

**BEAUFORT–PORT ROYAL
METROPOLITAN PLANNING COMMISSION**

AGENDA

1911 Boundary Street, Beaufort, SC 29902
Phone: 843-525-7011 ~ Fax: 843-986-5606

Monday, February 8, 2021, 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/86870081625?pwd=eWF1eIR1NUIUT1JiMnNRUTiRek1DUT09>

Password: 170461 Meeting ID: 868 7008 1625 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. **January 11, 2021 Regular Meeting Minutes**
 - IV. **Questions Relating to Military Operations**
 - V. **Review of Projects for the City of Beaufort:**
 - A. **Update of Council Actions**
 - B. **Update of pending applications/status of approved projects**
 - VI. **Review of Projects for the Town of Port Royal:**
 - A. **Town of Port Royal – Rezoning Request.** Rezone 3.34 acres at New Horizon Drive and Johnny Morrall Circle. The property is further identified as District 110, Map 9, Parcels 23C and 24. The current zoning is Planned Unit Development. The requested zoning is T4 Neighborhood Center-Open.
 - B. **Update of Council Actions**
 - VII. **Review of Projects for Beaufort County:**
 - A. **None**
 - VIII. **Discussion:**
 - IX. **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 – January 11, 2021

1. CALL TO ORDER

0:14

A meeting of the Metropolitan Planning Commission was held via Zoom on January 11, 2021, at 5:00 pm.

2. ATTENDEES

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

Staff in attendance: Dan Frazier (City of Beaufort Senior Planner of Community and Economic Development), David Prichard (City of Beaufort Director of Community and Economic Development) and Linda Bridges (Town of Port Royal Director)

3. REVIEW OF MINUTES

1:15

Mr. Tomy asked to have the following changes made to the December 14, 2020 minutes:

Under Review of Projects, Canon Gate, in front of the word “motion”, add *Applicant was not able to connect*; and also, on page 2, after Mr. Bardenwerper’s name, include the words *who also voiced the need for a TIA*.

Mr. Crower made a motion to accept the December 14, 2020 minutes as amended; seconded by Ms. Fermin. 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.

4. QUESTIONS RELATING TO MILITARY OPERATIONS

3:40

Mr. Prichard said the City did not received any questions relating to Military Operations, but he receive information that the Marina Air Corp Station (MACS) is doing an update/study on real estate actions they will need and talking are with all municipalities that affect and are affected by the Air station with an update. Ms. Bridges said she received a similar invitation by the same consultant and her appointment is next week.

5. REVIEW OF PROJECTS FOR THE CITY OF BEAUFORT

6:35

City of Beaufort Agenda Items:

- A. **Annexation and Rezoning** of five contiguous parcels totaling approximately 4.57 acres and located east of Old Jericho Road and north of the existing Malvern Center Development. All the parcels are currently zoned C5RCMU Regional Center Mixed Use. Contingent upon annexation, the requested zoning for the parcels is T5-Urban Corridor/ Regional Mixed-Use (T5-UC/RMX) district. Applicant: Josh K. Tiller/J.K. Tiller Associates, Inc. on behalf of the property owner Randy Mikals

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

Motion: Mr. Crower made a motion for recommendation of annexation of 7, 8, 9, 10, and 11 parcels; seconded by Ms. Alling. The motion passed unanimously.

Motion: Mr. Crower made a motion for recommendation of zoning as submitted; seconded by Ms. Alling. The motion passed unanimously.

6. UPDATE OF COUNCIL ACTIONS

22:04

Mr. Prichard gave an updated of the Council Actions.

7. REVIEW OF PROJECTS OF TOWN OF PORT ROYAL

26:07

- A. **Town of Port Royal - Rezoning Request.** Rezone 3.34 acres at New Horizon Drive and Johnny Morrall Circle. The property is further identified as District 110, Map 9, Parcels 23C and 24. The current zoning is Planned Unit Development. The requested zoning is T4 Urban Center.

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

Motion: Mr. Hinchler made a motion to defer, to give the applicant time to re-evaluate the rezoning that they are requesting.

Mr. Tomy suggested the motion be that the Board accepts the applicant's request for deferral. Mr. Hinchler said, so moved; seconded by Mr. Crower.

Mr. Bardenwerper said he wants to add the following, not so much as to the motion, but personally that if a TIA is not going to be submitted, at least from right now what he heard today, he would like at a minimal, want a better explanation of the impacts of this on the nearest intersections. And if they would rise to a level of concern, if that had to be mitigated.

The motion passed unanimously.

