



COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION
Multi-Government Center • 100 Ribaut Road, Room 115
Post Office Drawer 1228, Beaufort SC 29901-1228
Phone: (843) 255-2140 • FAX: (843) 255-9432

PLANNING COMMISSION

Monday, June 3, 2013

6:00 p.m.

Council Chambers, Administration Building
100 Ribaut Road, Beaufort, South Carolina

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media was duly notified of the time, date, place and agenda of this meeting.

1. COMMISSIONER'S WORKSHOP – 5:30 P.M.
Planning Office, Room 115, County Administration Building
2. REGULAR MEETING - 6:00 P.M.
Council Chambers
3. CALL TO ORDER – 6:00 P.M.
4. PLEDGE OF ALLEGIANCE
5. REVIEW OF MINUTES
A. May 2, 2013 ([backup](#))
6. CHAIRMAN'S REPORT
7. PUBLIC COMMENT ON NON-AGENDA ITEMS
8. PUBLIC COMMENT AND RECOMMENDATION:
A. Northern Beaufort County Zoning Map Amendment / Rezoning Request for Marsh View Subdivision (R100-15-64A, 289-326 and 347-349; 38 residential lots and associated common areas totaling 27.46 acres; off Dorchester Drive and Tomotley, Whitehall and McCalley Courts, in the Grays Hill area), to be rezoned from Rural (R) to Rural-Residential (RR); Owner: Factory Creek Landing Group LLP, Applicant/Agent: Steven Tully ([backup](#))
9. OTHER BUSINESS
A. Next Meeting – Monday, July 1, 2013, at 6:00 p.m.
10. ADJOURNMENT





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The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Monday, March 4, 2013, in County Council Chambers, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

Members Present:

Mr. Jim Hicks, Chairman	Mr. Robert Semmler, Vice Chairman	Ms. Jennifer Bihl
Ms. Diane Chmelik	Mr. Ronald Petit	Mr. Randolph Stewart
Mr. John Thomas		

Members Absent: Mr. Charles Brown, Ms. Mary LeGree, and Mr. Edward Riley III

Staff Present:

Mr. Anthony J. Criscitiello, Planning Director
Ms. Barbara Childs, Admin. Asst. to Planning Director

CALL TO ORDER: Chairman Robert Semmler called the meeting to order at approximately 6:00 p.m.

PLEDGE OF ALLEGIANCE: Mr. Semmler led those assembled in the Council Chambers with the pledge of allegiance to the U.S.A. flag.

REVIEW OF MINUTES: The Commission reviewed their March 4, 2013, meeting minutes. No changes were noted. **Motion:** Vice-Chairman John Thomas made a motion, and Ms. Chmelik seconded the motion, **to accept the March 4, 2013, minutes as written.** The motion was carried unanimously (FOR: Bihl, Chmelik, Petit, Semmler, Stewart, and Thomas).

CHAIRMAN'S REPORT: Welcomed everyone attending the meeting. Noted that presentation would occur and no vote would occur.

PUBLIC COMMENT for items other than agenda items: None were received.

SOUTHERN BEAUFORT COUNTY MAP AMENDMENTS FOR R600-040-000-001C-0000 (310.72 ACRES AT THE SOUTHEAST CORNER OF BLUFFTON PARKWAY AND MALPHRUS ROAD); OWNER: SCRATCH GOLF LLC, APPLICANT/AGENT: MICHAEL KRONIMUS:

- A. FUTURE LAND USE: FROM RURAL TO REGIONAL COMMERCIAL; AND
- B. REZONING REQUEST: FROM RURAL TO REGIONAL COMMERCIAL.

Note: Ms. Jennifer Bihl recused herself because the applicant is her client.

Mr. Anthony Criscitiello introduced Mr. Michael Kronimus, the applicant's representative, who presented the Hilton Head National rezoning power point presentation. Mr. Kronimus noted the members of the property project team. The 311-acre property, an existing golf course since 1993, is dually zoned commercial regional and rural with a transitional overlay and the future land use is regional commercial. The property has direct access to Highway 278 and various other local roads; it contains very little wetlands and very little wildlife will be affected. The property is a prime location for mixed-use development, with the soils at 14-28 feet above sea level. The property owner is asking for commercial regional and urban zoning in the Planning Unit Development (PUD), and is asking for a list of uses to be approved for the PUD—including an entertainment center. No density cap is offered, but the PUD will follow development standards at the time of submittal for a development permit. The development will be a walkable environment with mass transit within the development for this concept PUD.

Mr. Semmler thanked Mr. Kronimus and noted that the Commission was looking forward to the official rezoning presentation.

OTHER BUSINESS: None were received.

Note: Ms. Bihl returned to the dias.

ADJOURNMENT: Motion: Mr. Randolph Stewart made a motion, and Mr. Thomas seconded the motion, to **adjourn** the meeting. The motion was **carried unanimously** ((FOR: Bihl, Chmelik, Petit, Semmler, Stewart and Thomas). The meeting adjourned at approximately 6:14 p.m.

