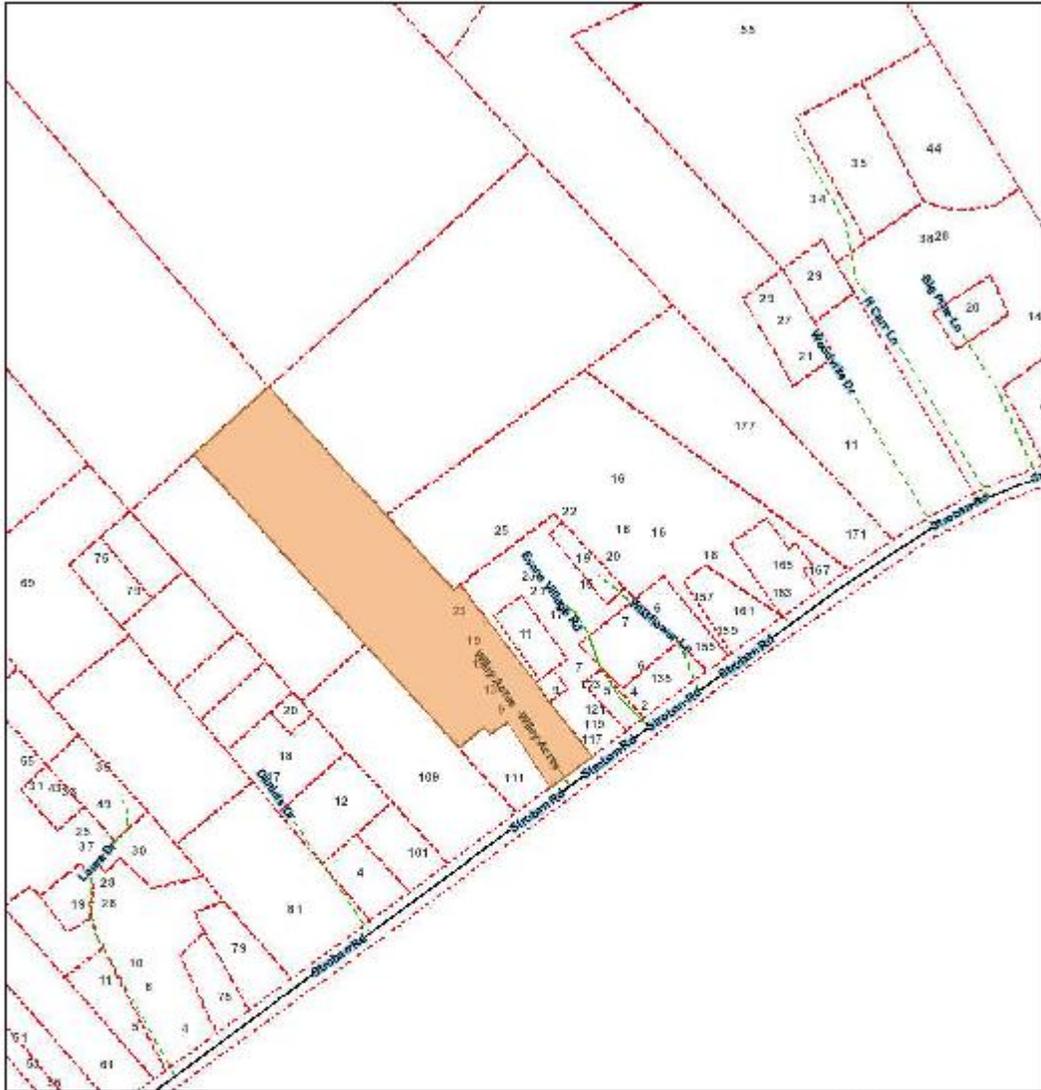
If there are questions or concerns, please contact Ms. Kaffia "Belle" Jones at 831-484-4480 or bellejones2@gmail.com who serves as my point of contact concerning this matter.

