



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, November 3, 2014

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. CHAIRMAN'S REPORT
6. PUBLIC COMMENT ON NON-AGENDA ITEMS
7. ZONING MAP AMENDMENT/REZONING REQUEST: LADY'S ISLAND R200-15-51, -51A, -724, & -725 (39.09 ACRES, KNOWN AS THE VILLAGE AT OYSTER BLUFF PUD, FORMERLY KNOWN AS THE VILLAGE AT LADY'S ISLAND) FROM LADY'S ISLAND COMMUNITY PRESERVATION (LICP) DISTRICT & LADY'S ISLAND EXPANDED HOME BUSINESS DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD); OWNER: B. MCNEAL PARTNERSHIP LP / APPLICANT: BENNETT MCNEAL / AGENT: JOSH TILLER ([backup](#))
8. OTHER BUSINESS
A. Next Meeting – Monday, December 1, 2014, at 6:00 p.m.
9. ADJOURNMENT





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TO: Beaufort County Planning Commission
FROM: Anthony Criscitiello, Beaufort County Planning Director *T.C.*
DATE: November 3, 2014
SUBJECT: **The Village at Oyster Bluff PUD, Lady's Island**

STAFF REPORT:

A. BACKGROUND:

Case No. ZMA-2014-07
Owner: Bennett McNeal
Applicant: McNeal Land Company
Property Location: On Lady's Island on the west side of Sams Point Road directly north of the intersection with Oyster Factory Road.
District/Map/Parcel: R200-015-000-0051; R200-015-000-0724-0000; R200-015-000-0725-0000; R200-015-000-051A-0000
Property Size: 39.03 acres
Current Future Land Use Designations: Neighborhood Mixed-Use
Current Zoning Districts: Lady's Island Expanded Home Business – 16.71 acres; Lady's Island Community Preservation – 22.32 acres
Proposed Zoning Districts: Planned Unit Development (PUD)

- B. SUMMARY OF REQUEST:** The Village at Oyster Bluff is a proposed mixed-use PUD with 114 dwelling units and 5.5 acres of commercial. The total acreage of the site is 39.03 acres giving the PUD a gross density of 2.92 dwelling units per acre. The site is an undeveloped series of parcels located between Sam's Point Road and Sunset Boulevard on Lady's Island directly north of Oyster Factory Road. The site is located approximately 0.8 miles north of the intersection of Sea Island Parkway and Sam's Point Road.

The site was originally The Village at Lady's Island PUD which County Council approved in 1996. The Village PUD had a total of 200 dwelling units and a gross density of 5.1 dwelling units per acre along with 12 commercial lots. The PUD was sunsetted under the provisions of Section 106-7(2) which gave a January 1, 2010 deadline for PUDs approved prior to 1999 where less than 50% of the lots have been platted. County Council did not approve an extension of the Village PUD because 0% of the PUD had been platted and the residential density was not consistent with the surrounding existing development and zoning districts. The property was then rezoned Lady's Island Community Preservation (LICP) and Lady's Island Expanded Home Business (LIEHB) (see attached map).

Since that time, the property owner has been working with the Lady's Island Community Preservation Committee to chart a path forward. Originally, the property owner explored using the Planned Community provision available in the LICP district. The applicant found that the 2.6 dwelling units per acre density and 40% open space requirement rendered the site very difficult to effectively develop.

Recognizing the limitations of the Planned Community provision, planning staff worked with the Community Preservation Committee to allow Traditional Community Plans on sites located within two miles from the intersection of Sea Island Parkway (US 21) and Sam's Point Road. This provision is incorporated into the draft Community Development Code that is being considered for adoption by County Council. The applicant chose to pursue a PUD to expedite the project and to make modifications to the Traditional Community Plan provisions that will be found in the new code.

This project went before the Metropolitan Planning Commission at their September 15, 2014 meeting (Item G below). At that time, staff supported the overall plan but had many concerns about the standards within the PUD which deviated from the intent of the draft Community development Code to create walkable communities. Since that time, the applicant has made modifications to the PUD document to address staff concerns and has incorporated them into the PUD document that is being reviewed by the County Planning Commission. These modifications include:

- Standards to limit the width of driveways at the entrance to streets and avoid houses being dominated by front facing garages.
- Providing an "Oyster Bluff Village House" building type to ensure that houses are traditionally proportioned and address the street with porches and stoops.
- Providing a "build-to line" in the T4 Hamlet Center District and showing an internal street within the commercial portion of the site plan.
- Clarifying that the parking, lighting, landscaping, signage and street standards of the draft Beaufort County Community Development Code will apply to development within this PUD.
- Providing a buffer along Sunset Boulevard.

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 this Ordinance.*

The Northern Beaufort County Regional Plan and the 2010 Beaufort County Comprehensive Plan designate the area surrounding the proposed PUD as Neighborhood / Mixed-Use. This designation envisions a low to moderate residential density with new development encouraged to be pedestrian-friendly, have a mix of housing types, a mix of land uses and interconnected streets. Mixed-use developments are encouraged to promote pedestrian access to services and provide internal trip capture. The City of Beaufort's Comprehensive Plan's Framework Plan has this site designated as a G2 Controlled Growth Sector which promotes traditional neighborhood developments and urban neighborhoods. Also, the draft Beaufort County Community Development Code has part of this site designated as a "hamlet" place type which calls for a mix of low to moderate density housing and small scale commercial node with T2, T3 and T4 transect zones. The overall scale, density, mix of land uses, and transportation network of The Village at Oyster Bluff are consistent with the goals of these plans.