8. UPDATE OF COUNCIL ACTIONS

1:30:22

Ms. Bridges gave an updated of the Council Actions.

9. ADJOURN

1:33:58

Mr. Bardenwerper made a motion to adjourn the meeting; seconded by Ms. Alling. The motion passed unanimously. The meeting ended at 6:34 pm.

Chair

Date of approval

DRAFT

Memo

To: Metropolitan Planning Commission

From: Linda Bridges, Port Royal Planning Administrator

Date: January 31, 2021

Subject: New Horizon Rezoning on Johnny Morrall Circle

Please find attached an amended rezoning application for approximately 3.34 acres located at New Horizon Drive and Johnny Morrall Circle, also identified as District 110, Map 9, Parcels 23C and 24.

At our January meeting the commission received the application and staff analysis to rezone the above referenced property from Planned Unit Development to T4 Urban Center. Following discussion, the applicant requested to withdraw the request, amend the requested zoning designation, and return to the commission with an amended application.

The applicant has submitted an application requesting a rezoning from Planned Unit Development to T4 Neighborhood Center – Open. Most of the analysis previously provided is still valid for this new request. From this application we learn the reason for the rezoning is to develop a 48-unit multi-family project. T4 Neighborhood Center -Open allows multi-family development. Apartment development is limited to three stories and is subject to architectural guidelines and design standards.

PROPOSED ZONING AMENDMENT
Town of Port Royal South Carolina

Fee: \$250.00
PUD: \$500.00 plus \$5.00 per acre

To The Honorable Mayor and Town Council:

The undersigned hereby respectfully request that the Town of Port Royal Ordinance be amended as described below:

- (1) This is a request for a change in the: (Check one)
 Zoning Map (fill in items #2, 3, 4, 5, 6, and 8 only)
 Zoning Text (fill in items #7 and 8 only)
- (2) Give exact address and plat map reference for property you propose a zoning change;
 District No. R110 Map Parcel (s) R110 009 000 0024 0000
R110 009 000 023C 0000
 Address 20 New Horizon Drive, Town of Port Royal
1306 HE Smalls Ct, Town of Port Royal
- (3) Area of subject property 2.74 & 0.6 Acres = 3.34 Sq. Ft. or acres.
- (4) Current Zoning (remember to list any overlays)
Planned Unit Development
- (5) Proposed Zoning (remember to list any overlays)
T4 Neighborhood Center / Subzone - Open

* Under item #8 explain why this area should be zoned as you proposed.

- (6) Does the applicant own all of the property proposed for this zoning change?
 YES NO If NO, give the address of the property involved which he does not own and the owner's name and contact information: _____
- (7) Proposed language for TEXT change _____
- (8) Explanation: see attached exhibit

(If more space is needed, continue on back)