SUBMITTED BY:

Barbara Childs, Admin. Assistant to the Planning Director

Robert Semmler, Beaufort County Planning Commission Chairman

APPROVED: June 1, 2013



MEMORANDUM

TO: Beaufort County Planning Commission
FROM: Tony Criscitiello, Beaufort County Planning & Development Director
DATE: May 24, 2013
SUBJECT: Rezoning Request for 27.46 acres off of Dorchester Drive and Tomotley, Whitehall and McCalley Courts, in the Grays Hill area of Port Royal Island, from Rural (R) Zoning District to Rural Residential (RR) Zoning District

A. BACKGROUND:

Case No. ZMA-2013-03
Applicant/Owner: Steve Tully / Factory Creek Landing Group LLP
Property Location: Dorchester Drive and Tomotley, Whitehall and McCalley Courts, in the Grays Hill area of Port Royal Island
District/Map/Parcel: R100-15-64A, 289 - 326, and 347 - 349
Property Size: 27.46 acres (38 lots and associated common areas)
Current Future Land Use Designation: Air Installation Compatible Use Zone (AICUZ)
Proposed Future Land Use Designation: No Change Proposed
Current Zoning District: Rural (R)
Proposed Zoning District: Rural Residential (RR)

B. SUMMARY OF REQUEST:

The applicant is requesting that the official zoning map be amended to show these parcels within a Rural Residential (RR) zoning district instead of a Rural (R) district.

C. ANALYSIS:

Section 106-492 of the ZDSO states that a zoning map amendment may be approved if the weight of the findings describe and prove:

- 1. The change is consistent with the County's Comprehensive Plan and the purposes of the ZDSO.***

The property is comprised of a 38-lot subdivision and associated common areas (Marshview Subdivision) that was approved by the County in 1998. The gross density of this subdivision is 1.4 dwellings per acre, and the lots are typically about ½- acre in size. When the current ZDSO

was adopted in 1999, this subdivision was zoned Rural (R), which has a maximum gross density of 1 dwelling per 3 acres, and which requires a minimum lot size of 1 acre.

In 2007, at the request of the property owner, the Beaufort County Planning Department staff took another look at the zoning of this subdivision and determined that the lots were incorrectly mapped Rural and, instead, should have been mapped Rural Residential (RR). This determination was made because the RR district was created to recognize areas of five or more existing, contiguous lots of five or fewer acres within the rural areas of the County (Section 106-1024 of the ZDSO – see attached). The RR zoning district requires a minimum lot size of ½ acre, which conforms to the lots in the Marshview Subdivision.

Although staff determined that this was a mapping error, the Official Zoning Map can only be amended by County Council; therefore, the applicant is formally requesting that the mapped be changed to correct this error.

The property is located within the Growth Boundary for Northern Beaufort County. It is designated Air Installation Compatible Use Zone (AICUZ) on the County's Future Land Use Map, which encompasses the noise contours and accident potential zones associated with Marine Corps Air Station – Beaufort. Residential development and places of assembly (e.g. churches, schools, etc.) should be highly limited in these areas. This rezoning will have no impact on the AICUZ because the lots are already platted, and no further subdivision can occur under the proposed RR district.

2. The change is consistent with the character of the neighborhood.

All surrounding properties are zoned Rural and Rural Residential.

3. The extent to which the proposed zoning and use of the property are consistent with the zoning and use of nearby properties.

All surrounding properties are zoned Rural and Rural Residential.

4. The suitability of the property for the uses to which it has been proposed.

The property is being used as a single-family subdivision.

5. Allowable uses in the proposed district would not adversely affect nearby property.

The property is already developed as a residential subdivision, which is consistent with the surrounding area. The proposed Rural Residential (RR) zoning district would not allow uses that are not currently permitted under Rural (R) zoning.

6. The length of time a property has remained vacant as zoned, where the zoning is different from nearby developed properties.

The property is a developed subdivision.

7. *The current zoning is not roughly proportional to the restrictions imposed upon the landowner in light of the relative gain to the public health, safety and welfare provided by the restrictions.*

It is reasonable that these existing lots be zoned to conform to the lot size and setback standards for the Rural Residential (RR) district because they do not conform to the existing standards for the Rural (R) district.

8. *A traffic impact analysis (TIA) indicates that the rezoning request to a higher intensity will not adversely impact the affected street network and infrastructure in the higher zoning classification.*

A TIA was not required because the requested Rural Residential (RR) zoning will not result in any additional lots.