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

The proposed PUD has greater residential density than the surrounding residential areas, but is consistent with other nearby traditional neighborhood developments. The Village lies in the midst of mature, low-density residential neighborhoods on Sunset Bluff, Wallace and Oyster Factory Roads. However, there are two traditional neighborhood developments within one-third mile of the Oyster Bluff PUD: Newpoint, which is a PUD, and Celedon, which was approved by right under the planned community provisions of the LICP district. Both developments include a mix of residential and commercial development and are stylistically similar to what is proposed at The Village at Oyster Bluff. Newpoint was built at a density of 2.5 units per acre, and Celedon is approved and is building at a density of 2.6 units per acre.

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

See response to item # 2.

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

The property is wooded and may contain a freshwater wetland. It appears that the property is suitable for residential and small-scale commercial development.

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

See response to item # 2.

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

The property is undeveloped.

D. TRAFFIC IMPACTS: A traffic impact analysis (TIA) was submitted as part of the PUD submission. Colin Kinton, the Beaufort County Traffic Engineer, provided the following comments:

1. The proposed development presently has two full access curb cuts onto Sam's Point Road, which have been indicated in the submittal as needing to be upgraded. The submittal also indicates a proposed additional (3rd) access that will be right-in/right-out for the proposed commercial tract. Traffic Engineering has strong reservations and concerns about permitting this additional access. For one, the two existing access and Oyster Factory Rd provide sufficient access to/from Sam's Point Road considering the amount of frontage on Sam's Point Rd. Secondly; a right-in/right-out access does not function properly if a raised median is not installed in the existing turning lane. A raised landscaped median would be a requirement for approval of this third access.
2. The TIA assumes very low distribution of site traffic onto Sunset Blvd. The site distribution should be re-examined to consider a higher and more realistic distribution of traffic onto this roadway.
3. The TIA assumes a high distribution to the north on Sam's Point Rd and to the east on Sea Island Pkwy. The site distribution should be re-examined to consider a potentially lower distribution of site traffic considering the predominant land use to be residential.
4. Based on present vehicle speeds and volumes on Sunset Blvd, Traffic Engineering is concerned that the proposed development will result in an increase in both traffic volumes and traffic flow higher than the posted speed limit. It is recommended that traffic calming measures for Sunset Blvd be included in the proposed Master Plan to address and minimize vehicle speeds above the posted speed limit.
5. The TIA indicates a significant volume of site traffic orientated towards Sunset Blvd will utilize Oyster Factory Rd via the internal roadway network; however, the internal roadway network is part of the Phase 4 development for Year 2018 and beyond. Therefore, it is highly unlikely that much traffic will be accessing Oyster Factory Rd in the early phases of development and should be analyzed utilizing the proposed access directly onto Sunset Blvd.
6. The proposed master plan development indicates a development roadway that will connect between Sam's Point Rd and Sunset Blvd. This roadway may encourage and result in cut-thru traffic volumes making residences located along this roadway to be negatively impacted. The internal site roadway layout should be re-evaluated to minimize cut-thru and potential for vehicle speeds. This can be accomplished either thru eliminating streets that do not go straight thru the development or implementation of traffic calming measures (traffic calming circles, chicanes, etc) that may also enhance the roadways and development.
7. It appears that Oyster Factory Rd is recommended for improvement and paving in the TIA. This is supported by Traffic Engineering and should be included in the development and conditioned on a

percent development of parcels within the project (in other words, after 30 percent of the parcels have been constructed, Oyster Factory should be paved).

E. PUD DEVELOPMENT STANDARDS: The PUD document states that that The Village at Oyster Bluff PUD draws from the development standards of the draft Beaufort County Community Development Code with modifications. Below is a summary of major modifications to the draft code and other concerns about the proposed PUD standards:

1. The Village at Oyster Bluff Modified T3 Neighborhood (T3N) Standards:
 - The modified district reduces the minimum 18" ground floor finish level to 6" therefore facilitating slab on grade houses.
 - Off-street parking, which is intended in the draft code to be at the side or rear of the property, is permitted to be at the front lot line. The standards do, however, restrict front-facing garages to be at or recessed from the front building line.
2. The Village at Oyster Bluff Modified T4 Hamlet Center (T3HC) Standards:
 - The modified district reduces the minimum 18" ground floor finish level to 6" for residential therefore facilitating slab on grade houses.
 - The modified district places few restrictions on the location of parking.

