



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, November 2, 2015

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 – **5:00** P.M.
Planning Office, Room 115, County Administration Building
2. BREAK FOR METROPOLIAN PLANNING COMMISSION MEETING – **5:30** P.M.
Council Chambers
3. REGULAR MEETING – **6:00** P.M.
Council Chambers
4. CALL TO ORDER – 6:00 P.M.
5. PLEDGE OF ALLEGIANCE
6. REVIEW OF MINUTES
A. September 3, 2015 ([backup](#))
7. CHAIRMAN'S REPORT
8. PUBLIC COMMENT ON NON-AGENDA ITEMS
9. SOUTHERN BEAUFORT COUNTY ZONING MAP AMENDMENT/REZONING REQUEST FOR FIVE (5) PARCELS FROM T3-EDGE (R600 036 000 0001 0000, R600 036 000 001D 0000, R600 036 000 001F 0000, R600 036 000 001H 0000, & R600 036 000 0364 0000), AND ONE (1) PARCEL (R600 036 000 0439 0000) FROM MAY RIVER COMMUNITY PRESERVATION DISTRICT--ALL 6 PARCELS REZONED TO T2-R (RURAL); APPLICANT: STEVE A. HUGGINS, JR.; AGENT: DEANNA HUBBARD ([backup](#))
10. PORT ROYAL ISLAND ZONING MAP AMENDMENT/REZONING REQUEST FOR R100-027-000-0013 AND R100-027-000-013A-0000 (36-ACRE PORTION OF TWO (2) PARCELS) FROM C3-NMU (NEIGHBORHOOD MIXED USE) TO T4-NEIGHBORHOOD CENTER (NC); OWNER/APPLICANT: T&D LAND HOLDINGS, LLC; AGENT: PATRICK KELLY ([backup](#))
11. OTHER BUSINESS
A. Next Meeting – Monday, December 7, 2015, at 6:00 p.m.
12. ADJOURNMENT





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The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held on Thursday, September 3, 2015, 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. Carolyn Davis | Mr. Marque Fireall | Mr. George Johnston |
| Mr. Edward Riley III | Mr. Eric Walsnovich | |

Members Absent: Mr. Charles Brown

Staff Present:

Mr. Anthony J. Criscitiello, Planning Director
Mr. Robert Merchant, Long-range Planner
Ms. Barbara Childs, Administrative Assistant to the Planning Director

CALL TO ORDER: Chairman Robert Semmler called the meeting to order at approximately 6:04 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 Commission reviewed the following minutes:

- **January 5, 2015: Motion:** Mr. Marque Fireall made a motion, and Ms. Diane Chmelik seconded the motion, **to accept the January 5, 2015, minutes as written.** No discussion occurred. The motion **was carried** (FOR: Chmelik, Davis, Fireall, Johnston, Riley, Semmler, Stewart, and Walsnovich; ABSENT: Brown).
- **May 4, 2015: Motion:** Mr. Marque Fireall made a motion, and Mr. Ed Riley seconded the motion to accept the **May 4, 2015, minutes as written.** No discussion occurred. The motion **was carried** (FOR: Chmelik, Davis, Fireall, Johnston, Riley, Semmler, Stewart, and Walsnovich; ABSENT: Brown).

CHAIRMAN’S REPORT:

- **Community Development Code Awarded Two Prestigious Awards:** Mr. Semmler recognizing Mr. Robert Merchant, Beaufort County Long-range Planner, as one of the primary authors of the Beaufort County Community Development Code. The Code received two prestigious awards from the Congress of New Urbanism (CNU). Mr. Semmler noted that Mr. Merchant, along with Council Chairman Paul Sommerville and Councilman Brian Flewelling, flew to Dallas, TX, to receive the awards on behalf of the County. Mr. Semmler read the citation from one of the award, the Dreifus Award. Mr. Anthony Criscitiello, County Planning Director, noted that Mrs. Delores Frazier, County Assistant Planning Director, should be included in the commendation. Mr. Semmler noted that four Commissioners, including Ms. Mary LeGree, Ms. Diane Chmelik, Mr. Ed Riley, and Mr. Randolph Stewart, and four Councilmen assisted in the review of the Code prior to its adoption by County Council in December 2014.
- **Preserving Acreage in Shell Point:** Mr. Semmler recognized Ms. Carolyn Davis’ joint work with Councilmen Alice Howard and Brian Flewelling regarding preserving 11.92 acres in Shell Point from being developed.

- **Agenda Change:** Mr. Semmler noted that he was adjusting the agenda so that the street renaming would be heard before the Lady's Island map amendments. There was no objection raised by the Commissioners regarding the agenda change.

PUBLIC COMMENT on non-agenda item: No comments were received.

STREET NAME CHANGE REQUEST FROM FAY LANE TO SEA BISCUIT LANE ON LADY'S ISLAND (NEAR THE INTERSECTION OF SEA ISLAND PARKWAY AND OLD DISTANT ISLAND ROAD); CONTACT: WILLIAM ANDERSON, JR.