D. STAFF RECOMMENDATION:

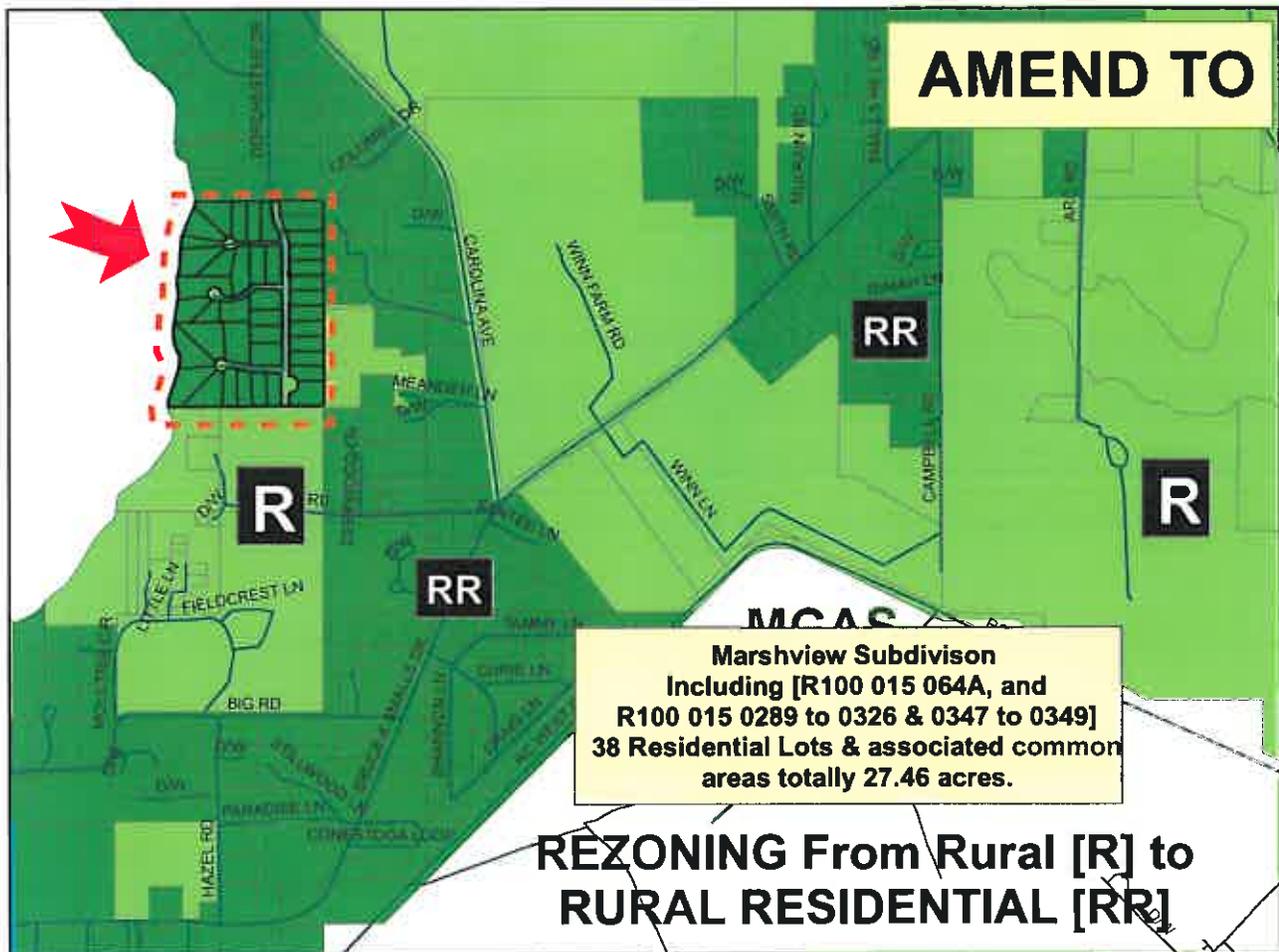
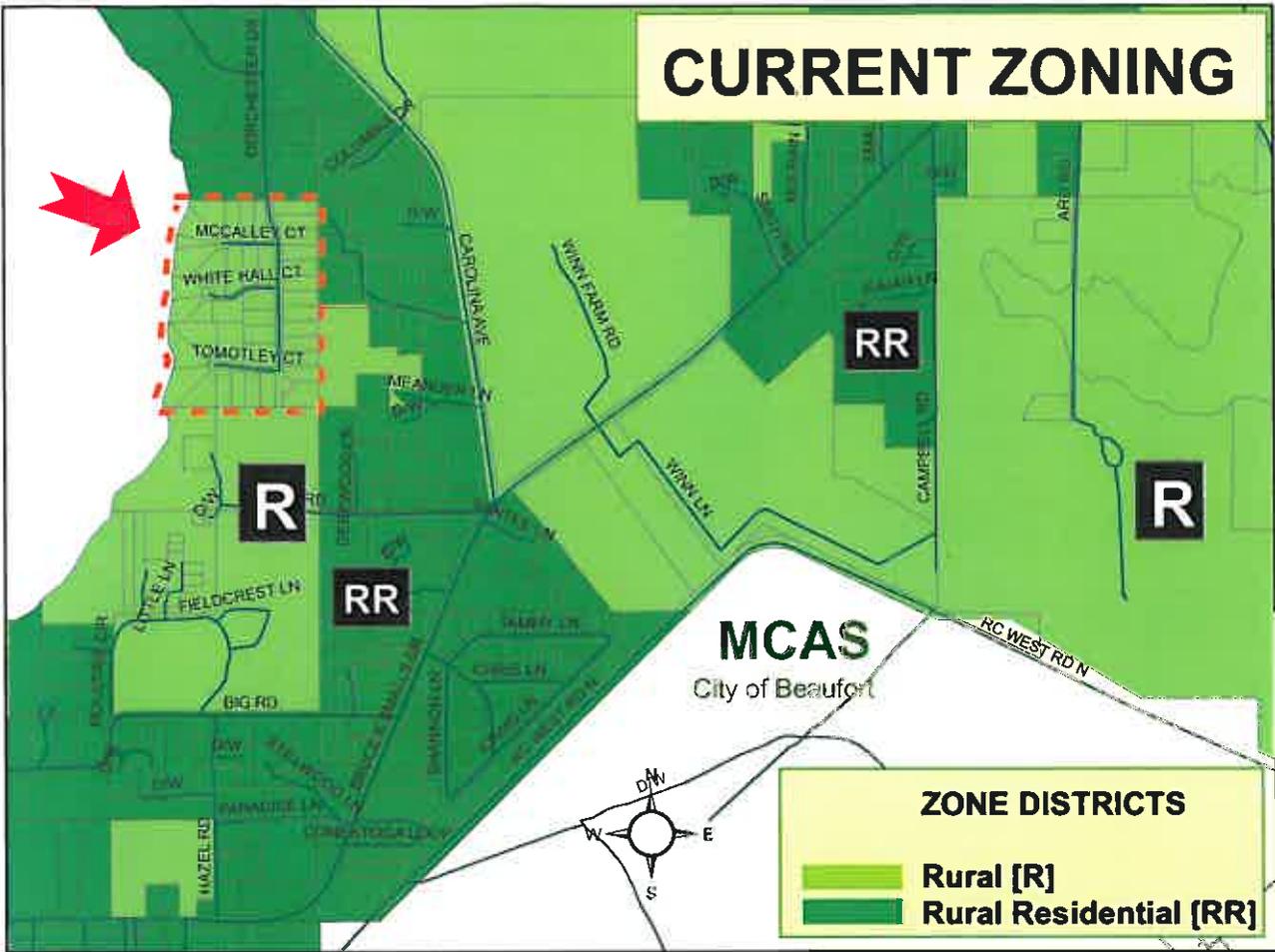
After review of the guidelines set forth in Section 106-492 of the ZDSO, staff recommends approval of this rezoning request from Rural (R) to Rural Residential (RR) for the subject properties.