F. STAFF RECOMMENDATION:

The overall scale, density, mix of land uses, transportation network and civic space layout of The Village at Oyster Bluff are consistent with the goals of the comprehensive plans of Beaufort County and the City of Beaufort. The proposed street network integrates well into the existing street network while minimizing adverse impacts on the Sunset Boulevard neighborhood. Therefore staff recommends approval of the PUD with the following conditions:

1. Approval of this PUD does not constitute endorsement of the proposed right-in/right-out intersection on Sams Point Road. Any additional access on Sams Point Road would need to meet the County's separation standards; be carefully considered during the development permitting process; and, if approved, be accompanied by necessary on-site and off-site mitigation as determined by the Beaufort County Traffic Engineer.
2. As recommended by the Beaufort County Traffic Engineer, the applicant should include traffic calming measures for Sunset Blvd in the proposed Master Plan to address and minimize vehicle speeds above the posted speed limit.
3. The PUD document should address the timing of the paving of Oyster Factory Road at a point in the development where 30% of the houses have been constructed.

G. METROPOLITAN PLANNING COMMISSION DRAFT MINUTES SUMMARY AND RECOMMENDATION:

Mr. Merchant briefed the Commission on the Village at Oyster Bluff PUD. He said that they have a Traditional Community plan that allows denser development within 2 miles of the intersection of Sea Island Parkway and Sam's Point Road, such as is found at Newpoint, Mr. Merchant said. The property owner has chosen to do a PUD under the current code, which is in keeping with the basic requirements of the proposed Traditional Community Plan. Mr. Merchant described the parameters of this development. He showed a map of the districts that would be adopted as part of the PUD with modifications. They found the development consistent with Beaufort County's Comprehensive Plan and the city's Comprehensive Plan in regard to the area being compatible with traditional neighborhood developments and urban neighborhoods. It's slightly denser than the types of

development in the surrounding residential areas, but is consistent with nearby traditional neighborhood developments.

Staff believes this development is in keeping with the Comprehensive Plans of the city and the county, Mr. Merchant said. The impact on the interior neighborhoods should be lessened. While staff looks favorably on the overall framework, they took issue with some of the modifications to the draft code and to some of the proposed PUD standards, feeling that they "seemed to water down the traditional neighborhood plan." They were to have porches, residential lots facing the street, and alley access, rather than alley orientation. There are no specifics about a building or frontage type. Some lots will have street access, and others will have access by the alley. It's not specifically master-planned.

Mr. Merchant said property owners were concerned about all the backyards facing Sunset Blvd., so they know they need a visual buffer or to restrict access from there, so they recommended that to the developer. The county believes that most of it is consistent with the new code, but they had concerns about some of these elements that they felt needed to be addressed.

Mr. Tedder and **Josh Tiller**, the land planner, spoke. This is "close to year 6," Mr. Tedder said, "to reinvent the PUD." They received the staff report when they came in the room, according to Mr. Tedder, and "are at a slight disadvantage." They have no problem with the buffer, so that "they aren't looking into someone's unfinished backyard." Mr. Tedder said they think they can reach agreement with staff based on previous conversations on all of the points. With Sam's Point Road being very auto-centric, they don't want the build-to line to be to Sam's Point Road. They would like the Planning Commission to provide "a recommendation that the county and applicant reach mutual agreement on the areas of concern as outlined in the September 15 memorandum." "Huge driveways are not the intent," Mr. Tedder added.

Commissioner Harris said right away he sees the house backing up to Sunset Boulevard "as a problem," and "that's the Achilles heel of Newpoint." Mr. Tedder said originally it was being built in phases along Sunset Boulevard. Neighbors didn't want that. That's why the alleyway is being created: as a concession to the neighborhood.

Commissioner Howard said there appear to be 4 access points to the development. Mr. Tiller indicated the approved access points.

Commissioner Semmler asked Mr. Merchant about the county's staff recommendations. He read a section about the county's agreement and disagreement with plans, in terms of their concurrence with code. Mr. Tedder said he "had heard this was do-able," and the county thinks that at a meeting later this week, they "will be ready to incorporate the level of detail that is missing." Mr. Merchant said the overall density, layout, etc. falls in line with the Comprehensive Plan, but county staff has concerns about what is built on the lots, and they can change some standards to correct those. "There are no fundamental flaws"; it's come down to what gets built on the lot, Mr. Merchant said, to make it a Traditional Community as opposed to a typical suburban lot. Commissioner Semmler said this was the first time they have tried to apply the community development code to a housing development, which he said wouldn't be easy, but he also thinks it can be done and applauded the "effort to make it work."

Mr. Tedder said they were asking the Metropolitan Planning Commission to endorse the modifications made by planning staff and to offer a recommendation "that the county and the applicant create the requested documents as they have set forth in here before it goes to the county Planning Commission." They need to be mutually agreeable standards.

Greg Gallagher, 143 Sunset, said he "basically has no problems." There have been people killed and injured on the street because of the traffic, he said. He had concerns about the buffer between Wallace and the proposed property in the past, but it seems to have been eliminated. The buffer doesn't seem to be a permanent one. Mr. Gallagher said he doesn't "want a wooden fence in front of me."

Donald King, Sunset Blvd., said “it’s a difficult thing to do.” The total property is relatively small, as are the individual lots, compared to the entire community. The lots will be 45-65 feet. He wants to keep the Sunset Boulevard area “well-done.” He thinks it can work, but the small lot size will be difficult. Mr. King, too, would like to see a buffer on Sunset Boulevard for the developer’s and the community’s benefit. Commissioner Harris said, as they move forward, describing the buffer and how to prevent what the public is worried about will be important to do.