Mr. Anthony Criscitiello briefed the Commission on the street renaming request. Based on the petition provided to the Planning staff, it is the prerogative of the Commission to authorize the street renaming. A sea biscuit is similar to a sand dollar and is in character with the area. The staff recommended approval of the street name change from Fay Lane to Sea Biscuit Lane.

Discussion by Commissioners included commending the applicants for selecting the alternate name of a sea urchin rare to Beaufort, noting that an average person probably will associate the name to the famous race horse, suggesting another name like the Red Knot bird, noting the obtuse name that will be explained continually whenever heard, and querying if Fay had an historic connection.

Applicant's Comments: Mr. William Anderson noted that he owns two lots on the road and Fay was the name of the wife of the former developer. When asked about the fencing along the road, Mr. Anderson noted that another property owner, Mr. Andrews, was developing his own lot. When asked about Fay, Mr. Anderson noted that Ms. Fay never lived on the road and that she lives in Port Royal. He noted that Mr. Steve Butcher lives at one of the lots at the end of the road and rents from Ms. Fay Moody and her husband. When asked about Mr. George Barnwell, the only property owner on the road who did not sign the petition, Mr. Anderson noted that Mr. Barnwell said he was not opposed to the renaming during their recent phone conversation. Mr. Anderson noted that the area was known as Eustis Plantation. (*Commissioner Carolyn Davis noted that her phone conversation with Mr. Barnwell resulted in him stating that he opposed the name change, and that her conversation with others indicated that Ms. Fay did indeed live along the road.*) When asked if Mr. Anderson had ever seen a sea biscuit, he noted that he saw one as a child, but has not seen one since. When he applied for the renaming, he went down a list provided by EMS and chose sea biscuit because other names already had been used.

Motion: Mr. George Johnston made the motion, and Ms. Chmelik seconded the motion, **to approve the street name change from Fay Lane to Sea Biscuit Lane.** The motion carried (**FOR: Chmelik, Fireall, Johnston, Riley, Semmler, Stewart, and Walsnovich; AGAINST: Davis; ABSENT: Brown.**)

LADY'S ISLAND ZONING MAP AMENDMENT FOR R200 015 000 0165 0000, R200 015 000 0169 0000, R200 015 000 0721 0000, R200 015 000 0820 0000, R200 015 000 0866 0000, R200 015 000 0867 0000, R200 015 000 0868 0000, R200 015 000 0869 0000, R200 015 000 0870 0000, R200 015 000 0871 0000, R200 015 000 0872 0000, R200 015 000 0873 0000, R200 015 000 0874 0000, R200 015 000 0875 0000 (14 PARCELS TOTALING 9.5 ACRES, SOUTH SIDE OF SEA ISLAND PARKWAY BETWEEN LADY'S ISLAND COMMONS AND YOUMANS ROAD) FROM T3-HC (HAMLET CENTER) TO T4-HCO (HAMLET CENTER OPEN); APPLICANT: COUNTY PLANNING STAFF

Mr. Robert Merchant noted that the map amendments were to mirror the district formerly known as Lady's Island Community Preservation District. He mentioned the workshop where the Planning staff met with the community who recommended zoning and uses. The original intent was to have the most intense zoning along Sea Island Parkway. Mr. Merchant noted that property owners Mr. Merritt Patterson

and Mr. Paul Trask asked that the area be brought under the same district. The Lady's Island Community Preservation Committee recommended approval of the map amendments.

Discussion by Commissioners included the rationale for including the separate property (R200 015 000 0169 0000) and not including the triangular property (R200 015 000 0168 0000 – see map on page 3) for consistency, the rationale for the split zoning of the shopping center (*staff indicated that the consultants did not take into account of the property on the ground*), and querying the location of the former theater.

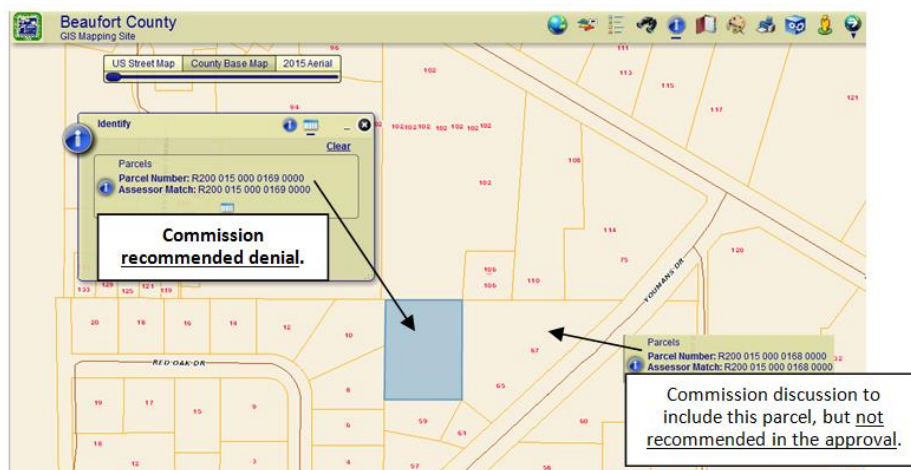
Public Comment: None received.