E. METROPOLITAN PLANNING COMMISSION RECOMMENDATION:

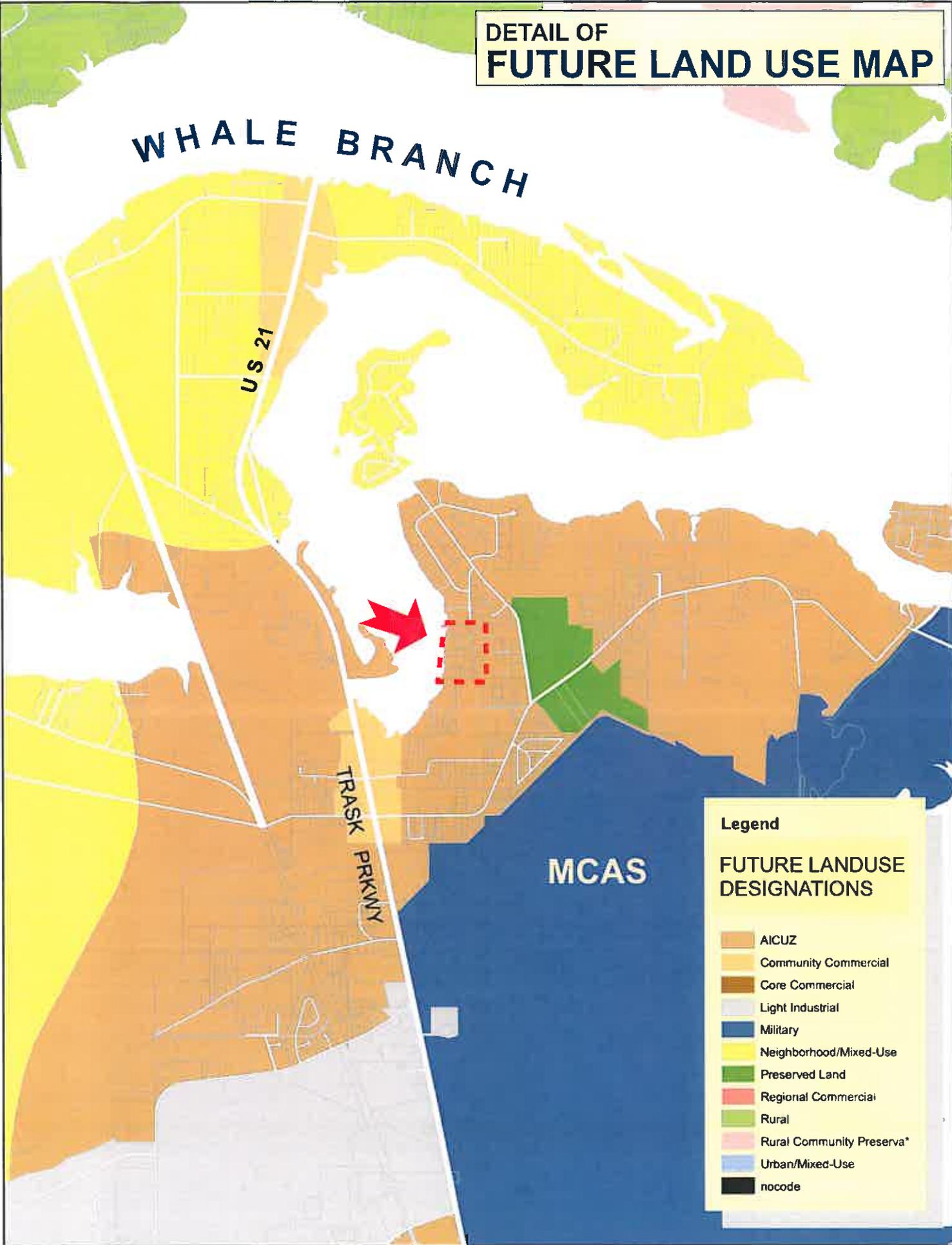
The Metropolitan Planning Commission met on May 20, 2013. Members present: Joe DeVito – Chairman, James Crower - Vice-Chairman, Bill Harris, Alice Howard, Robert Semmler, and Jennifer Bihl. Staff present: Libby Anderson and Robert Merchant. Alice Howard recused herself. Robert Merchant provided a staff report and recommendation. The Commission approved unanimously to recommend to the Beaufort County Planning Commission approval of the zoning amendment.

F. ATTACHMENTS:

- Zoning Map
- Future Land Use Map/Aerial Map
- Excerpt from ZDSO describing Rural (R) and Rural Residential (RR) zoning districts
- Rezoning Application



DETAIL OF FUTURE LAND USE MAP



Legend

FUTURE LANDUSE DESIGNATIONS

- AICUZ
- Community Commercial
- Core Commercial
- Light Industrial
- Military
- Neighborhood/Mixed-Use
- Preserved Land
- Regional Commercial
- Rural
- Rural Community Preserva*
- Urban/Mixed-Use
- nocode

DIVISION 4. RURAL INVESTMENT AREA

Sec. 106-1021. Scope of division.

This division contains the statements of intent for all zoning districts in the rural investment area of the comprehensive plan. The mapping of rural investment area districts shall implement the comprehensive plan. These districts are outside the 20-year growth boundary for infrastructure investment expectations. They are intended to remain rural in character.

(Ord. No. 99-12, § 1 (div. 02.400), 4-26-1999; Ord. No. 2005/39, 11-14-2005)

Sec. 106-1022. Rural (R) district.

(a) The rural (R) district provides for limited residential and nonresidential development and for continuing agriculture or forestry uses.

(b) If a landowner develops the land residentially, the standards of density and very high open space ratios ensure the retention of an overall rural character after build-out. Landscaping, lot size, and open space are intended to provide a rural land use pattern with residential in the background. Open space, clustering in communities, natural vegetation, agriculture, and landscaping work together to ensure this character.

(c) Clustering with 70 percent or more open space requires the use of centralized water and wastewater systems. The maximum density of development can be obtained only when the development has made arrangements to ensure the development is serviced by publicly owned, community-scale water and sewer systems.

(d) Public sewer extensions into a rural district shall only be permitted when a documented health condition warrants such expansion, and not to merely accommodate new development.

(e) New development may access existing wastewater trunk lines if such lines are located within 300 feet of the development, and service the area as of the effective date of the ordinance from which this chapter derives.

(Ord. No. 99-12, § 1 (02.410), 4-26-1999; Ord. No. 2005/39, 11-14-2005)

Sec. 106-1024. Rural residential (RR) district.

(a) The rural residential (RR) district protects the residential character of existing communities and neighborhoods in the rural area, that were developed under previous zoning regulations and designated as rural in the adopted 1997 comprehensive plan.