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? ___ Yes No

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

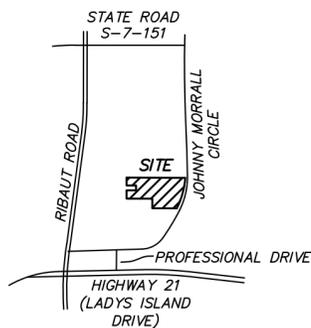
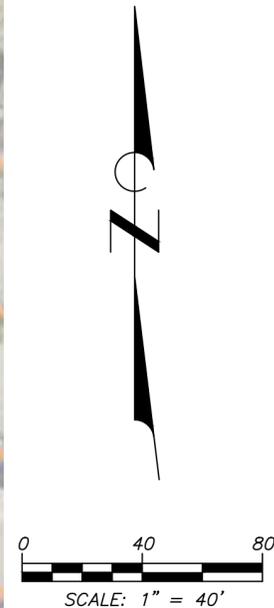
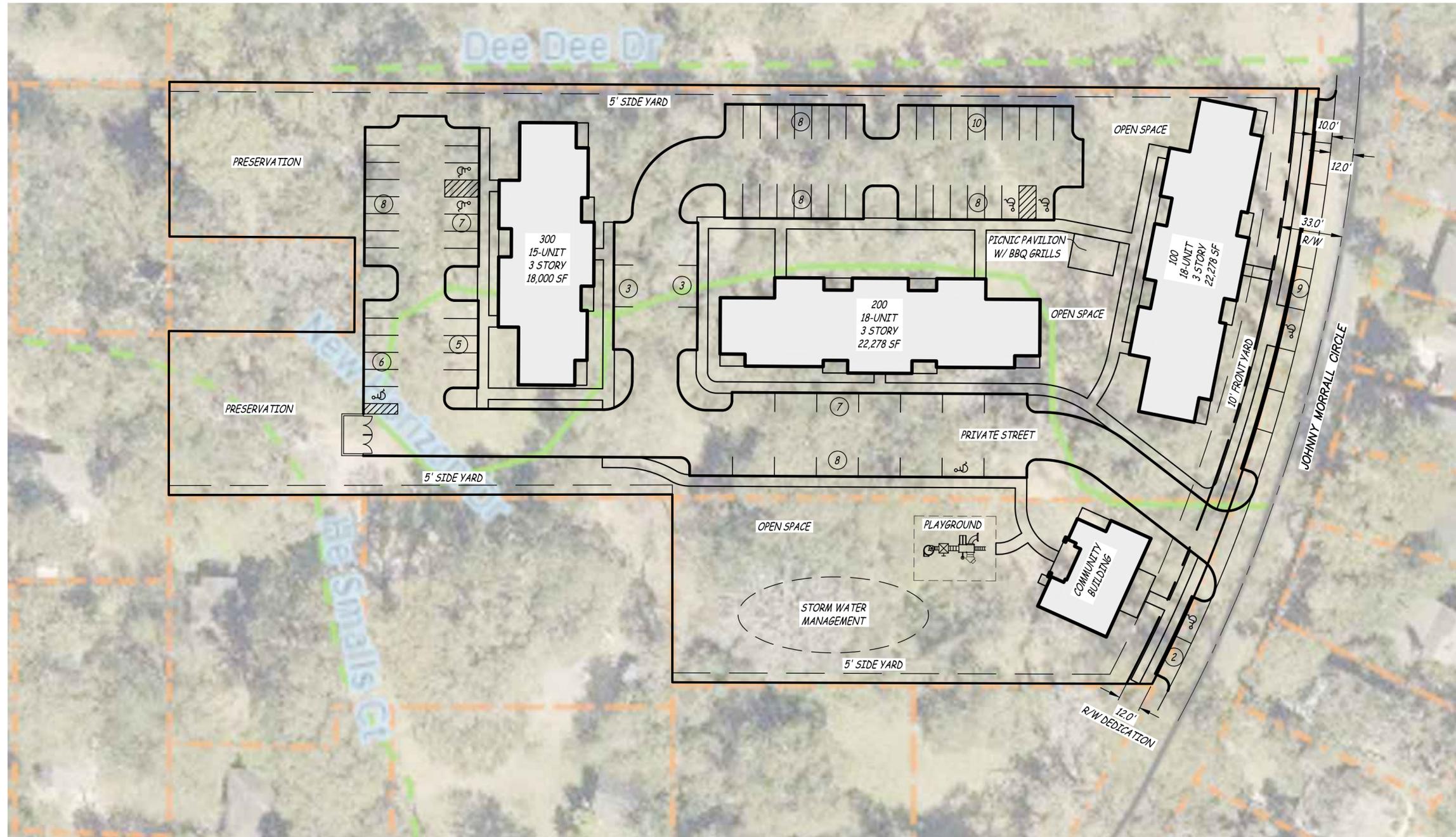
Date: 12-2-20 Owners Name: Roland S. Gardner
 Signed: [Signature]
 Phone #: 843 912-9188 Address: 10 Lake Dr. PA, SC.
 Email: rgardner@bjhchs.org

Explanation for Requested Zoning

We are proposing a 48-unit residential development for families. The development will consist of two (2) residential buildings each containing 24-units each and a single-story community building. Located within the community building there will be an on-site manager's office, fitness center, business center and community space for use by residents. The property will also feature open green space and well landscaped grounds.

According to the Port Royal zoning code, T4 Neighborhood Center/Subzone - Open will be the best fit for what we are proposing. The proposed development under the requested zoning pairs well with The City's comprehensive plan in that growth in this area of Port Royal is desired but controlled.





PARKING NOTE

<u>REQUIRED PARKING</u>	
MIN: 64,756 SF/1,500 SF	= 43 STALLS
MAX: x 1.4	= 60 STALLS
<u>PROVIDED PARKING:</u> = 60 STALLS	
<u>ON-STREET PROVIDED</u> = 32 STALLS	

SITE INFORMATION

AREA	= 3.42 ACRES
EXISTING ZONING	= PUD
PROPOSED ZONING	= T4NC-0
USE: MULTIFAMILY	= 51 UNITS
	18 - ONE-BED
	18 - TWO-BED
	15 - THREE-BED

CONCEPT 3
VILLAGE AT MORRALL CIRCLE
 PORT ROYAL, BEAUFORT COUNTY, SOUTH CAROLINA
 FEBRUARY 2, 2021
 REVISED: FEBRUARY 3, 2021