Nancy King said she has questions about the setbacks. There’s a 50’ setback on Sam’s Point Road; there’s none on Sunset Boulevard. She said she wants to know what kind of setbacks are involved, the distance between houses, and if “there are limits to that.” Mr. Merchant said on Sam’s Point Road, the PUD calls for a 50’ buffer. In a T3 Neighborhood, there are setbacks adopted: building placement is 15-25’ from the road with a 5’ side yard setback and rear yard setback of 15’. There is currently no buffer on Sunset Boulevard, Mr. Merchant noted. The way the current standards are written, it would be the rear yard setback, which is 15’, and the build-to zone is 15–25’, which will push it closer to the front, rather than to the rear.

The building isn’t close to the road, Vice-Chairman Crower said, “but you might have most anything else.” He asked if the T3 Neighborhood and Hamlet Center were incorporated. Mr. Merchant said that’s in the staff report, but not among the details they were most concerned about. Vice-Chairman Crower said he’s generally leery about recommending something that is 90% finished, but if they can do it – recognizing it will still go to the county planning commission for approval, by which point it will have the difficulties ironed out – he “can live with it.”

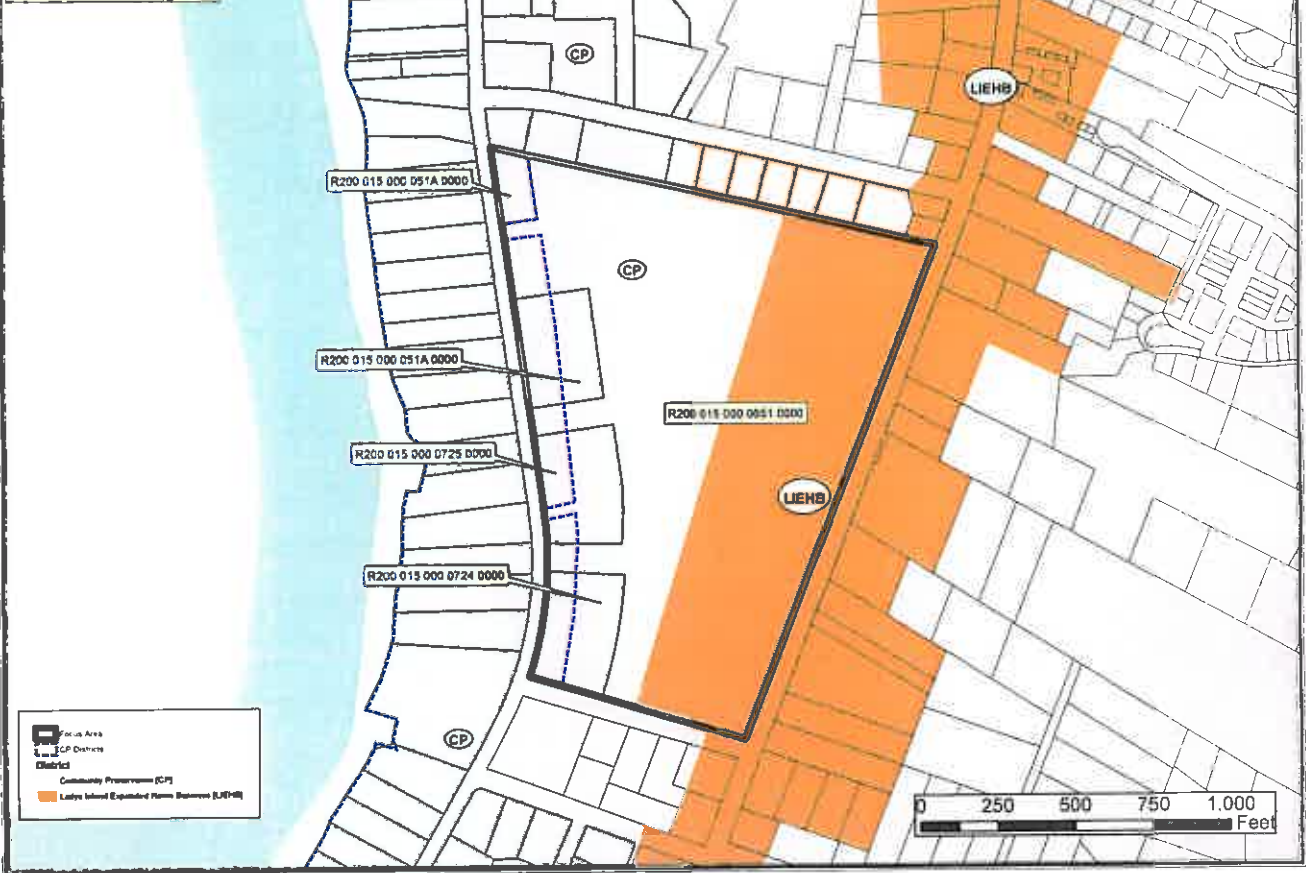
Commissioner Semmler suggested recommending approval based on the county’s planning staff’s recommendations and the ability of the applicant to negotiate with that. This is in the city’s growth boundary, and “there’s nothing to be gained by holding it up,” Commissioner Semmler feels. They should “get it going. It will go through other committees and commissions and continue to grow and change.”

