



COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION
Beaufort County Government Robert Smalls Complex
Administration Building, 100 Ribaut Road, Room 115
Mailing: Post Office Drawer 1228, Beaufort SC 29901-1228
Phone: (843) 255-2140 • FAX: (843) 255-9432

PLANNING COMMISSION

Monday, February 6, 2017

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 MEETING MINUTES FOR JANUARY 5, 2017 ([backup](#))
6. CHAIRMAN'S REPORT
7. PUBLIC COMMENT ON NON-AGENDA ITEMS
8. TEXT AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE: ARTICLE 3, SECTION 3.3.30 NEIGHBORHOOD MIXED USE (C3) ZONE STANDARDS, AND ARTICLE 4, SECTION 4.1.170 MULTI-FAMILY DWELLINGS (TO MODIFY THE REQUIREMENTS FOR MULTI-FAMILY RESIDENTIAL IN THE C3-NEIGHBORHOOD MIXED-USE DISTRICT); APPLICANT: BEAUFORT COUNTY PLANNING STAFF ([backup](#))
9. PORT ROYAL ISLAND ZONING MAP AMENDMENT/ REZONING REQUEST FOR R100 029 000 0046 0000 (10.69 ACRES AT 126 BROAD RIVER BOULEVARD); FROM C3-NEIGHBORHOOD MIXED USE DISTRICT TO C5-REGIONAL CENTER MIXED-USE DISTRICT; OWNER: 10 FRONTAGE ROAD LLC, APPLICANT: ANDY BURRIS ([backup](#))
10. OTHER BUSINESS – Next Meeting: Monday, March 6, 2017, at 6:00 p.m.
11. ADJOURNMENT





COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION
BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX
ADMINISTRATION BUILDING, 100 RIBAUT ROAD
POST OFFICE DRAWER 1228, BEAUFORT, SOUTH CAROLINA 29901-1228
Phone: 843-255-2410 / FAX: 843-255-9432

The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held on Thursday, January 5, 2017, in County Council Chambers, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

Members Present:

Mr. Robert Semmler, Chairman	Mr. Randolph Stewart, Vice-Chairman	Ms. Diane Chmelik
Ms. Caroline Fermin	Mr. Marque Fireall	Mr. Jason Hincer
Mr. Harold Mitchell	Mr. Ed Pappas	

Member Absent: Mr. Eric Walsnovich

Staff Present:

Mr. Anthony J. Criscitiello, Planning Director
Mr. Robert Merchant, Long-range Planner
Miss Heather Spade, Planning Assistant

CALL TO ORDER: County Planning Commission 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 flag of the United States of America.

REVIEW OF MINUTES: The Commissioners reviewed the December 1, 2016, meeting minutes. Mr. Ed Pappas noted two items on Page 5 of 6, Under “Commission discussion included”:

- First bullet, first sentence in parenthesis: “Mr. Criscitiello stated that either with or without a development agreement the development would still take place.” Mr. Pappas asked for clarification from Mr. Criscitiello, suggesting “...either with or without the development agreement, the rezoning could still take place.” Mr. Criscitiello agreed to the suggestion.
- Eighth bullet, third sentence in parenthesis: “...the Commissioners were concerned with the percentage that the school was succeeding”—the word should be exceeding.

Motion: Ms. Caroline Fermin made motion, and Mr. Ed Pappas seconded the motion, **to accept the minutes, as corrected.** The motion carried (**FOR: Semmler, Chmelik, Hincer, Mitchell, Pappas, Fermin, and Stewart; ABSTAIN: Fireall; ABSENT: Walsnovich**).

CHAIRMAN’S REPORT: Mr. Semmler commented on the upcoming national championship game with Clemson University.

ELECTION OF CHAIRMAN AND VICE-CHAIRMAN

Mr. Semmler stated this is the first meeting in January and traditionally the Commission would elect a Chairman and a Vice-Chairman. Mr. Semmler then asked the commission members if they would like to vote in secret or by a show of hands—the Commissioners agreed to a show of hands.

- **Chairman:** Ms. Diane Chmelik nominated Mr. Robert Semmler as Chairman. Ms. Caroline Fermin seconded the nomination. No other nominations occurred, and the nominations were closed. Mr. Semmler asked for a show of hands, and Mr. Semmler was elected as chairman (**FOR: Chmelik, Fermin, Fireall, Hincer, Mitchell, Pappas, and Stewart; ABSTAINED: Semmler; ABSENT: Walsnovich**).

- **Vice-Chairman:** Ms. Caroline Fermin nominated Mr. Randolph Stewart for Vice-Chairman. Mr. Harold Mitchell seconded the nomination. No other nominations occurred, and the nominations were closed. Chairman Semmler asked for a show of hands, and Mr. Stewart was elected as Vice-Chairman (**FOR: Chmelik, Fermin, Fireall, Hincer, Mitchell, Pappas, and Semmler; ABSTAINED: Stewart; ABSENT: Walsnovich**).

PUBLIC COMMENT on non-agenda items: None were received.