Engineering Surveys & Services
 1113 Fay Street, Columbia, Missouri 65201
 573 - 449 - 2646 | www.ess-inc.com
 South Carolina Engineering Corporation # C04667





Engineering Surveys & Services

Consulting Engineers, Land Surveyors, and Geoprofessionals
Analytical and Materials Laboratories

1113 Fay Street
Columbia, Missouri 65201
Telephone: 573-449-2646

ess@ess-inc.com
www.ess-inc.com

January 22, 2021
Revised: February 3, 2021

Mr. Gary Hammond
Landbridge Development
7000 Peachtree Dunwoody Road, Suite 4-100
Atlanta, GA 30328

RE: Traffic Generation Report
The Village of Morrall Circle
Port Royal, South Carolina

Dear Mr. Hammond:

The Village of Morrall Circle is a proposed 51-unit family housing development including three 3-story buildings and a community building on the west side of Johnny Morrall Circle south of Dee Dee Drive in Port Royal, South Carolina. The property is currently undeveloped and is proposed to have a single medium volume driveway (per SCDOT standards). We have reviewed the anticipated traffic generation and warrants for improvements and found that this development does not warrant a traffic impact study or road improvements. The following summarizes our findings.

Existing Conditions: Johnny Morrall Circle is two-lane unclassified SCDOT roadway that services a small area. The road has three points of access to the surrounding highway next work, SR7-151 at the north (which has a signalized intersection at Ribaut Road), Professional Drive (which has full access stop controlled intersection at Ladys Island Dr (US-21), and its full access stopped controlled intersection at Ribaut Road (SR-281). Existing traffic counts for Johnny Morrall Circle are not available. Since the road services a limited area, we have conservatively estimated an Average Annual Daily Traffic (AADT) volumes 1,900 vehicles per day (vpd) and a speed limit of 30 mph. We have also have estimated the peak hour and direction distribution as an urban circumferential route utilizing recommendations from *Traffic Engineering*, Second Edition by Roess, McShane, and Prassas, which is summarized below:

	AADT (vpd)	AM Peak (vph)		PM Peak (vph)	
		NB	SB	NB	SB
Johnny Morrall Circle (estimated)	1,900	114	114	114	114

AADT = average annual daily traffic (vpd)

K = 0.12 (proportion of daily traffic occurring during the peak hour)

D = 0.5 (proportion of peak-hour traffic traveling in peak direction)

Proposed Development: The proposed development is classified as Apartments by the *Institute of Transportation Engineers Traffic Generation Manual (ITE)*, which projects 6.65 vpd/unit. With the proposed 51 units, this development will generate **339 vpd**, well less than the 1,000 vpd warrant for a traffic impact analysis per the *ITE*. Likewise, the 32 peak hour trips is less than the 50 peak hour trips requiring a Traffic Impact Analysis per 2.5.80 of the City code.

In order to review the warrants for dedicated turn lanes at the site driveway, we have further reviewed the peak hour trips generated for both AM and PM, using the *ITE*. These projections are provided below:

	Total Peak Hour Trips (vph)	In Trip Rate	Out Trip Rate	Trips Generated (vph)	
				Total IN	Total OUT
AM Peak hour	29	20%	80%	6	23
PM Peak Hour	32	65%	35%	21	11

The trips in and out of the development driveway are expected to be split evenly in the north bound and southbound direction as destinations can be reach in both directions. The following provides a summary of the distribution:

	AM Peak Hour (vehicles)	PM Peak Hour (vehicles)
Total Trips In	6	21
Left Turn (Northbound)	3	11
Right Turn (Southbound)	3	10
Total Trips Out	23	11
Right Turn	12	6
Left Turn	11	5

These additional trips are also expected to have little impact to the adjacent intersections. Southbound trips are expected to be split between the Professional Drive/Ladys Island Drive and Ribaut Road/Johnny Morrall Circle intersections, resulting in an additional 6 vph in the AM exiting at these intersections (or 1 vehicle every 10 minutes on average). These additional trips are not expected to impact the overall operation of these intersections. Northbound trips are expected to utilize the Ribaut Road/State Route 7-151 signalized intersection. The AM peak is expected to generate the largest impact to the signal at 11 additional trips, or one additional trip every 9 minutes on average. These additional trips will not impact every signal cycle and are expected to have little impact to the operation of the signal.