Further discussion by Commissioners including opposing the rezoning, concern for encroachment into the adjoining residential area, wanting to rezone the triangle parcel (R200 015 000 0168 0000), querying the current and proposed uses allowed, noting the current non-conforming shopping center and theater becoming conforming with the proposed zoning and possibly increasing in size if desired, noting no objections received from the public regarding the map amendments, partially agreeing with the map amendment with the exclusion of “square” parcel (R200 015 000 0169 0000), concern with higher zoning abutting residential neighborhood, concern with accessibility to the “square” parcel (R200 015 000 0169 0000), querying reconsidering the map amendments at next month's meeting or deleting the “square” parcel (R200 015 000 0169 0000) from the consideration, and querying the access to the square parcel (R200 015 000 0169 0000) from the shopping center.

Motion: Ms. Chmelik made the motion, and Ms. Davis seconded the motion, **to recommend:**

- **approval to County Council on the Lady's Island Zoning Map Amendments for R200 015 000 0165 0000, R200 015 000 0721 0000, R200 015 000 0820 0000, R200 015 000 0866 0000, R200 015 000 0867 0000, R200 015 000 0868 0000, R200 015 000 0869 0000, R200 015 000 0870 0000, R200 015 000 0871 0000, R200 015 000 0872 0000, R200 015 000 0873 0000, R200 015 000 0874 0000, and R200 015 000 0875 0000 (13 parcels south side of Sea Island Parkway between Lady's Island Commons and Youmans Road) from T3-HC (Hamlet Center) to T4-HCO (Hamlet Center Open); AND**
- **denial to County Council on the Lady's Island Zoning Map Amendment for R200 015 000 0169 0000 (1 parcel) from T3-HC (Hamlet Center) to T4-HCO (Hamlet Center Open).** (see map below)

No further discussion occurred. The motion **carried (FOR: Chmelik, Davis, Fireall, Riley, Stewart, and Walsnovich; OPPOSED: Semmler and Johnston; ABSENT: Brown).**



LADY'S ISLAND ZONING MAP AMENDMENT FOR R200 015 000 111G 0000, R200 015 000 0114 0000, R200 015 000 114B 0000, R200 015 000 114C 0000, R200 015 000 114D 0000, AND R200 015 000 0638 0000 – NORTH OF SEA ISLAND PARKWAY; R200 018 00A 0147 0000, R200 018 00A 0148 0000, R200 018 00A 0149 0000, R200 018 00A 0150 0000, R200 018 00A 0161 0000, R200 018 00A 0162 0000, R200 018 00A 0163 0000, R200 018 00A 0192 0000, R200 018 00A 0193 0000, AND R200 018 00A 0248 0000 – SOUTH OF SEA ISLAND PARKWAY (16 PARCELS TOTALING 19 ACRES, NORTH AND SOUTH SEA ISLAND PARKWAY BETWEEN GAY DRIVE AND DOW ROAD) FROM T3-N (NEIGHBORHOOD) AND T3-HN (HAMLET NEIGHBORHOOD) TO T4-NC (NEIGHBORHOOD CENTER) AND T4-HCO (HAMLET CENTER OPEN); APPLICANT: COUNTY PLANNING STAFF

Mr. Merchant noted that the map amendments are to correct commercial uses that were rendered non-conforming by the Code. The Lady's Island Community Preservation Committee recommended rezoning north of Sea Island Parkway as T4NC and south of Sea Island Parkway as T4HCO. The southern parcels are smaller and less intense zoning makes sense. The entire area was known as the Lady's Island Village Center in the Zoning and Development Standards Ordinance (ZDSO). The northern side of Sea Island Parkway includes the Lady's Island Middle School.

Discussion by Commissioners included the lots along the marsh where a larger building could be placed if the current building is destroyed by natural disaster (*staff indicated that various obstacles, including setbacks, may prevent developing these lots beyond the existing building size*).

Public Comment: None received.

Motion: Mr. Marque Fireall made the motion, and Mr. Ed Riley seconded the motion, **to recommend approval to County Council on the Lady's Island zoning map amendments for R200 015 000 111G 0000, R200 015 000 0114 0000, R200 015 000 114B 0000, R200 015 000 114C 0000, R200 015 000 114D 0000, and R200 015 000 0638 0000 – north of Sea Island Parkway; AND R200 018 00A 0147 0000, R200 018 00A 0148 0000, R200 018 00A 0149 0000, R200 018 00A 0150 0000, R200 018 00A 0161 0000, R200 018 00A 0162 0000, R200 018 00A 0163 0000, R200 018 00A 0192 0000, R200 018 00A 0193 0000, and R200 018 00A 0248 0000 – south of Sea Island Parkway (16 parcels totaling 19 acres, north and south of Sea Island Parkway between Gay Drive and Dow Road) from T3-N (Neighborhood) and T3-HN (Hamlet Neighborhood) to T4-NC (Neighborhood Center) for those lots north of Sea Island Road and T4-HCO (Hamlet Center Open) for those lots south of Sea Island Road, as recommended by the Planning staff.** No further discussion occurred. The motion **carried (FOR: Chmelik, Davis, Fireall, Johnston, Riley, Semmler, Stewart, and Walsnovich; ABSENT: Brown).**

MAP AND TEXT AMENDMENTS TO ARTICLES 2, 3, 4, 5, 6, 7, AND 10 OF THE COMMUNITY DEVELOPMENT CODE AS A RESULT OF THE SIX-MONTH REVIEW OF THE NEWLY ADOPTED CODE; APPLICANT: COUNTY PLANNING STAFF

Mr. Semmler explained that the Commission had been reviewing the text amendments during special monthly meetings, along with the 2010 Comprehensive Plan. Commission comments and recommended changes have been available at the Planning office, and the Commission has reviewed. Mr. Semmler noted that the Commission would discuss specific areas, if further clarification was needed.