Commissioner Semmler made a motion to recommend the application and the modifications made by planning staff favorably, with the applicant and the county to reach mutually agreeable standards for the items contained in the September 15 staff report, with the changes as suggested by the planning staff; Commissioner Howard seconded the motion. The motion passed unanimously.

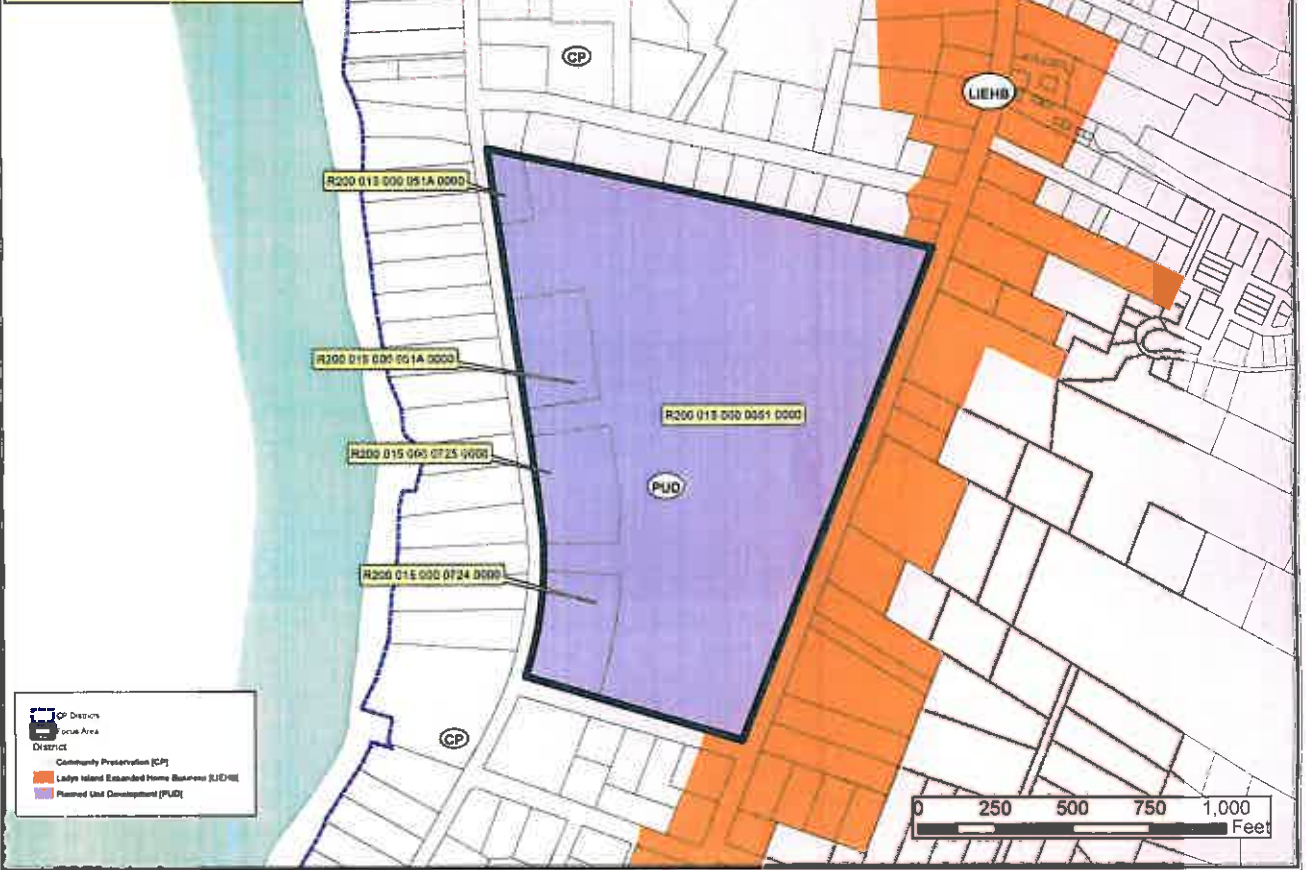
H. ATTACHMENTS

- Attachment A: Map: Existing and Proposed Zoning
- Attachment B: Application and Applicant’s submittal (binder)
- Attachment C: Notification Letter and List of Abutting Property Owners

LI ZONING CURRENT:
as of September 4, 2014



LI ZONING PROPOSED CHANGE:
as of September 4, 2014



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: _____, Tax Map Number: _____, Parcel Number(s): _____ *SEE ATTACHED*
Size of subject property: 4.39.09 Square Feet / Acres (circle one)
Location: LADY'S ISLAND, WEST OF SAM'S PT. ROAD, NORTH OF OYSTER FACTORY RD., EAST OF SUNSET BLVD.
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 (LADY'S ISLAND CP/PUD)
4. What new zoning do you propose for this property? PLANNED DEVELOPMENT DISTRICT
(Under Item 10 explain the reason(s) for your rezoning request.) *SEE ATTACHED*
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: SEE ATTACHED
(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. (NINE)
() 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):

R200-015-000-0051-0000 ; R200-015-000-0724-0000 ;
R200-015-000-0725-0000 ; R200-015-000-0514-0000

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.