PORT ROYAL ISLAND ZONING MAP AMENDMENT/ REZONING REQUEST FOR R100 029 000 0046 0000 (10.69 ACRES AT 126 BROAD RIVER BOULEVARD); FROM C3-NEIGHBORHOOD MIXED USE DISTRICT TO C5-REGIONAL CENTER MIXED-USE DISTRICT; OWNER: 10 FRONTAGE ROAD LLC, APPLICANT: ANDY BURRIS

Mr. Semmler stated that the Planning Commission had received a letter from the applicant asking that the application be deferred until the February 6, 2017, Planning Commission meeting.

Mr. Criscitiello explained that the deferral was a request of the applicant and that the Planning Department is investigating the possibility of a text amendment to deal with affordable housing in the C3 Zoning District.

Commission discussion included querying whether additional information would be submitted by the applicant (*Mr. Criscitiello noted that the applicant will determine to proceed or withdraw his application after his discussions with the Planning staff.*).

Public Comment: Messrs. Semmler and Stewart asked if there were any public comments from the audience. The comments would be recorded in the official minutes and Mr. Semmler would reread them at the next meeting when the agenda item is considered by the Commission. No public comment was received.

- Ms. Luetta Legree, a resident at 125 Broad River Boulevard, asked the date of the next meeting. She had no other comment and will attend the next meeting.

Motion: Ms. Caroline Fermin made motion, and Mr. Marque Fireall seconded the motion, to accept the applicant's request for deferment until next month. The motion **carried (FOR: Chmelik, Hincer, Mitchell, Pappas, Semmler, Fermin, Fireall and Stewart and; ABSENT: Walsnovich)**.

STATUS OF THE COMPREHENSIVE PLAN REVIEW

Mr. Semmler added an agenda item--Status of the Comprehensive Plan Review.

Motion: Ms. Diane Chmelik made a motion, and it was seconded, to discuss the status of the Comprehensive plan review. The motion **carried (FOR: Chmelik, Fermin, Fireall, Hincer, Mitchell, Pappas, Semmler, and Stewart; ABSENT: Walsnovich)**.

Mr. Robert Merchant, the Long-Range Planner, stated that the planning staff has three chapters left to review--transportation, community facilities, and priority investment. Mr. Merchant explained the three chapters were interrelated; much of the recommendations from the Transportation and the Community Facilities Chapters will form a list of future improvement projects. The Planning staff will look at each of the county departments, the school district, and fire districts' capital needs. All of the projects that come out of those transportation and community facilities chapters will fall under the priority investment chapter which is a 10-year capital improvements plan. The transportation chapter is a complete rewrite because the projects that are listed in the existing chapter are already accomplished.

Mr. Merchant explained that the new Transportation chapter is being shifted more to alternative modes of transportation. There will be a large section on pedestrian/bicycle facilities and public transportation. Another difference is the county is now considered a metropolitan area (MPO). The County Administrator is interested in prioritizing the county capital improvement needs by department to present to County Council to help with overall improvements.

Mr. Criscitiello added that the Comprehensive Plan was adopted in 2010; state law requires that the Comprehensive Plan has to be rewritten every 10 years and reviewed every five.

Discussion by the Commissioners included the changes reflecting a fast-growing county, kudos to the Planning staff trying to get the most up-to-date and best definition on the direction for the County, and suggesting to update portions of the Comprehensive Plan more often than is required by state law.

OTHER BUSINESS: Mr. Semmler noted the following meetings:

- The next Planning Commission meeting is scheduled for Monday, February 6, 2017, at 6:00 p.m. at the Beaufort County Council Chambers;
- The Northern Regional Plan Implementation Committee will be held in the Executive Conference Room on January 27, 2017, at 9:30 a.m.; and
- The Coastal Conservation League and the Sea Island Coalition is holding a public meeting on Thursday, January 12, at Lady's Island Elementary School.

Mr. Semmler then asked Mr. Chuck Newton if he would like to comment on that public meeting, Mr. Newton explained that the meeting is a way to raise concern about a more comprehensive planning look on Lady's Island. He commented on the amount of development and the traffic problems that the residents have been experiencing and that this meeting would let the public have a chance to input what they would like to see in the area. He explained that there will be two nationally known planners speaking at the meeting—Victor Dover, and Josh Martin.

ADJOURNMENT: Ms. Fermin made a motion, and it was seconded, to adjourn the meeting at approximately 6:56 p.m. The motion **carried (FOR: Chmelik, Fermin, Fireall, Hincer, Mitchell, Pappas, Semmler, and Stewart; ABSENT: Walsnovich).**

SUBMITTED BY: _____

Heather Spade, Planning Assistant

Robert Semmler, Beaufort County Planning Commission Chairman

APPROVED: **February 6, 2017, as written**

*Note: The video link of the January 5, 2017, Planning Commission meeting is:
http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=3003*



MEMORANDUM

To: Beaufort County Planning Commission
From: Anthony J. Criscitiello, Planning Director
Subject: Amendments to Multi-Family Standards in C3 Neighborhood Mixed-Use
Date: February 6, 2017

STAFF REPORT:

A. BACKGROUND:

Case No. ZTA 2017-01
Applicant: Beaufort County Planning Staff
Proposed Text Change: Text amendments to the Community Development Code: Article 3, Section 3.3.30 Neighborhood Mixed Use (C3) Zone Standards, and Article 4, Section 4.1.170 Multi-Family Dwellings (to modify the requirements for multi-family residential in the C3-Neighborhood Mixed-Use District)

B. SUMMARY OF REQUEST:

Beaufort County Planning Staff is proposing to amend the Community Development Code (CDC) to overcome what staff deems as unnecessary barriers to developing multi-family housing in the C3-Neighborhood Mixed-Use District.