Mr. Merchant noted that at the adoption of the Code, Council added the condition for a 6-month and a 1-year review of the Code. The reviews would give staff the opportunity to apply and enforce the Code and thereby learn what works or needs adjustment. He briefed the Commission on the major areas of amendments.

Discussion by the Commission included clarifying the tapering of transect zones in community plans, and clarifying what the staff needs from the Planning Commission regarding these changes.

Public Comment: None received.

Motion: Ms. Carolyn Davis made a motion, and Mr. Marque Fireall seconded the motion, **to recommend to County Council approval of all the text amendments to the Community Development Code, as recommended by staff.** The motion **carried** (FOR: Chmelik, Davis, Fireall, Johnston, Riley, Semmler, Stewart, and Walsnovich; ABSENT: Brown).

OTHER BUSINESS: Next Meeting: Mr. Semmler noted that the next Commission meeting is scheduled for Monday, October 5, 2015, at 6:00 p.m.

ADJOURNMENT: Motion: Mr. Walsnovich made a motion, and Mr. Johnston seconded the motion, **to adjourn the meeting.** The motion **was carried** (FOR: Brown, Chmelik, Davis, Fireall, Johnston, Riley, Semmler, and Stewart). Mr. Semmler adjourned the meeting at approximately 7:32 p.m.

SUBMITTED BY:

Barbara Childs, Admin. Assistant to the Planning Director

Robert Semmler, Beaufort County Planning Commission Chairman

APPROVED: November 2, 2015, as written

Note: The video link of the September 3, 2015, Planning Commission meeting is:

http://beaufort.granicus.com/MediaPlayer.php?view_id=&clip_id=2307



MEMORANDUM

TO: Beaufort County Planning Commission

FROM: Tony Criscitiello, Planning Director

DATE: October 26, 2015

SUBJECT: Zoning Map Amendment for 6 Parcels Totaling 35 Acres along Huggins Hollow Lane (AKA Fox Path Lane), east of Gibbet Rd., Pritchardville, from T3 Edge and May River Community Preservation Zones to T2R (Rural) Zone

A. BACKGROUND:

Case No. ZMA-2015-09

Applicant/Owner: Deanna Hubbard (Agent)/Steve Huggins, Jr. (Owner)

Property Location: Huggins Hollow Lane, east of Gibbet Rd., Pritchardville

District/Map/Parcel: R600-036-0001, 001D, 001F, 001H, 0364, and 0439

Property Size: 35 acres

Future Land Use Map: Neighborhood Mixed-Use (5 parcels- 31 acres) and Rural (1 parcel- 4 acres)

Current Zoning District: T3 Edge (5 parcels- 31 acres) and May River CP (1 parcel- 4 acres)

Proposed Zoning District: T2R (Rural)

B. SUMMARY OF REQUEST:

The property consists of six parcels, five of which are zoned T3E (Edge) and one zoned May River CP (MRCP). The property is currently used as a mobile home park consisting of approximately 15 units. The property also contains two single-family homes and two large man-made ponds. The application states that the owner would like to rezone these parcels to T2R (Rural) so the property will not be developed in the future as a single-family subdivision.

C. **ANALYSIS:** Section 7.3.40 of the Community Development Code states that a zoning map amendment may be approved if the proposed amendment:

1. Is consistent with and furthers the goals and policies of the Comprehensive Plan and the purposes of this Development Code.

The proposed T2R zone implements the Comprehensive Plan goals of preserving the rural character of portions of Beaufort County that lie between more compact place types. This zone applies to areas that consist of low-density development, farms, forests, and open spaces. The property under consideration consists of 17 dwelling units on six parcels totaling 35 acres. The Comprehensive Plan designates the Pritchardville area along Gibbet Road as a Hamlet Place Type where it intersects with U.S. Hwy. 170, and as a Rural Crossroad Place Type where it intersects with May River Road. The Comprehensive Plan does not envision this area of the County becoming more urban over the next twenty years.

2. Is not in conflict with any provision of this Development Code, or the Code of Ordinances.

The number of existing dwelling units on these combined properties exceeds the allowable density in the proposed T2R zone (17 existing du's vs. 11 du's allowed under T2R). If rezoned to T2R, this will create a nonconforming situation. However, there is already an existing nonconforming situation because the current T3E zone does not permit mobile home parks. The Community Development Code allows nonconforming uses to continue unless abandoned for one year. When the mobile homes are eventually removed, they must be replaced with a use that conforms to the zoning of the property. Redevelopment of the property can meet the requirements of the T2R zone.