J. Bennett Signature of Owner AUGUST 20, 2014 Date
Printed Name: BENNETT MCNEAL Telephone Number: 843-986-7531
Address: P.O. DRAWER 1507, BEAUFORT, SC 29901
Email: BENNETT.MCNEAL@gmail.com
Agent (Name/Address/Phone/email): JOSH TILLER, 10 PINCKNEY COLONY RD. STE 101,
BLUFFTON, SC 29910, 843-915-9800; josh@jktiller.com

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:

\$781.70

Receipt No. for Application Fee:

Item 526/ZMA
000163-0012



COUNTY COUNCIL OF BEAUFORT COUNTY
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October 21, 2014

RE: Notice of Public Meetings to Consider a Lady's Island Map Amendment/Rezoning for R200 015 0000 0051, -051A, -0724, AND 0725 (formerly known as The Village at Lady's Island Planned Unit Development (PUD); approximately 39.9 acres total, bordered by Sam's Point and Oyster Factory Roads), from Lady's Island Community Preservation (LICP) and Lady's Island Expanded Home Business (LIEHB) to Planned Unit Development (PUD); Owner: B McNeal Partnership LP, Applicant: Bennett McNeal, Agent: Josh Tiller


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 map amendment/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 County Planning Commission** (public hearing): **Monday, November 3, 2014, at 6:00 p.m.** in the County Council Chambers, located on the first floor of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC.
2. The **Natural Resources Committee** of the County Council: **Monday, December 3, 2011, 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.
3. **Beaufort County Council** usually meets second and fourth Mondays at 4:00 p.m. in the County Council Chambers of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC. County Council must meet three times prior to making a final decision on this case. Please contact the County Planning Department for specific dates, times, and locations.

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 (843) 255-2140.

Sincerely,


Anthony J. Criscitiello
Planning Director

Attachment: Map on back of letter

PROPERTY OWNERS NOTIFIED OF REZONING REQUEST FOR R200 015 000 0051, -051A, -052A, -0724, AND -0725

from Lady's Island Community Preservation (LICP) & LICP Expanded Home Business Districts to Planned Unit Development (PUD)

<u>PIN</u>	<u>Owner1</u>	<u>MailingAdd</u>	<u>City</u>	<u>State</u>	<u>ZIP</u>
R200 15 650	ATKISON GEORGE V ELIZABETH MCCORMICK	147 SUNSET BOULEVARD	BEAUFORT	SC	29907
R200 15 51, 51A, 52A, 724, 725	B MCNEAL PARTNERSHIP LP	POST OFFICE BOX 1507	BEAUFORT	SC	29901-1507
R200 15 13S	BEAUFORT BUNGALOWS LLC	821 RIBAUT ROAD	BEAUFORT	SC	29902
R200 14 136	BLOCKER LINDA	4 O'NEAL ROAD	BEAUFORT	SC	29907
R200 15 52B	BOGDAN DONALD V CARTER DEBORAH E J	POST OFFICE BOX 745	BEAUFORT	SC	29901
R200 15 13A	BUQUET ANNA M & LIVINGSTON MARY K	POST OFFICE BOX 975	BEAUFORT	SC	29901
R200 15 656	CHRISTIAN DON RAY & RYAN WALKER	135 SUNSET BOULEVARD	BEAUFORT	SC	29907
R200 15 52C	DUKES EDWARD S WILLIAM J	820 BAY STREET	BEAUFORT	SC	29902
R200 15 672	DYSON GREGORY W & SARAH M	13 WATERSIDE DRIVE	BEAUFORT	SC	29907
R200 15 597	FACTORY CREEK LANDING GROUP LLC	2009 BAY STREET	BEAUFORT	SC	29902
R200 15 633	FARRIOR DAVID P	1 HERMITAGE POINTE	BEAUFORT	SC	29907
R200 15 13M & 598	FLOOD SCHERRA A/K/A SCHERRA WALLACE	12 SUNSET BLUFF	BEAUFORT	SC	29907
R200 15 49A	FRAZIER EVELYN	148 SAMS POINT ROAD	BEAUFORT	SC	29907-9804
R200 15 652	GALLAGHER RAYMOND DIANE	143 SUNSET BOULEVARD	BEAUFORT	SC	29907
R200 15 13P	GLOVER JOYCE E	991 DOWLINGWOOD DRIVE	BEAUFORT	SC	29902
R200 14 126	GLYNN THOMAS W Jr & TONYA M	7 ONEAL ROAD	BEAUFORT	SC	29907
R200 15 13R	GRAVES ROBERT N & POLLY P	40 WALLACE ROAD	BEAUFORT	SC	29907
R200 15 49B	GREEN CASSIE MAE PINCKNEY	4916 WINCHESTER STREET	CHARLOTTE	NC	28208
R200 15 670	GREEN JAMES R CHARLENE B	127 SUNSET BOULEVARD	BEAUFORT	SC	29907
R200 15 675	HARDEN THOMAS P & SUSAN R	121 SUNSET BOULEVARD	BEAUFORT	SC	29907
R200 15 12	HEAPE EDWIN R KATHY L	3 SUNSET BLUFF	BEAUFORT	SC	29907-1453
R200 15 607	HEAPE PROPERTIES LP	3 SUNSET BLUFF	BEAUFORT	SC	29907
R200 15 743 & 908	HENRY KATHLEEN G	30 WALLACE ROAD	BEAUFORT	SC	29907
R200 15 671	HESTER REVOCABLE TRUST	119 SUNSET BOULEVARD	BEAUFORT	SC	29907
R200 15 44A	HEYWARD ALBERTHA % ALBERTHA SHAND	13 SHORTS LANDING ROAD	BEAUFORT	SC	29907-7110
R200 15 13E, 746, 747, 748	HOOS WILLIAM A	11A SUNSET BLUFF	BEAUFORT	SC	29907
R200 15 27B	JBAILEY PROPERTIES LLC	25 KATELYNS WAY	BEAUFORT	SC	29907
R200 15 330	JPMORGAN CHASE BANK NATIONAL ASSOCIA	3415 VISION DRIVE 1ST FL	COLUMBUS	OH	43219 6009
R200 15 52	KAND MARK STEPHANIE	12 FACTORY CREEK ROAD	BEAUFORT	SC	29907
R200 15 13J	KEENAN ROBERT J CLAUDETTE	31 ORCHAROAD DRIVE	ST HELENA IS	SC	29920
R200 15 669	KELLY THOMAS J PATRICIA L	129 SUNSET BOULEVARD	BEAUFORT	SC	29907
R200 15 673	KEVIN D & ROSEMARY R CUPPIA REVOC TRUST AGRMT	125 SUNSET BOULEVARD	BEAUFORT	SC	29907
R200 15 269A	KIMMEL TED S	17 FACTORY CREEK ROAD	BEAUFORT	SC	29907
R200 15 651	KING DONALD R NANCY L	145 SUNSET BOULEVARD	BEAUFORT	SC	29907
R200 15 13C	KNAPP CAROLE S CHARLES R	23 WALLACE ROAD	BEAUFORT	SC	29907