The Neighborhood Mixed Use (C3) Zone is intended to be a moderate-density residential district, primarily with single-family development with some areas of multi-family and mixed use developments. The district allows multi-family developments at a maximum of 12 dwelling units per acre. The purpose of allowing multi-family housing is to foster a diversity of housing choices and to specifically promote the development of affordable housing. The district places restrictions on multi-family developments to limit adverse impacts on surrounding single-family residential areas. The district limits the height of apartment buildings to 2½ stories; it limits the size of multi-family developments to no more than 80 units; and it requires individual buildings to be “mansion apartments” having no more than 6 units per building.

Since the adoption of the CDC in December 2014, planning staff has consistently received feedback from developers, property owners, and design professionals expressing concern about the specific limitation that multi-family in C3 must utilize mansion apartments with no more than 6 units per building. The main concern is that the restriction increases the cost of developing multi-family housing and, therefore, goes counter to the County’s goal of encouraging the creation of affordable housing.

The most recent applicant expressing concern about the multi-family housing restrictions was 10 Frontage Road, LLC, represented by Andy Burris. He found the restrictions unworkable and requested to rezone his property from C3 Neighborhood Mixed-Use to C5 Regional Center Mixed-Use, to overcome the restriction on the number of units per building.

C. PROPOSED AMENDMENT:

The proposed amendments consist of the following (the specific amendments are attached to this report):

1. Remove the requirement in Article 3, Division 3.3.30 Neighborhood Mixed Use (C3) Standards that states that “Multi-Family housing shall utilize Mansion Apartment Building Type Requirements in Section 5.1.110.
2. Amend Article 4, Division 4.1.170, to remove the requirement that multi-family dwelling units meet the Mansion Apartment Building Type and replace it with the following language:

“In the C3 District, multi-family uses shall be compatible with surrounding neighborhood character in size, scale, and architecture.”

D. ANALYSIS:

Sec. 7.7.30(C). Code Text Amendment Review Standards. The advisability of amending the text of this Development Code is a matter committed to the legislative discretion of the County Council and is not controlled by any one factor. In determining whether to adopt or deny the proposed text amendment, the County Council shall weigh the relevance of and consider whether, and the extent to which, the proposed amendment:

- 1. Is consistent with the goals, objectives, and policies of the Comprehensive Plan:** The C3 Neighborhood Mixed-Use District implements the future land use designation Neighborhood Mixed-Use in Chapter 4 of the Comprehensive Plan. The future land use designation calls for a mix of housing types. Removing barriers to the development of multi-family housing furthers this goal in the Comprehensive Plan. In addition, the Affordable Housing chapter of the Comprehensive Plan calls for Beaufort County to “continually evaluate its regulatory environment to determine its effectiveness in fostering the creation of workforce housing units.” It is staff’s determination that this amendment forwards this recommendation.
- 2. Is not in conflict with any provision of this Development Code or the Code of Ordinances:** The proposed text change does not conflict with any other provisions of the Code of Ordinances.
- 3. Is required by changed conditions:** Not Applicable.
- 4. Addresses a demonstrated community need:** Multi-family development is permitted in the C3 district to encourage a mix of housing types in Beaufort County and to provide affordable housing in areas of the county in proximity to retail, services, and employment. Removing a regulatory barrier to the creation of multi-family housing furthers these community needs.

5. **Is consistent with the purpose and intent of the zones in this Development Code, or would improve compatibility among uses and ensure efficient development within the County:** The C3 District allows multi-family as a conditional use. The proposed change to the conditions still ensures that new developments are compatible with the surrounding neighborhoods.
 6. **Would result in a logical and orderly development pattern:** The proposed amendment would provide greater flexibility in the development of multi-family housing in the C3 district while maintaining requirements that development is compatible with surrounding neighborhood character in size, scale, and architecture. New multi-family developments will be reviewed by the Beaufort County Design Review Board to ensure that these conditions are being met.
 7. **Would not result in adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment:** The proposed amendment does not change the size or intensity of multi-family developments in the C3 district. New multi-family developments in C3 will still be subject to the same environmental and stormwater requirements.
- E. ATTACHMENTS:**
- *Proposed changes to the CDC*

Article 3, Division 3.3.30

3.3.30 Neighborhood Mixed Use (C3) Zone Standards

A. Purpose

The Neighborhood Mixed Use (C3) Zone provides for high-quality, moderate-density (averaging under three dwelling units per acre) residential development, with denser areas of multi-family and mixed-use development to provide walkability and affordable housing options. The design requirements are intended to provide a suburban character and encourage pedestrian, as well as automobile, access. Open spaces shall be provided in sufficient quantity to ensure an open quality with a predominance of green space. Non-residential uses shall be limited to parcels having access to arterial or collector streets or within a Traditional Community Plan. This Zone provides for the lower densities of areas designated Neighborhood Mixed-Use in the Comprehensive Plan. It is intended to support the development of communities with a diverse range of housing types and uses.