(b) This district is intended to minimize nonconforming lots and provide owners of small clustered rural lots with flexibility in the use of their land. The districts are established by identifying areas with five contiguous lots of five or fewer acres. It permits subdivision of existing lots to a maximum of 1.2 units to one acre gross density, with DHEC approval, for wastewater treatment. The district is not intended to promote tract development or to encourage rezoning.

(Ord. No. 99-12, § 1 (02.430), 4-26-1999)

BEAUFORT COUNTY, SOUTH CAROLINA
PROPOSED ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO)
ZONING MAP / TEXT AMENDMENT / PUD MASTER PLAN CHANGE APPLICATION

TO: Beaufort County Council

The undersigned hereby respectfully requests that the Beaufort County Zoning/Development Standards Ordinance (ZDSO) be amended as described below:

1. This is a request for a change in the (check as appropriate): PUD Master Plan Change
 Zoning Map Designation/Rezoning Zoning & Development Standards Ordinance Text

2. Give exact information to locate the property for which you propose a change:
Tax District Number: 100, Tax Map Number: 015, Parcel Number(s): SEE ATTACHED
Size of subject property: 38 lots + common Square Feet / Acres (circle one)
Location: Grays Hill - AVEs

3. How is this property presently zoned? (Check as appropriate)
 Urban/U Community Preservation/CP Light Industrial/LI
 Suburban/S Commercial Regional/CR Industrial Park/IP
 Rural/R Commercial Suburban/CS Transitional Overlay/TO
 Rural Residential/RR Research & Development/RD Resource Conservation/RC
 Planned Unit Development/PUD

4. What new zoning do you propose for this property? RURAL RESIDENTIAL R/R
(Under Item 10 explain the reason(s) for your rezoning request.)

5. Do you own all of the property proposed for this zoning change? 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 Zoning/Development Standards Ordinance text, the section(s) affected are: _____
(Under Item 10 explain the proposed text change and reasons for the change.)

7. Is this property subject to an Overlay District? Check those which may apply:
 AOD - Airport Overlay District MD - Military Overlay District
 COD - Corridor Overlay District RQ - River Quality Overlay District
 CPOD - Cultural Protection Overlay District

8. The following sections of the Beaufort County ZDSO (see attached sheets) should be addressed by the applicant and attached to this application form:
 - a. Section 106-492, Standards for zoning map amendments.
 - b. Section 106-493, Standards for zoning text amendments.

9. Explanation (continue on separate sheet if needed):
Error on Zoning MAP

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.

STULL Signature of Owner Date 4/25/2013
Printed Name: COMMUNITY DEVELOPMENT CORPORATION OF BEAUFORT, LLC Telephone Number: 843-521-0000
Address: 2009 BAY STREET BEAUFORT SC 29902
Email: TULLYSTEVEN@GMAIL.COM
Agent (Name/Address/Phone/email): SAME

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN SEC. 106-402(D) OF THE BEAUFORT COUNTY ZDSO.

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 (3) WEEKS PRIOR TO THE APPLICABLE SUBCOMMITTEE MEETING DATE

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

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: \$250.00

Receipt No. for Application Fee: 218061

Marshview Rezoning

R100 015 000 0347 0000	common marshview	R100 015 000 0309 0000	lot 22 310 tomotley ct
R100 015 000 0348 0000	common marshview	R100 015 000 0310 0000	lot 23 304 tomotley ct
R100 015 000 0349 0000	common marshview	R100 015 000 0311 0000	lot 24 2018 dorchester rd
R100 015 000 0289 0000	lot 1 2001 dorchester rd	R100 015 000 0312 0000	lot 25 2016 dorchester rd
R100 015 000 0290 0000	lot 2 2003 dorchester rd	R100 015 000 0313 0000	lot 27 211 white hall ct
R100 015 000 0291 0000	lot 3 2005 dorchester rd	R100 015 000 0314 0000	lot 28 215 white hall ct
R100 015 000 0292 0000	lot 4 2007 dorchester rd	R100 015 000 0315 0000	lot 29 219 white hall ct
R100 015 000 0293 0000	lot 5 2009 dorchester rd	R100 015 000 0316 0000	lot 30 220 white hall ct
R100 015 000 0294 0000	lot 6 2011 dorchester rd	R100 015 000 0317 0000	lot 31 202 white hall ct
R100 015 000 0295 0000	lot 7 2013 dorchester rd	R100 015 000 0318 0000	lot 32 208 white hall ct
R100 015 000 0296 0000	lot 8 2015 dorchester rd	R100 015 000 0319 0000	lot 33 212 white hall ct
R100 015 000 0297 0000	lot 9 2017 dorchester rd	R100 015 000 0320 0000	lot 34 115 mccalley ct
R100 015 000 0298 0000	lot 10 2019 dorchester rd	R100 015 000 0321 0000	lot 35 117 mccalley ct
R100 015 000 0299 0000	lot 11 2021 dorchester rd	R100 015 000 0322 0000	lot 36 114 mccalley ct
R100 015 000 0300 0000	lot 12 2023 dorchester rd	R100 015 000 0323 0000	lot 37 112 mccalley ct
R100 015 000 0301 0000	common marshview lot 13	R100 015 000 0324 0000	lot 38 110 mccalley ct
R100 015 000 0302 0000	lot 14 2030 dorchester rd	R100 015 000 0325 0000	lot 39 106 mccalley ct
R100 015 000 0303 0000	lot 15 305 tomotley ct	R100 015 000 0326 0000	lot 40 104 mccalley ct
R100 015 000 0304 0000	lot 16 309 tomotley ct	R100 015 000 064A 0000	lot 19 317 tomotley ct
R100 015 000 0305 0000	lot 17 313 tomotley ct		
R100 015 000 0306 0000	lot 18 315 tomotley ct		
R100 015 000 0307 0000	lot 20 316 tomotley ct		
R100 015 000 0308 0000	common marshview lot 21		