PROPERTY OWNERS NOTIFIED OF REZONING REQUEST FOR R200 015 000 0051, -051A, -052A, -0724, AND -0725

from Lady's Island Community Preservation (LICP) & LICP Expanded Home Business Districts to Planned Unit Development (PUD)

<u>PIN</u>	<u>Owner1</u>	<u>MailingAdd</u>	<u>City</u>	<u>State</u>	<u>ZIP</u>
R200 15 13L	LAVANE AND MARSHA BARNES TRUST C/O GRAVES ROBERT N. SR.	POST OFFICE BOX 31	SEABROOK	SC	29940
R200 15 87G	LUCKEY INVESTMENT PROPERTIES LLC	97 SAMS POINT ROAD	BEAUFORT	SC	29907
R200 15 674	MALINOWSKI JAN MARTIN TRUSTEE (JAN	123 SUNSET BOULEVARD	BEAUFORT	SC	29907
R200 15 11	MCAS BEAUFORT A DIV OF CPM FCU	3481 TRASK PARKWAY	BEAUFORT	SC	29906
R200 15 12B, 12C & 640	MCCORMICK HARVEY W III JEAN K	7 SUNSET BLUFF	BEAUFORT	SC	29907
R200 15 694	MCCOWAN TODD Z & CAMERON E	8 FACTORY CREEK ROAD	BEAUFORT	SC	29907
R200 15 46 & 47	MITCHELL WILHELMINA D	8321 AMBER LEAF COURT	RALEIGH	NC	27612
R200 14 134	MIZELL MARIBETH J & DONALD HUGH	10 ONEAL ROAD	BEAUFORT	SC	29907
R200 15 654	MOBLEY THOMAS H JR CAROLYN J	139 SUNSET BOULEVARD	BEAUFORT	SC	29907
R200 15 728 & 774	MOYD-SMITH MARY ELLEN	158 SAMS POINT ROAD	BEAUFORT	SC	29907
R200 15 27A	MULLIGAN WILLIAM L DORIS CAROL	188 SAMS POINT ROAD	BEAUFORT	SC	29907
R200 15 131	NORTHWAY ROBERT G ARLENE L	2 COOSAW RIVER DRIVE	BEAUFORT	SC	29907
R200 15 87H	OAKLEY CRAIG K	POST OFFICE BOX 1174	BEAUFORT	SC	29907
R200 15 693	O'CONNELL DANIEL T SANDRA C	9 OYSTER FACTORY ROAD	BEAUFORT	SC	29907
R200 15 54	O'NEILL M G	7 TABBY POINT LANE	OKATIE	SC	29909
R200 15 269	OQUINN MARIA L	POST OFFICE BOX 1618	BEAUFORT	SC	29901
R200 15 32B	ORAGE ALBERT	166 SAM'S POINT ROAD	BEAUFORT	SC	29907
R200 15 9B	PACHECO PAULO A	20 WALLACE ROAD	BEAUFORT	SC	29907
R200 15 744	PACHECO PAULO A & CUCINELLA EUGENIA B	20 WALLACE ROAD	BEAUFORT	SC	29907
R200 15 28C	PARKER LOUISE	14 ROSEBUD DRIVE	BLUFFTON	SC	29910
R200 15 13B	PEARO ELIZABETH WALLACE	POST OFFICE BOX 2611	KENSINGTON	MD	20891-2611
R200 15 616	PRIESTER GEORGE V	21 WALLACE ROAD	BEAUFORT	SC	29907
R200 15 44	PRINGLE EARNEST JR	5 SHORTS LANDING ROAD	BEAUFORT	SC	29907
R200 15 50	PRINGLE J T DAISY	152 SAMS POINT ROAD	BEAUFORT	SC	29907-9804
R200 15 45	PRINGLE JULIUS D SR (LIFE EST) CAPER	124 SAM'S POINT ROAD	BEAUFORT	SC	29907
R200 15 50A	PRINGLE RAY CAROL	POST OFFICE BOX 981	BLUFFTON	SC	29910
R200 15 757-758	PRINGLE THERESA M	124 SAM'S POINT ROAD	BEAUFORT	SC	29907
R200 15 756	PRINGLE WILLARD	124 SAM'S POINT ROAD	BEAUFORT	SC	29907
R200 15 13H	RANDEL BRYAN P	51 WALLACE ROAD	BEAUFORT	SC	29907
R200 15 664	REEICHEL MARC T TYLER M TRUSTEES	131 SUNSET BOULEVARD	BEAUFORT	SC	29907
R200 15 49	REISELT RONNIE Jr	58 SHEPPAROAD ROAD	BEAUFORT	SC	29907
R200 15 655	ROBERTS LAWRENCE R & MARY C	137 SUNSET BOULEVARD	BEAUFORT	SC	29907-1417
R200 15 691	ROBERTS RICHARD J & ELIZABETH W	21 SUNSET BLUFF	BEAUFORT	SC	29907
R200 15 745	RODRIGUEZ JOSE	16 WALLACE ROAD	BEAUFORT	SC	29907
R200 15 383	ROSS GERALD S	29 BLYTHEWOOD ROAD	BEAUFORT	SC	29907

