

**BEAUFORT–PORT ROYAL
METROPOLITAN PLANNING COMMISSION**

AGENDA

1911 Boundary Street, Beaufort, SC 29902

Phone: 843-525-7011 ~ Fax: 843-986-5606

Monday, September 21, 2020, 5:00 P.M.

~~City Hall, Planning Conference Room—1911 Boundary Street, Beaufort, SC~~

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83487829549?pwd=Tjl4cUJDbjVta29keXlRY3ZVangxZz09>

Password: 815863

Meeting ID: 834 8782 9549

Call in Phone #: 1 + 929 205 6099

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

I. Call to Order

II. Pledge of Allegiance

III. Review Commission Meeting Minutes:

A. August 17, 2020 Regular Meeting Minutes

IV. Questions Relating to Military Operations

V. Review of Projects for the City of Beaufort:

A. Whitehall Sketch Plan. The applicant, Whitehall Point Holdings, LLC, has requested a major subdivision of approximately 10.1 acres located at 4 Harborview Circle (Whitehall). The property is further identified as District R123, Map 14, Parcel 149. The subdivision will result in 2 lots (8.4 ac and 1.6 ac) and new streets.

B. Update of Council Actions

C. Update of pending applications/status of approved projects.

VI. Review of Projects for the Town of Port Royal:

A. Town of Port Royal – Annexation. Annex 34.43 acres near Clydesdale Circle. The property is further identified as District 100, Map 31, Parcels 10, 9, 5B, and 4 and District 100 Map 31C Parcel 81. The applicant is John Aust, Southeast Realty, LLC and JJJ Holdings LLC.

B. Town of Port Royal – Zoning Request. Zone 34.43 acres near Clydesdale Circle. The property is further identified as District 100, Map 31, Parcels 10, 9, 5B, and 4 and District 100 Map 31C Parcel 81. The applicant is John Aust, Southeast Realty, LLC and JJJ Holdings LLC. The existing zoning is C3 Neighborhood Mixed Use (Beaufort County designation). The requested zoning designation is T3 Neighborhood.

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C. Update of Council Actions

VII. Review of Projects for Beaufort County:

A. None

VIII. Adjournment

Note: If you have special needs due to a physical challenge, please call Julie Bachety at (843) 525-7011.



Metropolitan Planning Commission

Meeting Minutes – August 17, 2020

1. CALL TO ORDER

1:40

A meeting of the Metropolitan Planning Commission was held via Zoom on August 17, 2020, at 5:30 pm.

2. ATTENDEES

Members in attendance: Michael Tomy (Chairman), James Crower (Vice-Chair), Judy Alling, Bill Bardenwerper, Caroline Fermin, and Jason Hinch.

Staff in attendance: David Prichard (City of Beaufort Director of Community and Economic Development); Jared Fralix (City of Beaufort Engineer).

3. REVIEW OF MINUTES

2:19

Mr. Crower made a motion to approve the July 20, 2020 minutes as submitted; seconded by Ms. Alling. The motion passed unanimously.

4. QUESTIONS RELATING TO MILITARY OPERATIONS 3:18

Chair asked if David Prichard had any feedback or additional input regarding the presentation given at the last MPC meeting. Mr. Prichard said no.

The chairman, Mike Tomy, invited the public to comment.

5. NEW BUSINESS

5:01

City of Beaufort Agenda Items:

- A. **Whitehall Sketch Plan.** The applicant, Whitehall Point Holdings, LLC, has requested a major subdivision of approximately 10.1 acres located at 4 Harborview Circle (Whitehall). The property is further identified as District R123, Map 14, Parcel 149. The subdivision will result in 2 lots (8.4 ac and 1.6 ac) and new streets.

The chairman, Mike Tomy, invited the public to comment.

Motion: Mr. Hinch made a motion to approve what is in front of us with the condition that between the city and the owner that what we are going to end up with, as a development plan, meets the spirit and the intent of both the Lady's Island Plan and the Civic Master Plan.

Mr. Tomy asked Mr. Hinchler to amend his motion to add the defining categories of massing, density, and use.

Mr. Bardenwerper asked Mr. Hinchler to add to his motion to include the condition that there will be a traffic signal at Meridian Road. Mr. Hinchler said it all ties in together with the Lady's Island Plan and is resistant to be that specific. And to include that we recommend, as a condition, to have a right turn from Sea Island Parkway eastbound south of Meridian Road and then an internal right turn lane off of the street to Meridian.

Mr. Hinchler agreed to amend his motion. Mr. Bardenwerper seconded the motion.

The motion carried with a vote of 3:3; tied; motion failed.

Motion: Mr. Bardenwerper made a motion that we approve it with the strong endorsement of the traffic signal at Meridian and 21 with an eastbound to southbound right turn lane at 21 to Meridian and also with an internal street be a right turn lane southbound onto Meridian together with a strong recommendation to the DRB Committee's review of the design that they take into account the authority it has under section 4.3.2 and that they consider addressing the massing and the scale by breaking up some of the larger buildings so they are not as long and also considering, in the content of their authority, under the Civic Master Plan the "use" question as to whether they can, through meetings with the applicant, make a greater diversity of use.

Mr. Bardenwerper withdrew his motion since there was no second.

Motion: Mr. Bardenwerper made a motion to continue this discussion at the next meeting; seconded by Mr. Crower. The motion passed unanimously.

6. ADJOURN

3:45:12

Mr. Crower made a motion to adjourn the meeting; seconded by Mr. Bardenwerper. The motion passed unanimously.

Disclaimer: All Metropolitan Planning Commission Meeting minutes are recorded, and can be found on the City's website at <http://www.cityofbeaufort.org/AgendaCenter>. Audio recordings are available upon request by contacting the City Clerk, Ivette Burgess at 843-525-7018 or by email at iburgess@cityofbeaufort.org.

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DRAFT

Note: Plan is conceptual in nature and subject to change.

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