3. Addresses a demonstrated community need.

This request does not address a demonstrated community need.

4. Is required by changing conditions.

This request is not required by changing conditions in the area.

5. Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zone and uses for the land.

The property is surrounded by a mobile home subdivision to the north, wetlands to the east, a Hargray Telephone Co. maintenance facility to the south, and single-family (mostly mobile home) lots to the west. Much of the Gibbet Rd. area has a semi-rural character with residential lots typically between 0.5 – 1.0 acre in size. The proposed rezoning of these six parcels to T2R would be compatible with the surrounding land use pattern.

6. *Would not adversely impact nearby lands.*

The proposed T2R zone would allow much less dense residential development than permitted in the T3E zone: T2R restricts residential development to one unit per three acres while T3E allows 11,250 s.f. min. lots. Both the existing and proposed zones permit some nonresidential uses such as agriculture, churches, and outdoor recreation areas. The T2R zone; however, does permit some uses that are prohibited in the T3E zone including commercial stables, agricultural support services, and campgrounds, as well as several special uses such as gas stations, commercial outdoor recreation facilities, major utilities, and mining. In the future, if a special use is proposed for this property, it will be subject to review and approval by the Zoning Board of Appeals (ZBOA) to determine whether it would adversely impact the surrounding area.

7. *Would result in a logical and orderly development pattern.*

The property is located at the edge of the T3E zone in Pritchardville, adjacent to the MRCP district. Both the MRCP and the T2R zones restrict residential development to one dwelling per three acres. In effect, this rezoning will expand the rural area between Pritchardville and Bluffton, which will not result in a disorderly development pattern.

8. *Would not result in adverse impacts on the natural environment – including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

This request is not expected to result in adverse impacts on the natural environment.

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)*

There are adequate public facilities to serve uses allowed in the T2R district. A traffic impact analysis was not required for this rezoning application because, at one unit per three acres, the T2R district will only permit 11 by-right dwelling units on this property. If another allowable use is proposed that warrants a traffic study, it will be required during review of the development plan.

D. STAFF RECOMMENDATION:

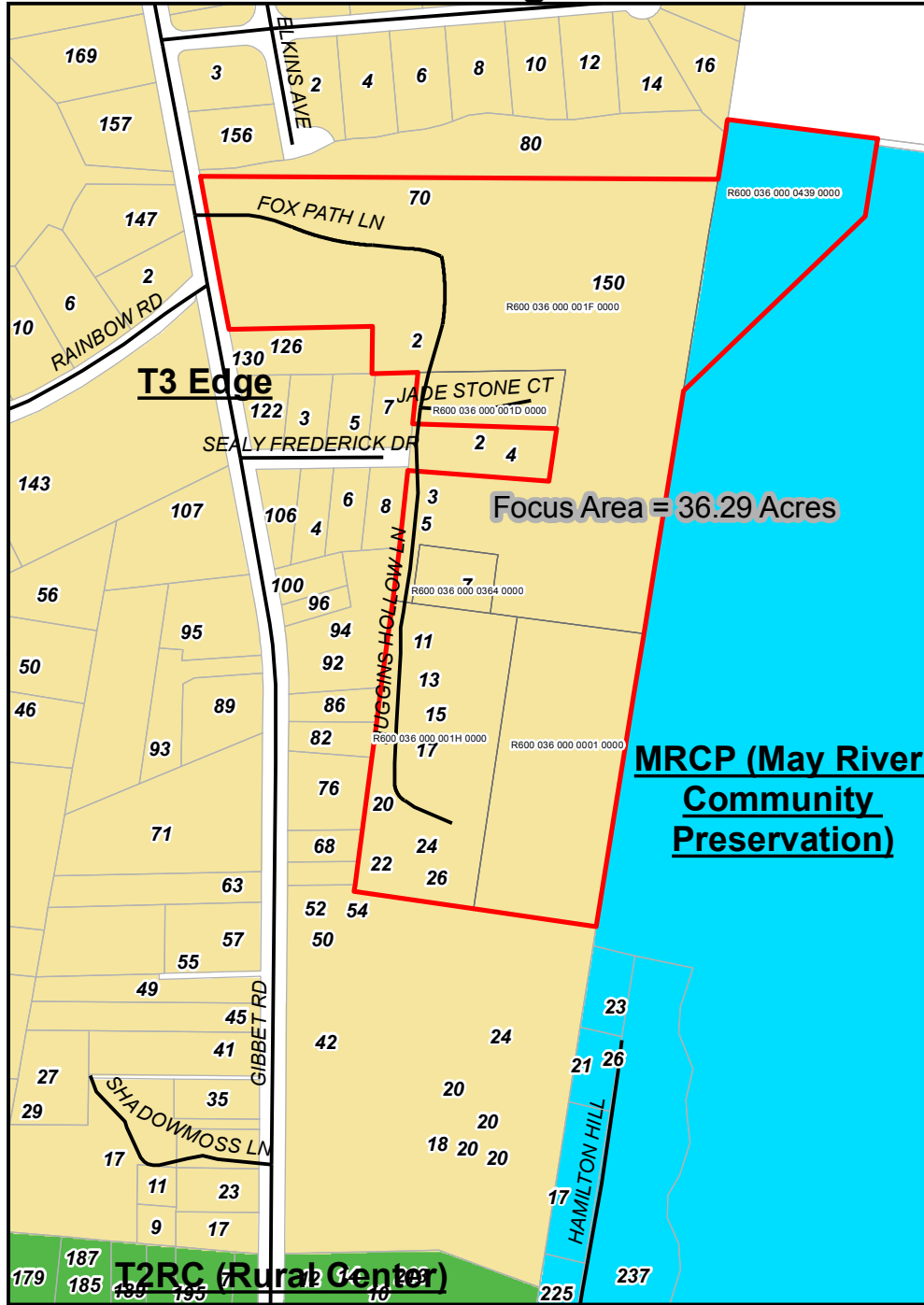
After review of the guidelines set forth in Section 7.3.40 of the Community Development Code, staff recommends **Approval** of the requested Zoning Map Amendment.