Regards,



William Y. Lee, Property Owner
831 905 9299

Wiley Acres Location Map



10/11/2021, 10:37:53 AM

Search Results: LiveParcels

Override 1

Road Classifications

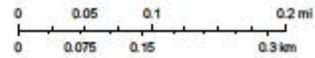
STATE, PAVED

PRIVATE, PAVED

PRIVATE, UNPAVED

LiveParcels

1:4,514



Your Name Here
Data supplied for you by DeWitt County Mapping and Applications, powered by Web AppBuilder for ArcGIS



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:

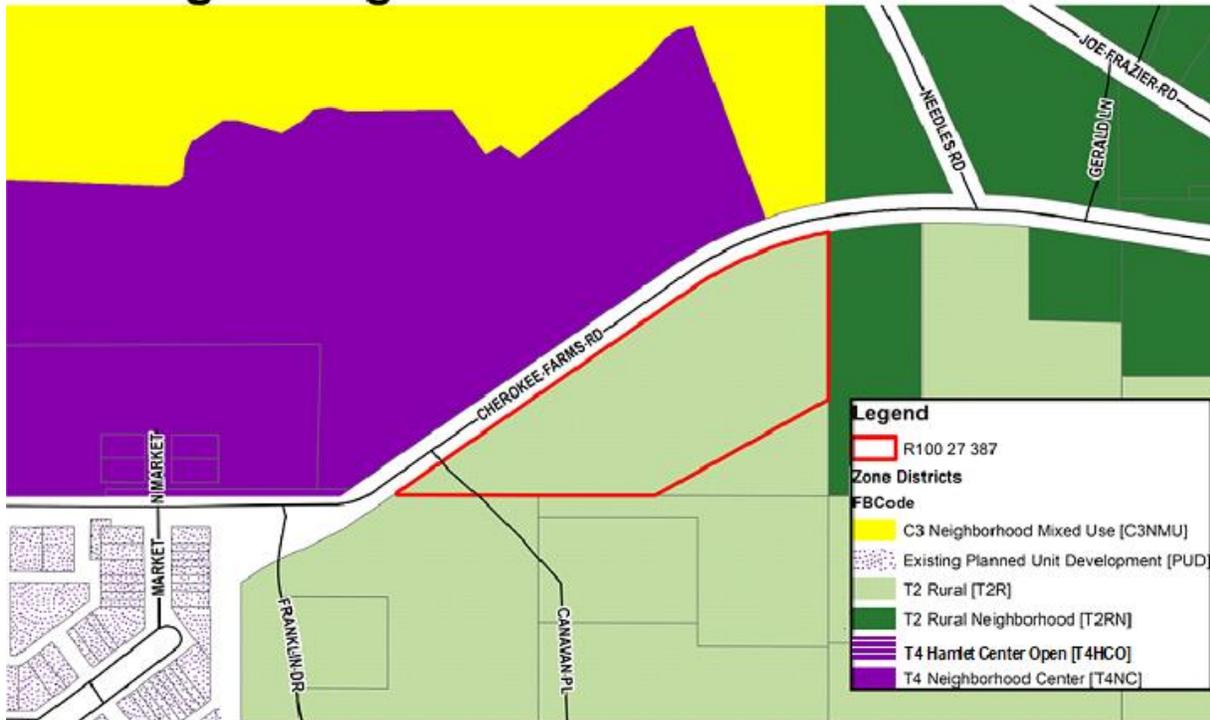
Staff does not support this rezoning of this parcel from T2 Rural to T4 Neighborhood Center. The T4NC district is designed to foster the development of a main street commercial district. There is already an existing main street business district that already has the capacity to grow by 150,000 square 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:

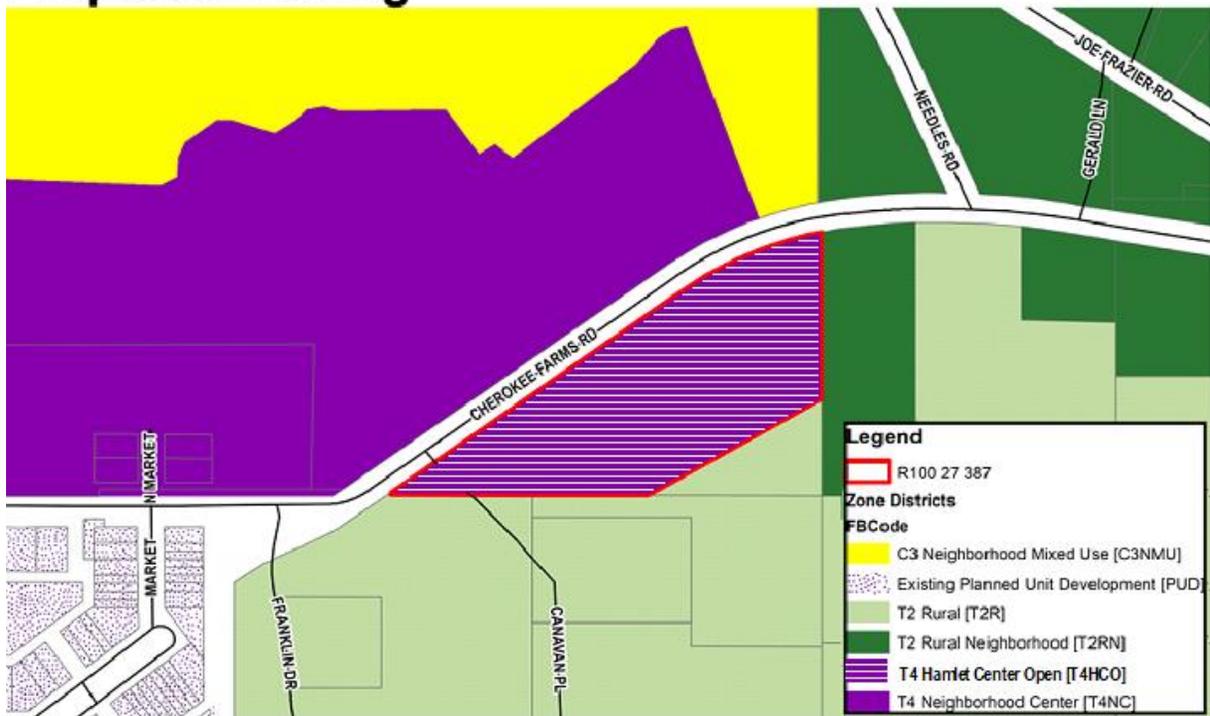
- Attachment A: Existing and Proposed Zoning Map (ZDSO)
- Attachment B: Habersham/Cherokee Farms Community
- Attachment C: Concept Plan A
- Attachment D: Concept Plan B
- Attachment E: MCAS Beaufort Letter