MEMORANDUM

To: Hillary Austin, Zoning & Development Administrator
From: Delores Frazier, Assistant Planning Director *DF*
Subject: Error on Zoning Map / Port Royal Island – Marsh View Subdivision (38 lots)
Date: January 27, 2007

At the request of the property owner, we evaluated the zoning of the subdivision referenced above and shown on the attached map and have determined that these lots are incorrectly shown on the zoning map as Rural. Instead, these lots meet the County's requirements with respect to the Rural Residential zoning district, and should have been zoned Rural Residential. It has been determined that this was the result of a mapping error that will be corrected by our staff during a normal cycle of zoning map corrections. In the meantime, the 38 lots in Marsh View Subdivision should be treated as if they were correctly mapped as Rural Residential.



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May 13, 2013

RE: Notice of Public Meetings to Consider a Port Royal Island Map Amendment/Rezoning Request for Marsh View Subdivision (R100-15-64A, 289-326 and 347-349 (38 residential lots and associated common areas totaling 27.46 acres; off Dorchester Drive and Tomotley, Whitehall and McCalley Courts, in the Grays Hill area), to be rezoned from Rural (R) to Rural-Residential (RR); Owner: Factory Creek Landing Group LLP, Applicant/Agent: Steven Tully

Dear Property Owner:

In accordance with the Beaufort County Zoning & Development Standards Ordinance, Section 106-402, a public hearing is required by the Beaufort County Planning Commission and the Beaufort County Council before a rezoning proposal can be adopted. You are invited to attend the following meetings and public hearings to provide comments on the subject proposed map amendments in your neighborhood. A map of the properties is on the back of this letter.

1. The **Beaufort-Port Royal Metropolitan Planning Commission** (acting as a subcommittee of Beaufort County Planning Commission for the unincorporated parts of Port Royal Island and Lady's Island): **Monday, May 20, 2013, at 5:30 p.m.** at City of Beaufort Council Chambers (second floor of City Hall), 1911 Boundary Street, Beaufort, SC 29902.
2. The **Beaufort County Planning Commission** of Beaufort County Council: **Monday, June 3, 2013, at 6:00 p.m.** in the Beaufort County Council Chambers, on the first floor of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC.
3. The **Natural Resources Committee** of the County Council: **Monday, June 11, 2013, at 2:00 p.m.** in the Executive Conference Room, located on the first floor of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC.
4. **Beaufort County Council** – generally meets second and fourth Mondays at 5:00 p.m. in the County Council Chambers of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC., or at the Beaufort County Library, Hilton Head Island Branch, 11 Beach City Road, Hilton Head Island, SC. County Council must meet three times prior to making a final decision on this case. Please contact the County Planning Department at (843) 255-2140 for specific dates, times and location.

Documents related to the proposed amendment are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, in the Beaufort County Planning Department office located in Room 115 of the Beaufort County Administration Building. If you have any questions regarding this case, please contact the Planning Department at 255-2140.

Sincerely,

Delores Frazier
Assistant Planning Director

Attachment: Map on back of letter

J:/common/amendments-map.../2013/Marsh View S.D/MarshViewAbutPropOwnrsNotifLtr

**PROPERTY OWNERS NOTIFIED OF ZONING PORT ROYAL ISLAND MAP AMENDMENT/REZONING REQUEST
for 28 acres (41 Parcels known as Marsh View Subdivision, Grays Hill area)**