B. Building Placement

Setback (Distance from ROW/Property Line)

Front 30' min.¹

Side:

Side, Main Building 10' min.

Side, Ancillary Building 10' min.

Rear 50' min.

¹The minimum front setback for mansion apartments in a Multi-family community on internal streets is 15 feet.

Lot Size

Lot Size 10,890 SF min.

Width 70' min.

Minimum Site Area

Single Family and Duplex 10,890 SF

Multi-Family 21,780 SF

Note:

For development within a Traditional Community Plan meeting the requirements of Division 2.3, setback, minimum lot size and minimum site area requirements of the transect zone established and delineated on the regulating plan shall apply.

C. Building Form

Building Height

Single Family and Duplex 2.5 stories max.

Multi-Family 2.5 stories max.

Non-Residential Buildings 2 stories max.

Institutional Buildings 35 feet above grade

Ground Floor Finish Level No minimum

~~Multi-Family housing shall utilize the Mansion Apartment Building Type requirements in 5.1.110.~~

D. Gross Density¹ and Floor Area Ratio

Gross Density

Single Family Detached 2.6 d.u./acre

Single Family Attached/
Duplex 2.6 d.u./acre

Multi-Family Unit 12 d.u./acre, Maximum of 80 dwelling units

Traditional Community Plan 3.5 d.u./acre²

²Subject to the requirements in Division 2.3

Floor Area Ratio

Non-residential buildings 0.18 max.

¹Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F)

E. Parking

Required Spaces: Residential Uses

Single-family detached 3 per unit

Single-family attached/duplex 2 per unit

Multi-family units 1.25 per unit

Accessory dwelling unit 1 per unit

Community residence 1 per bedroom

Live/work 2 per unit plus 1 per 300

GSF of work area

Required Spaces: Service or Retail Uses

Retail, offices, services 1 per 300 GSF

Restaurant, Café, Coffee Shop 1 per 150 GSF

Gas station/fuel sales 1 per pump plus requirement for retail

Lodging: Bed and breakfast 2 spaces plus 1 per guest room

Lodging: Inn/hotel 1 per room

For parking requirements for all other allowed uses see Table 5.5.40.B (Parking Space Requirements).

Article 4, Division 4.7.170

- (2) The capacity of all truck route roads to carry traffic from the site to arterial or collector roads is evaluated; and
 - (3) Any sub-standard roads are brought up to adequate standards, both before and after mining activities, as determined by the County Engineer and/or SCDOT.
- b. **Operations Plan.** An operations plan shall identify the specific types of activities that are necessary for successful operation of the use, specific technologies that will be incorporated into the use, potential impacts on adjacent lands and mitigation measures, the size of the operation, the number of employees, and the operating hours of the use.
- c. **End Use Plan.** An end use plan shall be approved that demonstrates after completion of the mining/excavation, the site will be restored. The end use plan shall address the following:
- (1) The ground surface on the site is restored to a condition permitting one of the following uses: agricultural, residential, recreation, or non-residential.
 - (2) If recreation is identified as the restored use, its management is established in the end use plan.
 - (3) Risks from any sub-surface materials to future restored use(s) is identified and mitigated.
 - (4) If surface water will be present, likely chemical water quality shall be identified.
 - (5) Where permanent water bodies are created as a result of surface mining, littoral shelves and wetland vegetation are encouraged to promote water quality and natural habitat.
6. **Final Excavation Plan.** Where surface water features remain, or a depressed area is created during mining/excavation, a final excavation plan shall be submitted that is consistent with the end use plan and approved as part of the Special Use Permit. The final excavation plan shall demonstrate that sufficient land will remain unexcavated and/or that the excavation will be done in a manner that allows the development to conform to this chapter's requirements without variances.
7. **Escrow Account.** An escrow account or a yearly fee approved by the County Attorney and County Council as part of the Special Use Permit may be required to ensure that there are sufficient funds set aside for restoration.

4.1.170 Multi-Family Dwellings

Multi-family dwellings shall comply with the following:

- A. **Specific to C3 District.** In the C3 District, multi-family ~~dwelling units shall meet the Mansion Apartment building type standards (see Section 5.1.110, Mansion Apartment).~~ uses shall be compatible with surrounding neighborhood character in size, scale, and architecture.
- B. Reserved.



MEMORANDUM

TO: Beaufort County Planning Commission
FROM: Anthony Criscitiello, Beaufort County Planning Director
DATE: December 21, 2016
SUBJECT: Zoning Map Amendment/Rezoning Request for R100 029 000 0046 0000, 10.69 acres at 126 Broad River Boulevard, from C3-Neighborhood Mixed Use District to C5-Regional Center Mixed-Use District; Owner: 10 Frontage Road LLC, Applicant: Andy Burris

STAFF REPORT:

A. BACKGROUND:

Case No. ZMA-2016-11
Owner/Applicant: 10 Frontage Road, LLC; Agent: Andy Burris
Property Location: Located in the Burton area on the north side of Broad River Boulevard approximately 1,200 feet west of the intersection with US 21 (Parris Island Gateway)
District/Map/Parcel: R100 0290 000 0046 0000
Property Size: 10.69 acres
Current Future Land Use Designation: Urban Mixed Used
Current Zoning District: C3-Neighborhood Mixed-Use (C3-NMU)
Proposed Zoning District: C5-Regional Center Mixed-Use (C5-RCMU)

B. SUMMARY OF REQUEST:

The owners of a 10.69-acre parcel located on the north side of Broad River Boulevard approximately 1,200 feet west of the intersection with US 21 (Parris Island Gateway) is requesting to change the zoning of the property from C3-NMU to C5-RCMU. The owner is interested in development multi-family housing on the property. While C3-NMU allows multi-family housing, developments are limited to a maximum of 80 dwelling units and each individual building must meet the Mansion Apartment building type and have no more than 6 dwelling units.