E. ATTACHMENTS:

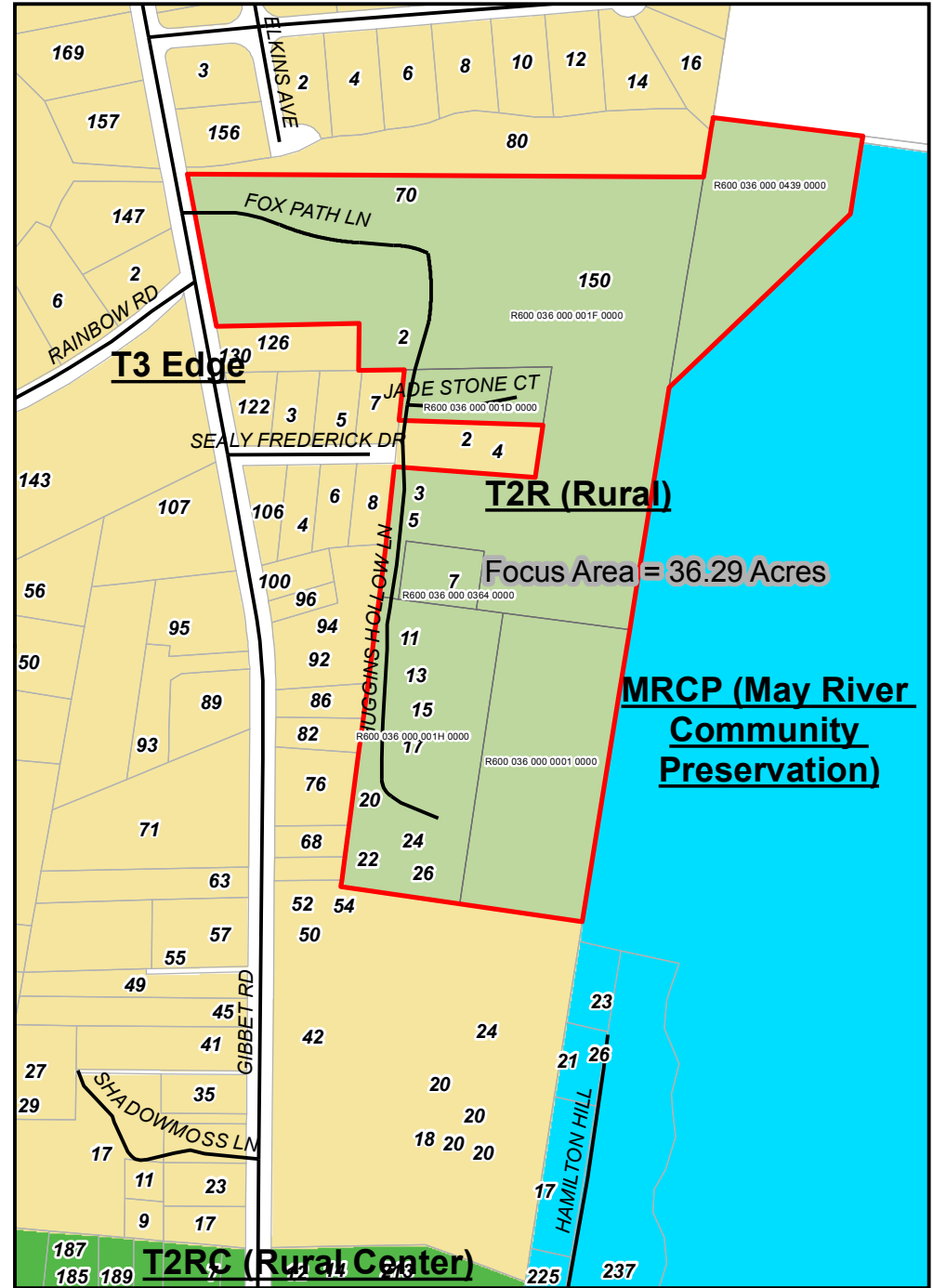
- Zoning Map (existing and proposed)
- Rezoning Application



Current Zoning



Proposed Zoning Change



9. Explanation (continue on separate sheet if needed): This Property has been in my family for years and I would like the zoning to be changed to rural so future use cannot be used as developing single family homes in the case of my descendants taking control of it use.