Warrants for the addition of dedicated turns lanes were reviewed. Based on conservatively assumed traffic count on Johnny Morrall Circle and the *ITE Traffic Engineering Handbook*, the site's trip generation during peak hours does not meet the warrants for dedicated turn lanes at the proposed driveway. Likewise, the additional traffic is expected to have little impact to the adjacent intersections.

Please contact me if you have any questions, comments, or concerns.

Sincerely,



Matthew A. Kriete, PE
 SC PE #30170

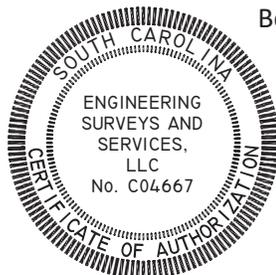
cc: ES&S PN: 14946



Review by,



Benjamin A. Ross, PTOE



The First Staff Report and Application

**City of Beaufort - Town of Port Royal – Beaufort County
Joint Metropolitan Planning Commission
Rezoning Analysis
Meeting Date: January 11, 2021**

Applicant

New Horizon Group, LLC

Site

Approximately 3.34 acres located at New Horizon Drive and Johnny Morrall Circle, also identified as District 110, Map 9, Parcels 23C and 24. **See Location Map, Exhibit A.**

Present Zoning and Existing Development

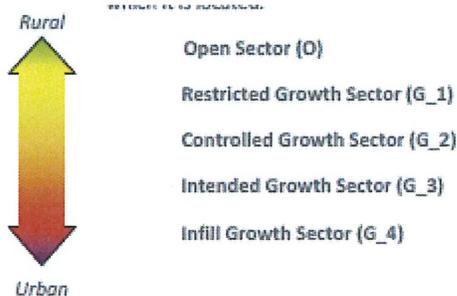
The parcels are zoned Planned Unit Development (PUD). The PUD allows medium density, single family development. The parcels are undeveloped. **See Exhibit B, the PUD.**

Proposed Zoning

The proposal is to rezone the lot to T4 Urban Center. The Urban Center (T4UC) Zone is intended to integrate vibrant main-street commercial and retail environments into a walkable neighborhood framework. A T4 Urban Center area serves as the focal point for the community, providing access to day-to-day amenities and transit. **See Exhibit C, Zoning Map**

Comprehensive Plan / Land Use Compatibility

The Future Land Use map from the Comprehensive Plan classifies the parcel in an Controlled Growth Sector (G-2). This sector includes a mix of existing development and undeveloped areas. Frequently located near activity centers, walkable neighborhoods include sidewalks, smaller lots, and housing diversity. The uses allowed in T4 Urban Center may be compatible, with what is envisioned in a Controlled Growth Sector, but consideration should be given to the intensity allowed by T4 Urban Center. Buildings in T4 UC are allowed to be 4 stories. **See Exhibit D, The Future Land Use Map.**



Property zoned T4 Urban Center is adjacent to the west of the subject property. The T4 Urban Center zoning designation Extends to both sides of Ribaut Road in this area of Town. A grocery store, a medical center, convenience stores, restaurants, and several retail shops are in close proximity.

In the event of development, the town's development codes will regulate tree removal and pruning, storm water management, architectural guidelines, and design standards. The stated goal of the applicant is to gain more development flexibility beyond the single-family development currently allowed.