While the parcel is just over 10 acres, the rear half of the property is a wetland. The parcel contains a dwelling unit that is in the Beaufort County Above Ground Historic Sites Survey. The structure has been determined to be not eligible for the National Register of Historic Places.

environmental protection requirements are met with any future development of the parcel.

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 proposed rezoning is located in close proximity to utilities and public facilities. Sewer is available on Parris Island Gateway; water lines are available along Broad River Boulevard.

D. STAFF RECOMMENDATION:

The proposed rezoning of R100 029 000 0046 0000 from C3-NMU to C5-RCMU is not consistent with the future land use map of the Beaufort County Comprehensive Plan. In order to amend the future land use map, the applicant would have to demonstrate that capital investments, population trends, land committed to development, density, use, or other conditions have changed in this area that justify making the amendment. It is staff's opinion that development trends in this Regional Commercial district have not outpaced the availability of land to justify expanding the district. Therefore, the staff recommends denial of the rezoning request.

E. METROPOLITAN PLANNING COMMISSION RECOMMENDATION:

The Metropolitan Planning Commission (MPC) met on December 19, 2016. The following Commissioners attended the meeting: Joe DeVito (Chairman), James Crower, Carolyn Fermin, Bill Harris, Robert Semmler, and Tim Rentz. The Commission reviewed the rezoning request.

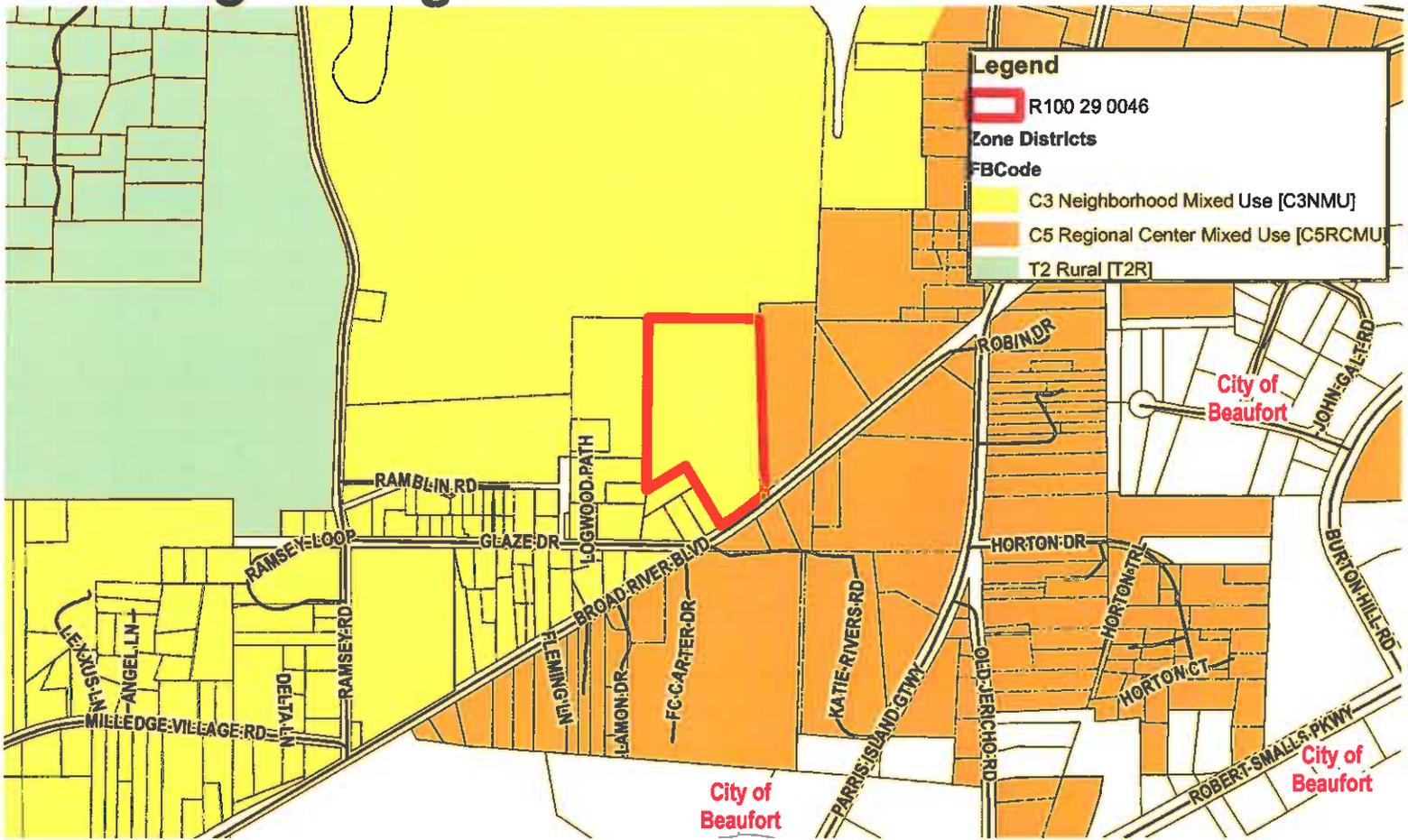
Motion: Mr. Rentz made a **motion**, and it was seconded, **to approve the rezoning**. The **motion failed** (FOR: Harris and Rentz; AGAINST: Crower, DeVito, Fermin, and Semmler). Chairman DeVito told the applicant that the rezoning request now goes to the Beaufort County Planning Commission.