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<u>PIN</u>	<u>Owner1</u>	<u>MailingAdd</u>	<u>City</u>	<u>State</u>	<u>ZIP</u>
R200 15 10	SIMMONS GEORGE HEATH & CHILTON GRACE	15 SUNSET BOULEVARD	BEAUFORT	SC	29907
R200 15 52D	SINCLAIR JULIUS B	11 OYSTER FACTORY ROAD	BEAUFORT	SC	29907
R200 15 914	SLONIKER DANIEL & LORA	7 SHORTS LANDING ROAD	BEAUFORT	SC	29907
R200 15 13U	SNYDER ELIZABETH B	187 PLEASANT POINT DRIVE	BEAUFORT	SC	29907
R200 15 13T	SOMMERVILLE DONALD P ANN CROSBY	1509 PIGEON PT ROAD	BEAUFORT	SC	29907
R200 15 31	STONEV VICTORIA	7 BIG BEN LANE	BEAUFORT	SC	29907
R200 15 238	THOMAS JOSEPH DICKMAN THOMAS CALHOUN	85 AVIAN TRAIL	COLUMBIA	SC	29206
R200 15 92A & 657	TORGENSEN JOHN & MARY ELLEN	133 SUNSET BOULEVARD	BEAUFORT	SC	29907
R200 15 28A	UNITARIAN UNIVERSALIST FELLOWSHIP OF	POST OFFICE BOX 593	BEAUFORT	SC	29901
R200 14 135	WALLACE ALICE	8 ONEAL ROAD	BEAUFORT	SC	29907 2014
R200 15 13 & 13O	WALLACE MARTHA M	50 WALLACE ROAD	BEAUFORT	SC	29907-9804
R200 15 12A	WARREN JUANITA ANNETTE BROOKS TRUSTE	1655 ARROWHEAD TRAIL NE	ATLANTA	GA	30345-4115
R200 15 649	WEAVER STERLING A	149 SUNSET BOULEVARD	BEAUFORT	SC	29907
R200 15 28d, 739 & 764	WHITE CALVIN R SR CYNTHIA R	182 SAMS POINT ROAD	BEAUFORT	SC	29907
R200 15 28B	WHITE FREDDIE S	15 FREDDIE'S WHITE	BEAUFORT	SC	29902
R200 15 40D	WILBORN ARVELL JR DARLENE J	154 SAM POINT ROAD	BEAUFORT	SC	29907
R200 15 653	WILLIAMS JAMES MALONE MARTHA WEBB	141 SUNSET BOULEVARD	BEAUFORT	SC	29907
R200 15 32E	WILSON ANTHONY SYLVESTER	38 LITTLE CAPERS ROAD	BEAUFORT	SC	29907
R200 15 878 & 879	WYNN ODELL R Jr & FLOOD MARGARET MARY	199 SAMS POINT ROAD	BEAUFORT	SC	29907