Environmental Issues

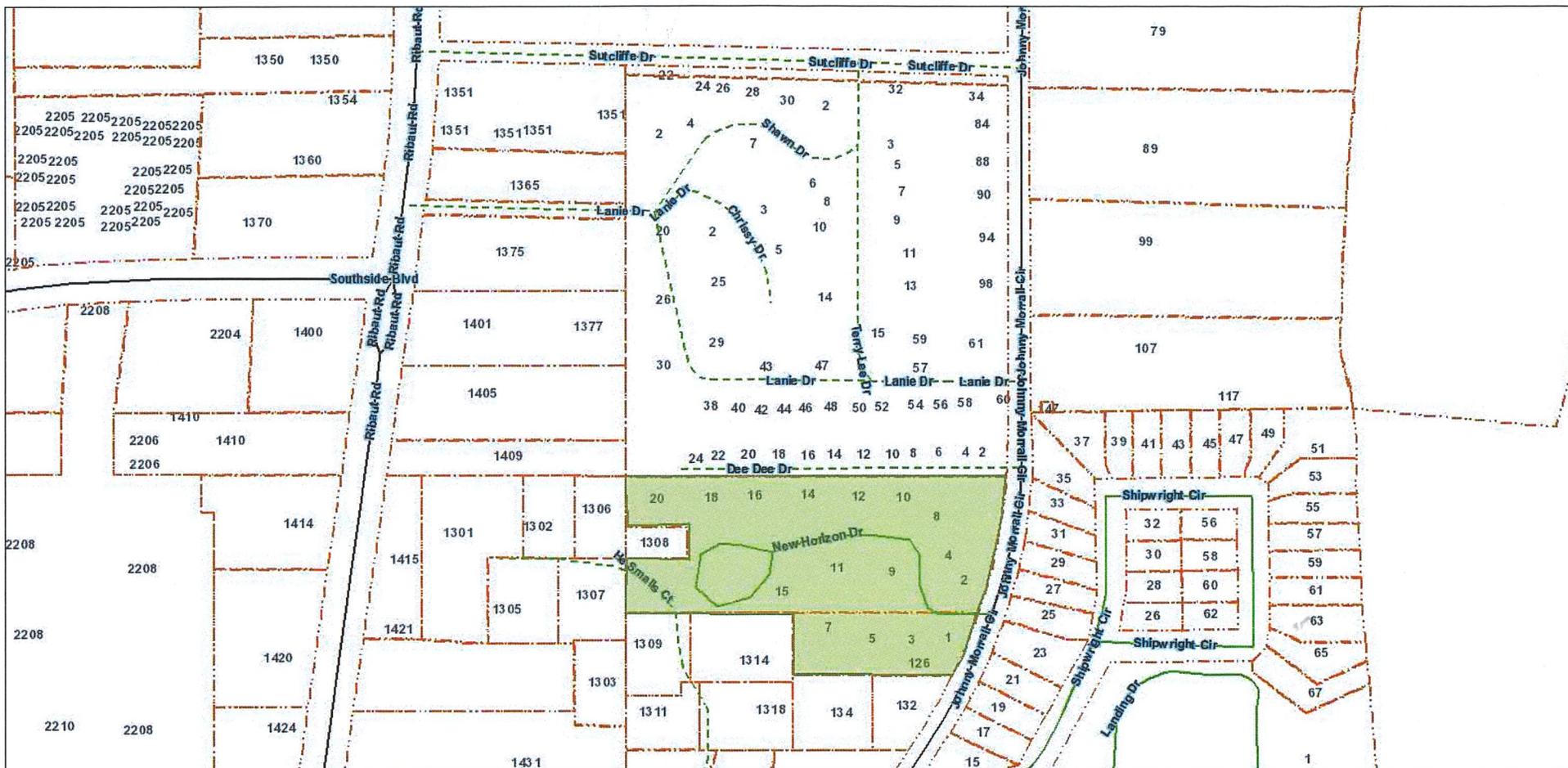
There are no environmental issues for this property.

Public Service Issues

None

Exhibit A Location Map

New Horizon Drive



12/31/2020, 12:24:45 PM

Road Classifications

- STATE, PAVED
- PRIVATE, PAVED
- - - PRIVATE, UNPAVED
- ▭ LiveParcels

1:2,257

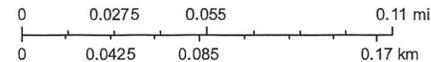


Exhibit B
Current Zoning

Proposed Design Standards

**NEW HORIZON
VILLAGE
Planned Unit Development**

**Johnny Morrall Circle
Town of Port Royal, SC**

**New Horizon Group
PO Box 2478
Beaufort, SC 29901**

**FINAL
August 3, 2004**

**Prepared By:
Palmetto Engineering, LLC
PO Box 1055
St. Helena Island, SC 29920
(843)838-5573**

*Email
to
Joe Mackay*

1. INTRODUCTION:

The New Horizon Group proposes a 3.37 acre Planned Unit Development (PUD) on Johnny Morrall Circle, Town of Port Royal, SC. The proposed PUD will contain 16 single family units. The proposed single family residences are currently located at Parris Island Recruit Depot and consist of two styles of existing residences which will be relocated to the proposed PUD. The proposed residences are one and two story residences currently used as Officers quarters at Parris Island. The proposed PUD lot layout reflects the existing dimensions of the residences proposed to be relocated from Parris Island. Due to the dimensions of the proposed residences to be relocated, GR zoning will not accommodate the residences with the 25' front setback required in GR zoning. The New Horizon Group is requesting the property be rezoned to Planned Unit Development district to allow variable front setbacks with a minimum setback of 5' as is allowed in R5 High Density One-family Residential district.

2. SITE LOCATION:

The proposed PUD will be located on Johnny Morrall Circle and the site consists of two parcels. The parcels are currently zoned GR general residential district. The parcels will be re-platted as one parcel for the PUD. The tracts are bounded on the North by Zone MH, Sutcliff Mobile Home Park, on the east by Johnny Morrall circle and Port Royal Landing PUD, on the West by H. E. Smalls Court and GR general residential, and on the South by GR general residential.