Motion: A **motion was made** and seconded **to reconsider the rezoning, giving the applicant the option to bring the item back to the MPC in January if the applicant could provide additional information**. The motion carried (FOR: Crower, DeVito, Fermin, Harris, Rentz and Semmler).

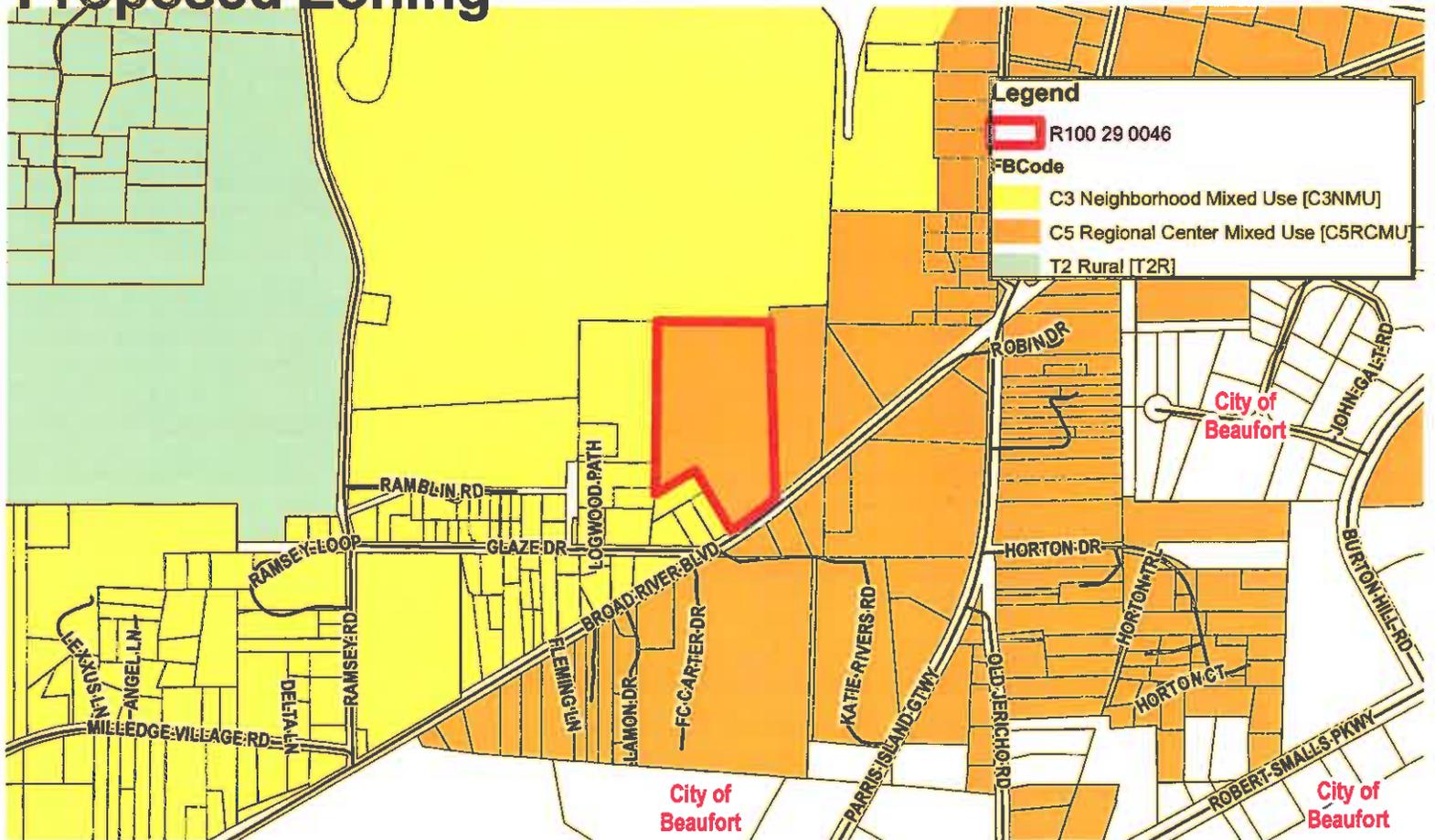
F. ATTACHMENTS:

- Zoning Map (existing and proposed)
- Application

Existing Zoning



Proposed Zoning



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

TO: Beaufort County Council

The undersigned hereby respectfully requests that the Beaufort County 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 Community Development Code Text

2. Give exact information to locate the property for which you propose a change:
 Tax District Number: R100, Tax Map Number: 029, Parcel Number(s): 000 00 46 0000
 Size of subject property: 10.69 Acres Square Feet / Acres (circle one)
 Location: 126 Broadriver Blvd Beaufort, SC 29906

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

4. What new zoning do you propose for this property? C5 Regional Center
 (Under Item 9 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 Community Development Code text, the section(s) affected are: NA
 (Under Item 9 explain the proposed text change and reasons for the change.)