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.

Steve A. Huggins

8/24/15

Signature of Owner (see Item 5 on page 1 of 1)

Date

Printed Name: STEVE A. HUGGINS

Telephone Number: 706-825-5071

Address: 2467 Pinefog Rd Warrenville SC 29851

Email: hugg.ee.07@gmail.com

Agent (Name/Address/Phone/email): Deanna Hubbard 85 Heritage Lakes Dr. Hubbard @ Harahan.com 843-816-3232 Bluffton, SC 29910

UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORK DAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. BEAUFORT COUNTY PLANNING COMMISSION MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED).

COMPLETE APPLICATIONS MUST BE SUBMITTED BY NOON THREE WORK DAYS AND FOUR (4) WEEKS PRIOR FOR PLANNED UNIT DEVELOPMENTS (PUDs) -OR- THREE WORK DAYS AND 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.

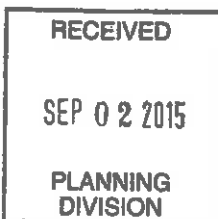
FOR PLANNING DEPARTMENT USE ONLY:

Date Application Received:
(place received stamp below)

Date Posting Notice Issued:

Application Fee Amount Received:

Receipt No. for Application Fee:



- R600 036 000 0001 0000 24 HUGGINS HOLLOW LN
- R500 036 000 001H 0000 52 GIBBET RD
- R600 036 000 001D 0000 1 JADE STONE CT
- R600 036 000 001F 0000 6 FOX PATH LN
- R600 036 000 0364 0000 13 HUGGINS HOLLOW LN
- R600 036 000 0439 0000

Name of Representative: Deana Hubbard

Address: 85 Heritage Lakes Dr. Bluffton, SC 29910

To: Beaufort County Council

This letter confirms my designation of the above captioned individual as my Representative, to act on my behalf in all matters concerning my Community Development Code Zoning Map/ Text Amendment application.

The Representative is hereby granted the right of access to information and the right to act as my agent regarding this application.

This written authorization is effective the date signed and will remain in effect for a ONE YEAR period from the date signed below.

 8/24/15
Steve A. Huggins

PROPERTY OWNERS NOTIFIED OF MAP AMENDMENT/REZONING REQUEST

for R600 36 1, 1D, 1F, 1H, 364, and 439 (6 parcels) from T3-Edge and May River Community Preservation District to T2-Rural