The tracts are described as follows:

Tract 1:

Tract 1 contains 2.74 ac. And is described as "Portion of Lot 2, Section 19, 1S-1W, R 110-009-000-024"

Tract 2:

Tract 2 contains 0.64 ac. And is described as "Portion of Lot 2, Section 19, 1S-1W, R 110-009-000-023C"

The proposed site is 312 LF in width in the front of the tract and 215 LF at the rear property line. The tract depth is 616 LF.

3. PROPOSED DESIGN STANDARDS:

The proposed PUD will use the following standards for development.

- Minimum lot size - 5000 sq. ft.
- Minimum lot width - 50 ft. at building line
- Building setbacks - front = 5-20 ft.
Sides = 10 ft.
Back = 15 ft

- Restrictions on use - Single family residences
- Minimum Floor Area - 3 bedrooms – 1000 sq. ft.
4 bedrooms – 1200 sq. ft.
- Maximum building height - 35 ft.
- Maximum dwelling units
Per net acre - 5

All other restrictions in place for the current GR zoning will be applicable.

4. DEDICATION AND RESERVATION OF LAND FOR PUBLIC USE:

The proposed PUD shall dedicate all roads and its ROW and utility easements to the Town or the appropriate public authority. A minimum of 5% of the total PUD land area will be set aside as open space and may be dedicated to the Town if acceptable.

5. UTILITY SERVICE PROVISIONS:

- Sewer service - Gravity sewer will be provided to all lots and owned and maintained by BJWSA.
- Water service - Public water service and fire flow will be provided to all lots and owned and maintained by BJWSA.
- Electrical service - Underground electrical service shall be provided by SCE&G.
- Telephone service - Telephone service shall be provided by either Hargray Telephone or Sprint Telephone.
- Cable TV - Cable television service shall be provided by either Charter Communications or Hargray Telephone.
- Drainage facilities - Drainage facilities will be constructed on site and maintenance will be provided by the Owner until sufficient sales warrant transfer to a property owners association.

6. LAND USE PROVISIONS:

- Total net acreage - 3.38 ac.
- Total lot area - 97,364 sq. ft. (2.10 ac.)
- Total dedicated open space - 7,362 sq. ft. (0.17 ac.) (5 % net acreage)
- Roads, utility easements - 48, 187 sq. ft. (1.11 ac.) (33 % net acreage)

7. PARKING, ACCESS WAYS, SIGNAGE, AND SITE PROTECTION:

The proposed PUD will provide off street parking for each lot on site as shown on plan C1. Off street parking shall consist of crushed gravel driveways to minimize stormwater runoff.

Access to the proposed PUD will be via a single entrance off Johnny Morrall Circle.

Site signage will not be required for the proposed PUD.