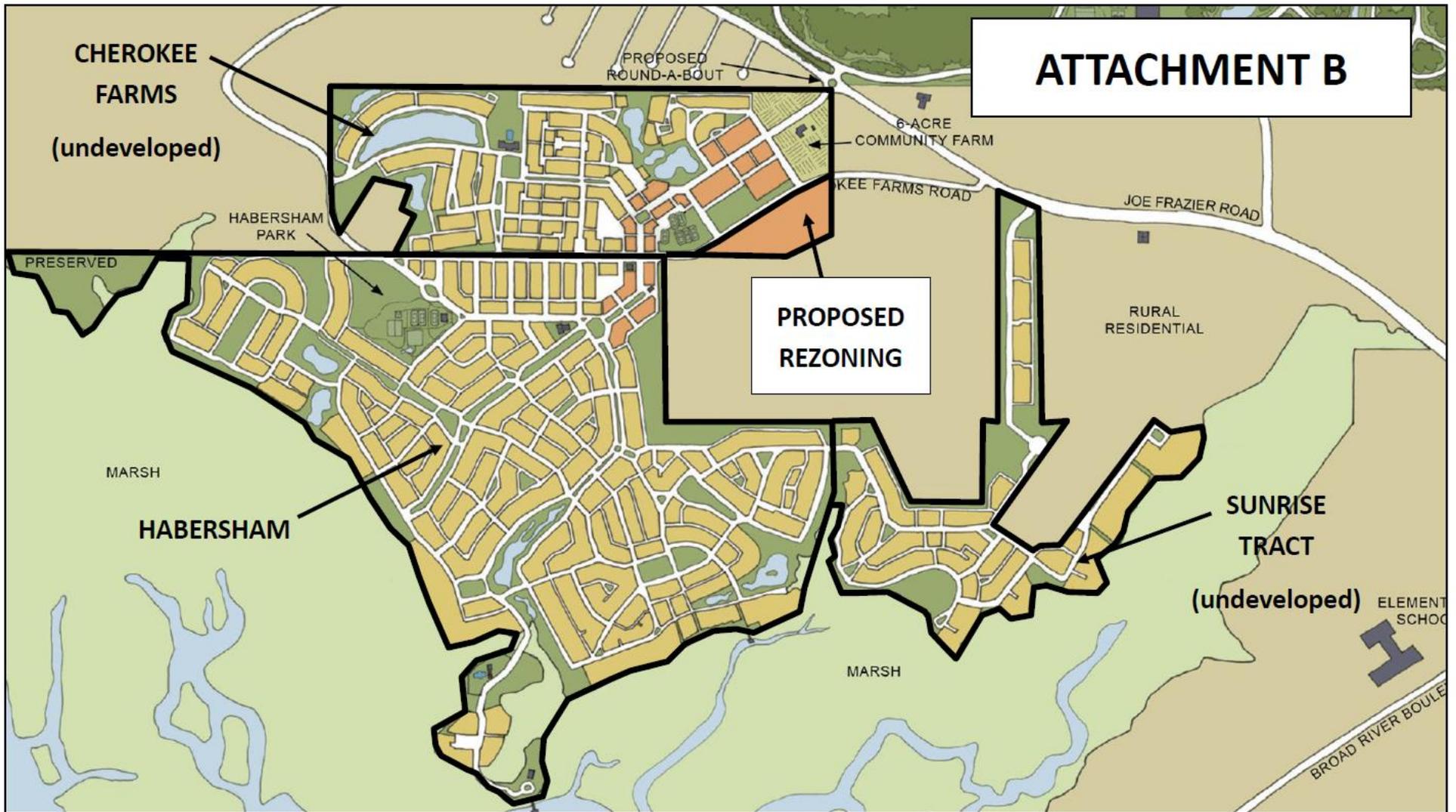
ATTACHMENT A

Existing Zoning



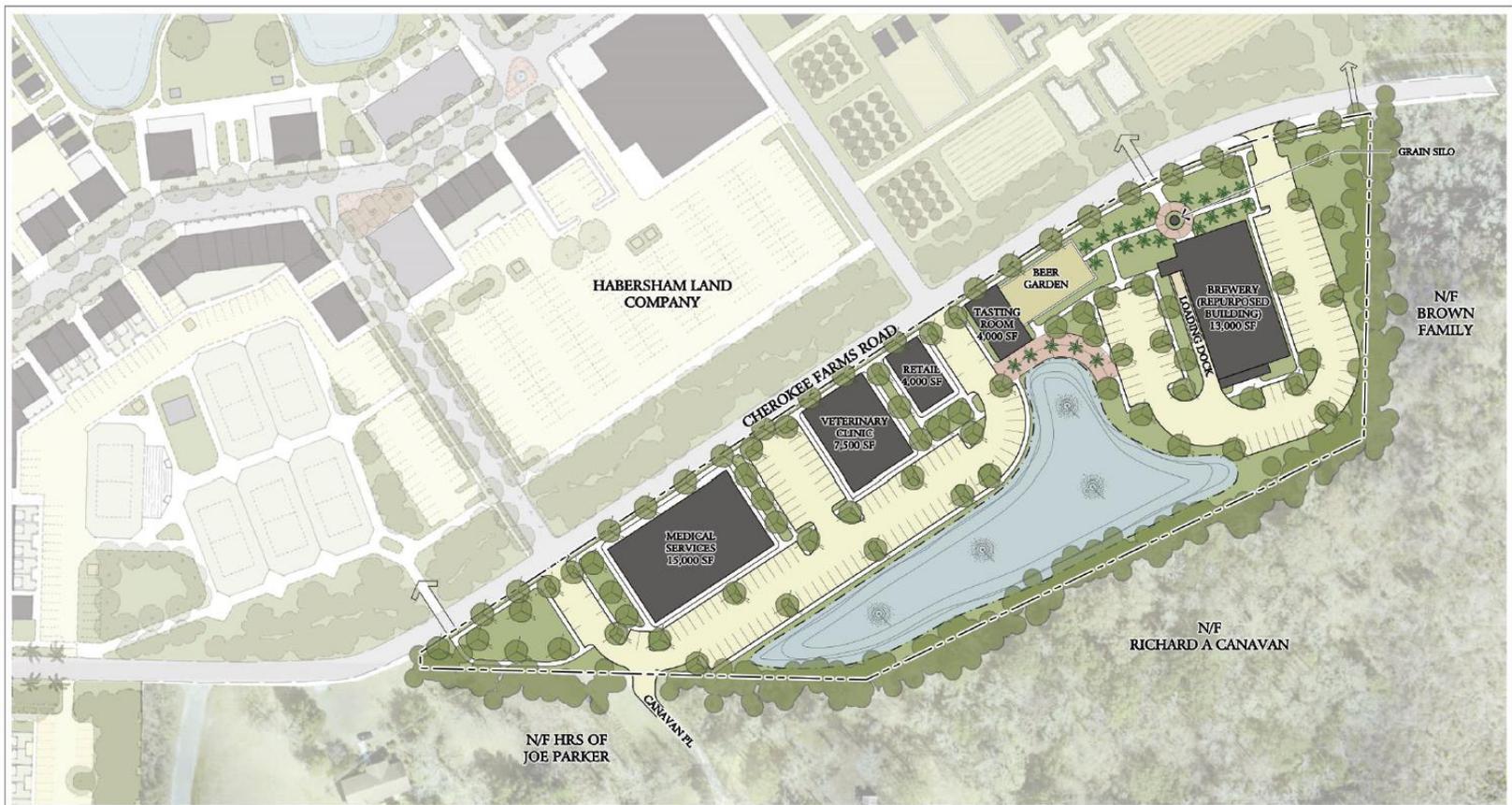
Proposed Zoning





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

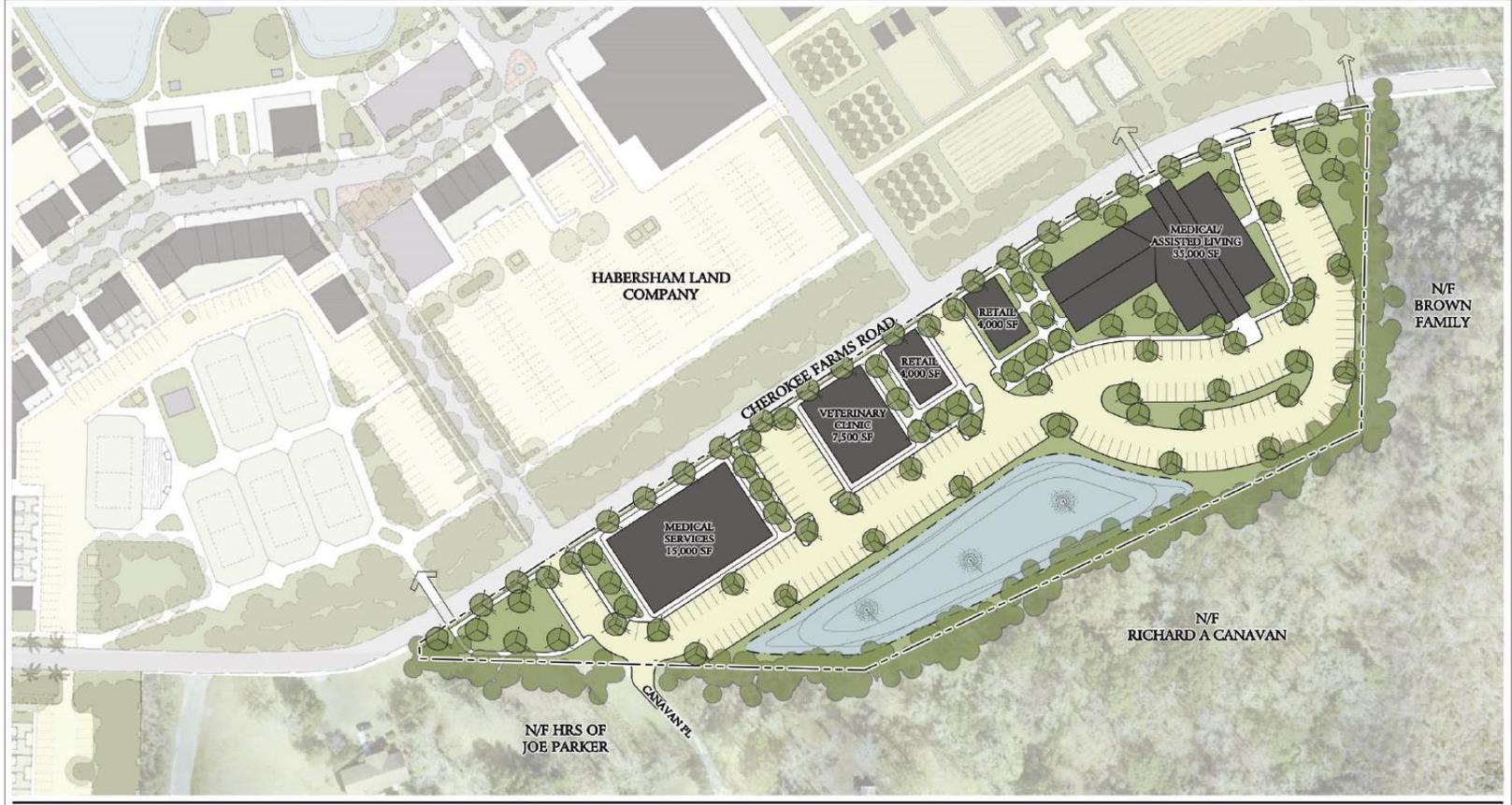
186 CHEROKEE FARMS RD
T4 HAMLET CENTER OPEN CONCEPT PLAN A-2
BEAUFORT COUNTY, SOUTH CAROLINA

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 7/16 Number: 202115-01)

ATTACHMENT D



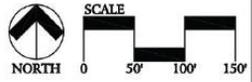
S:\Projects\2021\113-01\DWG\Concept B.dwg, 11x17, Ims, 9/26/2021, 3:37:54 PM

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: 843-689-1000 Fax: 843-689-1000

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: 2021113-01

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

2022 Meeting Schedule

Planning Commission

<u>Date</u>	<u>Day</u>	<u>Time</u>	<u>Location *</u>
January 3, 2022	Monday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
February 7, 2022	Monday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
March 7, 2022	Monday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
April 4, 2022	Monday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
May 2, 2022	Monday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
June 6, 2022	Monday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
July 7, 2022	Thursday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
August 1, 2022	Monday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
September 8, 2022	Thursday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
October 3, 2022	Monday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
November 7, 2022	Monday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
December 5, 2022	Monday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
* Meetings may be held in the Bluffton Library if agenda items are unique to areas south of the Broad River. Call the Community Development Department at 843-255-2140 for details.			
A Planning Commission Workshop may be held at 5:30 p.m. prior to each scheduled Planning Commission meeting.			