7. Is this property subject to an Overlay District? Check those which may apply:
- | | |
|---|---|
| <input type="checkbox"/> MCAS-AO Airport Overlay District/MCAS | <input type="checkbox"/> MD Military Overlay District |
| <input type="checkbox"/> BC-AO Airport Overlay District/Beaufort County | <input type="checkbox"/> RQ River Quality Overlay District |
| <input type="checkbox"/> CPO Cultural Protection | <input type="checkbox"/> TDR Transfer of Development Rights |
| <input type="checkbox"/> CFV Commercial Fishing Village | |

8. The following sections of the Community Development Code (CDC) (see attached sheets) should be addressed by the applicant and attached to this application form:

- a. Division 7.3.20 and 7.3.30, Comprehensive Plan Amendments and Text Amendments.
 b. Division 7.3.40, Zoning map amendments (rezoning).
 c. Division 1.6.60, Planned Unit Developments (PUDs) Approved Prior to Dec. 8, 2014
 d. Division 6.3, Traffic Impact Analysis (for PUDs)

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 Incomplete #3

ZMA 2016-11

9. Explanation (continue on separate sheet if needed): _____

See Attached

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

[Signature]

Signature of Owner (see Item 5 on page 1 of 2) _____ Date _____
Printed Name: 10 Frontage Road LLC Telephone Number: 843.524.4425
Address: 960 Ribant RD #2 Beaufort SC 29902
Email: mgtech428@yahoo.com
Agent (Name/Address/Phone/email): Andy Burris + Skect Burris

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

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

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

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

FOR PLANNING DEPARTMENT USE ONLY:

Date Application Received:
(place received stamp below)

Date Posting Notice Issued:

Application Fee Amount Received:

Receipt No. for Application Fee:

Sustainability Mgmt LLC
960 Ribaut Rd Ste 2
Beaufort, SC 29902
(843) 524-4425

Re:126 Broad River Blvd

#9

1. It is believed by applicant that the request for rezoning is consistent with the goals and policies of the comprehensive plan since the adjacent parcel is currently zoned C5-RCMU.
2. Applicant is not aware of any conflict with the Development Code or Code of Ordinances. The property would be developed in accordance with the CDC requirements for the C5-RCMU zoning if rezoned.
3. The rezoning request will allow the opportunity to provide additional Affordable housing units to help serve the needs of Beaufort County.
4. (Not Applicable)
5. Applicant believes that the request is compatible with existing and purposed uses surrounding the land subject to the application and is the appropriate zone and use for the land. The property is located in a mixed use area, bound to the North by a significant open space (wetland area) zoned C3-NMU, to the South by Broad River Boulevard, to the West by C3-NMU and to the East by C5-RCMU zoning.
6. Construction of Affordable housing will not adversely impact nearby lands.
7. Since the proposed property is located adjacent to C-5 zoned property rezoning subject property to C-5 will result in a logical and orderly development pattern.
8. There are no adverse impacts to the environment anticipated by this rezoning. The subject property is 10.69 Acres. The proposed development will result in preservation of 4.78 Acres.
9. Storm water management plan will meet all county requirements. Water & Sewer is available from Beaufort Jasper Water Authority. See Attached Map. Solid waste will be collected and disposed of by contractor. All other services are available as they are available for adjacent property which is zoned C5-RCMU. Additionally, any development of this property will be submitted and allow for proper County staff review to ensure facilitates are adequate to serve the use.

Property Owners Notified of Port Royal Island Map Amendment/Rezoning Request for R100 029 000 0046 0000 *