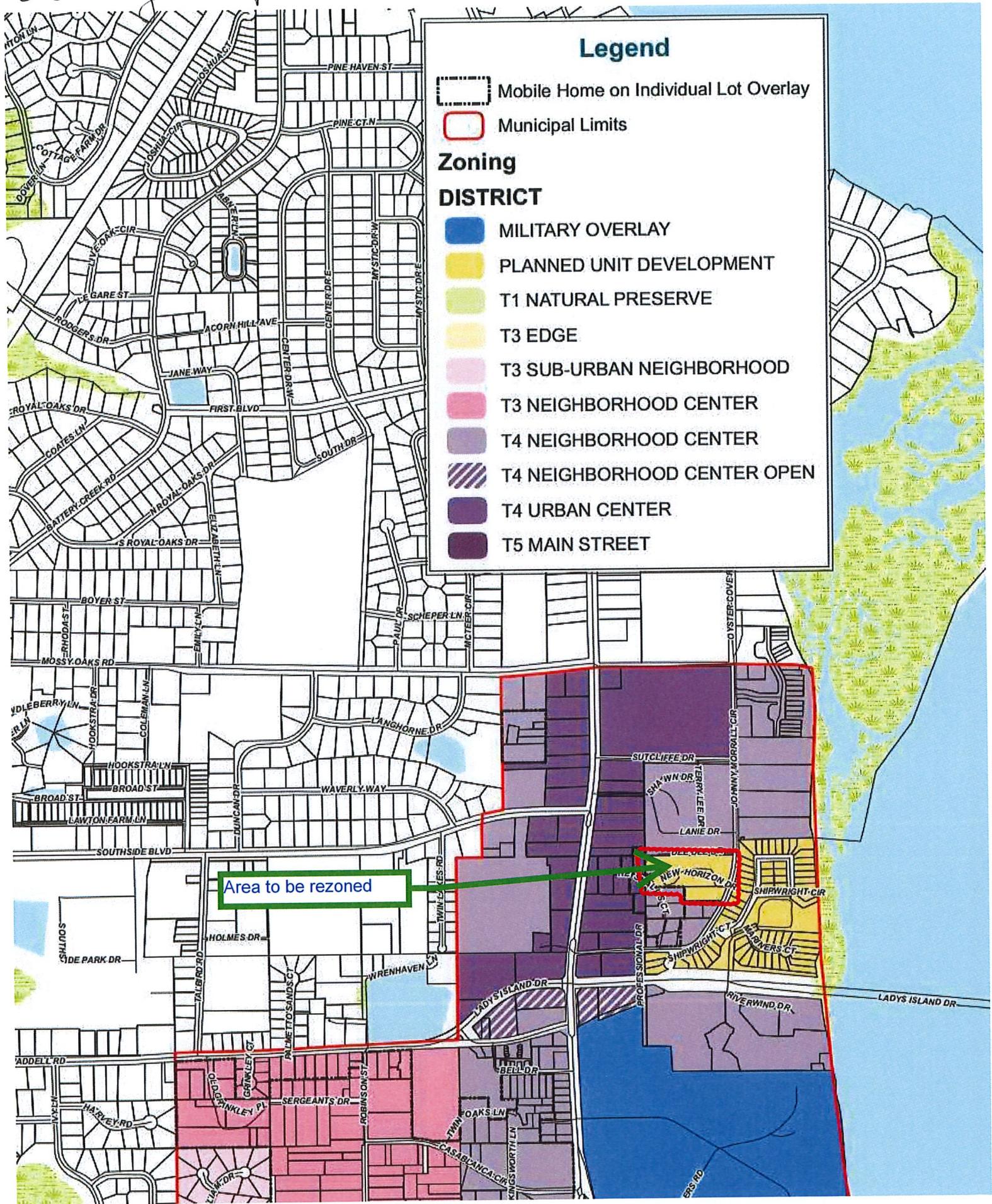
The proposed PUD will utilize a 6' privacy fence along the sides and rear of the site to minimize impact to adjacent properties. Street lighting will be minimized and shall consist of low intensity street lighting provided by SCE&G.

8. STATEMENT OF ASSURANCE:

The Town is assured that all improvements including utilities, roads, drainage, buffers, fencing and any other improvements shown on the plans will be installed prior to final approval from the Town or a Bond will be posted to ensure all improvements are completed to the Towns satisfaction. Maintenance will be provided by the Owner until sufficient sales warrant transfer to a property owners association.

Zoning Map

Exhibit C



Area to be rezoned



NEW HORIZON DR

**PROPOSED ZONING AMENDMENT
Town of Port Royal South Carolina**

**Fee: \$250.00
PUD: \$500.00 plus \$5.00 per acre**

To The Honorable Mayor and Town Council:

The undersigned hereby respectfully request that the Town of Port Royal Ordinance be amended as described below:

- (1) This is a request for a change in the: (Check one)
 Zoning Map (fill in items #2, 3, 4, 5, 6, and 8 only)
 Zoning Text (fill in items #7 and 8 only)
- (2) Give exact address and plat map reference for property you propose a zoning change;
 District No. R110 Map Parcel (s) R110 009 000 0024 0000
R110 009 000 023C 0000
 Address 20 New Horizon Drive, Town of Port Royal
1306 HE Smalls Ct, Town of Port Royal
- (3) Area of subject property 2.74 & 0.6 Acres = 3.34 Sq. Ft. or acres.
- (4) Current Zoning (remember to list any overlays)
Planned Unit Development
- (5) Proposed Zoning (remember to list any overlays)
T4 - Urban Center

* Under item #8 explain why this area should be zoned as you proposed.

- (6) Does the applicant own all of the property proposed for this zoning change?
 YES () NO If NO, give the address of the property involved which he does not own and the owner's name and contact information: _____
- (7) Proposed language for TEXT change _____
- (8) Explanation: the permitted uses under the T4-UC code allows for greater development flexibility.
 (if more space is needed, continue on back)

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? ___ Yes No

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

Date: 12-2-20 Owners Name: Richard S. Davidson
 Signed: [Signature]
 Phone #: 843 912-9188 Address: 10 Cole Dr. PA, SC.
 Email: r.gardner@bjhchs.org