PIN_	Owner1	Mailing Address	City	State	ZIP
R100 15 90	ALLAN TERESA M	1600 HAMPTON DRIVE	BEAUFORT	SC	29906
R100 15 327	BEAUFORT COUNTY	100 RIBAUT ROAD	BEAUFORT	SC	29901-1228
R100 15 155	BODKINS HAROLD E	1593 CAROLINA AVENUE	BURTON	SC	29902
R100 15 72A	BROWN CARRIE	1511 CAROLINA AVENUE	BEAUFORT	SC	29906
R100 15 64	COLDEN R BATTEY JR LLC	POST OFFICE BOX 1107	BEAUFORT	SC	29901
R100 15 88-89	COMMUNITY DEVELOPMENT CORP OF BEAUFORT	2009 BAY STREET	BEAUFORT	SC	29902
R100 15 164	COURTNEY JESSIE T	1612 COLUMBIA DRIVE	BURTON	SC	29902-1112
R100 15 72F	DELOACH VERNON H	1310 LONDON AVENUE	PORT ROYAL	SC	29935-2110
R100 15 64A, 289-326, 347- 349	FACTORY CREEK LANDING GROUP LLC	2009 BAY STREET	BEAUFORT	SC	29902
R100 15 72G	GRIFFIN ANGIE	POST OFFICE BOX 4363	BURTON	SC	29903
R100 15 74A	GRIFFIN ETHEL JENKINS % SGT KENNETH	5 MOULTRIE CIRCLE	BURTON	SC	29902-9801
R100 15 65	GRIFFIN JOSIE	POST OFFICE BOX 66222	BURIEN	WA	98166
R100 15 72C	GRIFFIN WILLIE JR JOSIE MAE	POST OFFICE BOX 66222	BURIEN	WA	98166
R100 15 157	HERCULES KEITH F & BYAM-HERCULES BEVERLY	66 BUCKINGHAM DRIVE	JACKSON	NJ	08527
R100 15 74	HOSMER ROBERT M / CARA L	1599 DORCHESTER DRIVE	BEAUFORT	SC	29906
R100 15 75G	HUNT EMMA LEE	147 E 62 STREET #9	SAVANNAH	GA	31405
R100 15 72E	JENKINS CLIFFORD	117 MOULTRIE CIRCLE	BURTON	SC	29906
R100 15 75B, 75E, 75F, 75H	JENKINS LORETTA	19 PEACEFUL WAY	BEAUFORT	SC	29906
R100 15 74B	JENKINS MARGIE K	2 TAYLOR ST	BEAUFORT	SC	29906
R100 15 75C	JENKINS-JAMES EDITH	23 PEACEFUL WAY	BEAUFORT	SC	29906
R100 15 160	JILES JOSEPH JR DORA	1604 COLUMBIA DRIVE	BURTON	SC	29906
R100 15 91-92	KENNEDY DENNIS E SUSAN S	1604 HAMPTON DRIVE	BEAUFORT	SC	29902

**PROPERTY OWNERS NOTIFIED OF ZONING PORT ROYAL ISLAND MAP AMENDMENT/REZONING REQUEST
for 28 acres (41 Parcels known as Marsh View Subdivision, Grays Hill area)**

PIN_	Owner1	Mailing Address	City	State	ZIP
R100 15 74D	LOVE LULA MAE	16 MEANDER LANE	BEAUFORT	SC	29906
R100 15 161	MORGAN GERALD W CHARLOTTE L	1606 COLUMBIA DRIVE	BEAUFORT	SC	29906
R100 15 74C	MYERS ANDREW MEYERS EMMA M	27 YOUMANS DRIVE	BEAUFORT	SC	29907
R100 15 163	PROUDFIT KATHLEEN A	1610 COLUMBIA DRIVE	BEAUFORT	SC	29906
R100 15 273, 287, 288	SCHOONOVER WILBUR E	804 S. 7TH STREET	FT PIERCE	FL	34950
R100 15 165	SEACREST RENTALS LLC	POST OFFICE BOX 6207	BEAUFORT	SC	29906
R100 15 73A	SIMMONS FREDDIE REOLE B	17 MEANDER LANE	BURTON	SC	29906
R100 15 75D	SIMMONS-WILLIAMS JANIE LEE SIMMONS M	1593 POSSUM CORNER ROAD	EARLY BRANCH	SC	29916
R100 15 72	SMALLS JOE N BETTY RUTH	15 DEEP WOOD LANE	BURTON	SC	29906
R100 15 73	SMALLS PATRICIA CATHERINE JENNINGS T	2 HORACE DAWSON LANE	SEABROOK	SC	29940
R100 15 87	SMITH HEYWARD C SANDRA C	3007 SHELL POINT RD	BURTON	SC	29902-6846
R100 15 162	T LAND HOLDINGS III LLC	430 SANDY SPRINGS CIRCLE	WALTERBORO	SC	29488
R100 15 156	VONHARTEN HERMAN HENRY	444 PRIESTLY STREET	CHARLESTON	SC	29412
R100 16 118F	WEATHERFORD HELEN M	POST OFFICE BOX 4280	BEAUFORT	SC	29903-4280
R100 15 75	WEBB OLIVER	5 JOHNNY LOOP ROAD	BEAUFORT	SC	29906