PIN	Owner1	MailingAdd	City	State	ZIP
R100 29 46	10 FRONTAGE ROAD LLC	960 RIBAUT ROAD #2	BEAUFORT	SC	29902
R100 29 49	ADVISORY BOARD SOUTH CAROLINA DISTRI	150 MCSWAIN DRIVE W	COLUMBIA	SC	29169
R100 29 46B, 46D & 46E	BARNARD CLAYTON C MANAGING MEMBER CC	2653 BOUNDARY STREET	BEAUFORT	SC	29902
R100 29 32	BROWN TONNEY T	2604 S OAK RIDGE CIR	NORTH CHARLESTON	SC	29420
R100 29 51A	BURNS RONALD F	11 POSSUM HILL ROAD	BEAUFORT	SC	29906
R100 29 18A	CHIAVIELLO CHRISTINE T / BREWER PAUL C	2823 BROOME LN	BEAUFORT	SC	29902
R100 29 33	COHEN NAOMI DUNBAR JESTINE LINDA JTR	5 LOGWOOD PATH	BURTON	SC	29906
R100 29 32B	DAISE HATTIE M	POST OFFICE BOX 4217	BURTON	SC	29903
R100 28A 349	DASH LORRAINE	32 GLAZE DRIVE	Beaufort	SC	29906-8956
R100 29 46A	DERST INVESTMENTS L P N/K/A ATHENE I	POST OFFICE BOX 23174	SAVANNAH	GA	31403-3174
R100 29 34	DONNELL CHRISTIE LOUISE	6 KALEIGH COURT	HAMPTON	VA	23666-5008
R100 29 32A	DORE BERTRAND O	POST OFFICE BOX 2478	BEAUFORT	SC	29901
R100 29 47	FREE BORN DELIVERANCE TEMPLE	2606 SMILAX AVENUE	PORT ROYAL	SC	29935
R100 29 52	FURMAN IRENE	3043 MINK POINT BLVD	BEAUFORT	SC	29902-5828
R100 29 40	GLAZE HERBERT N	7036 ROSEIDA ROAD	BEAUFORT	SC	29903
R100 29 40A	GLAZE JAMES WILLIE MAE	158 BROAD RIVER BLVD	BEAUFORT	SC	29902
R100 29 277	GLAZE LEON	154 BROAD RIVER BLVD	BURTON	SC	29902
R100 29 50	J & L COMPANY INC	POST OFFICE BOX 40	JOHNSONVILLE	SC	29955
R100 28A 313	JACOBS CLAUDELL / WILLIE J	24 GLAZE DRIVE	BEAUFORT	SC	29906
R100 29 45 & 482	JENKINS NETTIE CARTER	POST OFFICE BOX 114	SHELDON	SC	29941
R100 29 47B	LEGREE JOE E LUETTA H JTROS	121 BROAD RIVER BLVD	BEAUFORT	SC	29906
R100 29 47A	LEGREE JOE LUETTA JTROS	POST OFFICE BOX 8042	BEAUFORT	SC	29903
R100 29 115	PATTERSON MERRITT	317 LAURENS STREET	BEAUFORT	SC	29902
R100 29 41	PAULING MILDRED G	16 QUAIL RIDGE CIR	BEAUFORT	SC	29906
R100 28 273	RAMSEY FARM LP	355 LEXINGTON AVENUE 8TH FLOOR	NEW YORK	NY	10017
R100 29 37	SMALLS HARRY	220 JOE FRAZIER ROAD	BURTON	SC	29902
R100 29 48	SMITH SHIRLEY DONALDSON	78 PINE GROVE ROAD	BEAUFORT	SC	29906
R100 29 51	THOMAS HRS MARCELLA % NATHANIEL GR	POST OFFICE BOX 4116	BEAUFORT	SC	29903-4116
R100 25 27	TRASK CAROLINE CLARK	POST OFFICE BOX 1063	BEAUFORT	SC	29901
R100 29 46C	WASHINGTON IRENE	POST OFFICE BOX 4532	BURTON	SC	29903
R100 29 32C	WILLIAMS JOHN S / BETTY S	334 MILDEN HALL DRIVE	RIDGELAND	SC	29936

* (10.69 acres on Broad River Boulevard) from C3-Neighborhood Mixed Use Zoning to C5-Regional Center Zoning



COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION
Beaufort County Government Robert Smalls Complex
Physical: County Administration Building, 100 Ribaut Road, Room 115
Mailing: Post Office Drawer 1228, Beaufort SC 29901-1228
Phone: (843) 255-2140 • FAX: (843) 255-9432

January 12, 2017

RE: REVISED: Notice of Public Meetings to Consider a Port Royal Island Map Amendment for R100 029 000 0046 (10.69 acres located on Broad River Boulevard, west of Parris Island Gateway); from C3-Neighborhood Mixed Use Zoning District to C5-Regional Center Zoning District; Applicant: Mr. Andy Burris

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 cordially invited to provide comment at these meetings and public hearings on the subject proposed map amendments in your neighborhood. A map of the property is on the back of this letter.

1. The **Beaufort County Planning Commission** (public hearing) – **Monday, February 6, 2017**, 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 Beaufort County Council – **Monday, February 20, 2017**, 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** – generally meets second and fourth Mondays at 6:00 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 call (843) 255-2140 to verify the exact dates 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



PORT ROYAL ISLAND MAP AMENDMENT/REZONING REQUEST FOR R100-29-46 (10.69 ACRES ON BROAD RIVER BOULEVARD)—REVISED POSTING SIGN NOTIFYING PUBLIC OF MAP AMENDMENT/REZONING REQUEST:

1. FACING PROPERTY
2. EAST OF PROPERTY (TOWARD PARRIS ISLAND GATEWAY)
3. WEST OF PROPERTY (TOWARD RAMSEY ROAD)
4. HOUSE WEST OF PROPERTY ACROSS BROAD RIVER BLVD.
5. CHURCH ACROSS FROM PROPERTY BROAD RIVER BLVD.
6. FORMER BAKERY EAST/NEXT DOOR BROAD RIVER BLVD.