| PIN | Owner1 | MailingAdd | City | State | ZIP |
|----------------------------------|--|--------------------------|--------------------|-------|------------|
| R600 36 301 | ALLJOY-2 INVESTORS LLC | 18 DYLAN'S POINTE ROAD | BLUFFTON | SC | 29909 |
| R600 36 6 | ALSTON FRANCES | 1402 E 34 STREET | SAVANNAH | GA | 31404 |
| R600 36 99 | ANDERSON EVV A A MICHAEL S | POST OFFICE BOX 1491 | BLUFFTON | SC | 29910-1491 |
| R600 36 300 | BEAUMONT THOMAS W III TERRI L | 14 SWAN LAKE DRIVE | BLUFFTON | SC | 29910-5405 |
| R600 36 302 | BINKLEY SHARON | POST OFFICE BOX 1355 | BLUFFTON | SC | 29910 |
| R600 36 328 | BOWMAN BRUCE W CANDISE | POST OFFICE BOX 641 | BLUFFTON | SC | 29910 |
| R600 36 306 | BYRD PAMELA E | POST OFFICE BOX 21735 | HILTON HEAD ISLAND | SC | 29925 |
| R600 36 9N & 75 | CANNICK LAURETTE GEORGE | 45 GIBBET ROAD | BLUFFTON | SC | 29910 |
| R600 36 9L | COLLINS FRANK FIELDS MARY COLLINS H | POST OFFICE BOX 683 | BLUFFTON | SC | 29910 |
| R600 36 9I | EDWARDS JOHN B MELVENA ELAINE | 63 GIBBET ROAD | BLUFFTON | SC | 29910 |
| R600 36 204-205 | EMSLEY GREGG R | 524 BRISTOL FERRY ROAD | PORTSMOUTH | RI | 02871 |
| R600 36 204-205 | EMSLEY GREGG R | 4 SEALY FREDERICK DRIVE | BLUFFTON | SC | 29910 |
| R600 36 4 | FRAZIER SHELLA ANN | 1509 E.56TH STREET | SAVANNAH | GA | 31404-8888 |
| R600 36 43 | GADSON BETTY | 238 MAY RIVER ROAD | BLUFFTON | SC | 29910 |
| R600 36 9K | GADWIN'S HORIZON GROUP LLC | POST OFFICE BOX 222 | BLUFFTON | SC | 29910 |
| R600 36 1G | GETSINGER ELSIE H ETAL / LUND AUDREY D | 270 DISTANT ISLAND DRIVE | BEAUFORT | SC | 29907 |
| R600 36 871 | GRANT ROBERT C/O FRANKIE MAE YOUNG | 17 HAMILTON HILL , 5 A c | BLUFFTON | SC | 29910 |
| R600 36 329 | GRIMM JOHN | 3759 CONSTITUTION BLVD | DARLINGTON | PA | 16115 |
| R600 36 297 | GRIMM JOHN M | 230 LIHI ROAD | DARLINGTON | PA | 16115 |
| R600 36 9 | GUY ESTELLA C/O JOE GRANT | POST OFFICE BOX 3454 | BLUFFTON | SC | 29910 |
| R600 36 9F & 597 | HATHCOCK CHARLES E JR | POST OFFICE BOX 21652 | HILTON HEAD ISLAND | SC | 29925 |
| R600 36 8D | HARGRAY TELEPHONE COMPANY INC | POST OFFICE BOX 5519 | HILTON HEAD ISLAND | SC | 29938 |
| R614 029 1735 | HL DEVELOPMENT LLC | POST OFFICE BOX 21587 | HILTON HEAD ISLAND | SC | 29925 |
| R600 36 84 | HOWZE DONALD N & PATRICIA | 143 GIBBET ROAD | BLUFFTON | SC | 29910-9801 |
| R600 36 1, 1D, 1F, 1H, 364 & 439 | HUGGINS STEVE A JR | 2467 PINELOG ROAD | WARRENVILLE | SC | 29851 |
| R600 36 9M | INVERNIZZI CESAR R | 89 GIBBET ROAD | BLUFFTON | SC | 29910 |
| R600 36 2E, 89 & 90 | KREBS EDWARD D III SALOME L | 30 LAKEVIEW COURT | BLUFFTON | SC | 29910 |
| R600 36 7 | LOPER SHANNON E | POST OFFICE BOX 3734 | BLUFFTON | SC | 29910 |
| R600 36 299 | LUND AUDREY D | 16 SWAN LAKE DRIVE | BLUFFTON | SC | 29910 |
| R600 36 332 | MAY RIVER PRESERVE LLC | 1022 BERKELEY HALL BLVD | OKATIE | SC | 29909 |
| R600 36 327 | MEJIA LIVIER | 5 SWAN LAKE DRIVE | BLUFFTON | SC | 29910 |
| R600 36 330 | MILLER LYNN | 3759 CONSTITUTION BLVD | DARLINGTON | PA | 16115 |
| R600 36 100 | MORALES RAMON IRMA | 5 INDIAN TRAIL | HILTON HEAD ISL | SC | 29926 |
| R600 36 201 | OLSEN BARBARA & DONALD | 638 FRESH POND AVENUE | CALVERTON | NY | 11933 |
| R600 36 307-308 | PHILLIPS JOHN W & MARTHA C | 3 ELKINS AVENUE | BLUFFTON | SC | 29910 |

PROPERTY OWNERS NOTIFIED OF MAP AMENDMENT/REZONING REQUEST

for R600 36 1, 1D, 1F, 1H. 364, and 439 (6 parcels) from T3-Edge and May River Community Preservation District to T2-Rural

| PIN_ | Owner1 | MailingAdd | City | State | ZIP |
|--------------------------|--------------------------------------|---------------------------|--------------------|-------|------------|
| R600 36 9H | PINCKNEY WESLEY LORETTA | 71 GIBBET ROAD | BLUFFTON | SC | 29910 |
| R600 36 304 | PULFER ERMEL M | 6 SWAN LAKE DRIVE | BLUFFTON | SC | 29910 |
| R600 36 203 | ROOKER DONALD E MARY LAVERNE | POST OFFICE BOX 535 | BLUFFTON | SC | 29910 |
| R600 36 326 | ROTH DOUGLAS & MONIQUE | 94 BLACK WATCH DRIVE | HILTON HEAD ISLAND | SC | 29926 |
| R600 36 455 | S C ELECTRIC AND GAS COMPANY | 1426 MAIN STREET | COLUMBIA | SC | 29201 |
| R600 36 3B | SALMERON ENRIQUE / ANZURES PAULA | POST OFFICE BOX 3735 | BLUFFTON | SC | 29910 |
| R600 36 202 | SANCHEZ FRANCISCO | 39 POINTE SOUTH TRACE | BLUFFTON | SC | 29910 |
| R600 36 3A | SIMMONS ELEANOR N/K/A ELEANOR WILLIA | 731 E 53RD LN | SAVANNAH | GA | 31405 |
| R600 36 5 & 6A | SMALLS WILLIAM | 8125 SPRINGFLOWER ROAD | COLUMBIA | SC | 29223 |
| R600 36 3 | SMITH MARTIN C | 76 GIBBET ROAD | BLUFFTON | SC | 29910 |
| R600 36 97-98 | STEPHENS DOUGLAS L / ELLEN F | POST OFFICE BOX 3049 | BLUFFTON | SC | 29910 |
| R600 36 9C | TELF AIR ELIZABETH E JOHNSON EMERSON | 2210 EAST AUBURN STREET | SAVANNAH | GA | 31404 |
| R600 36 86 | UTLEY DANIEL J BARBARA B | 16 RAINBOW ROAD | BLUFFTON | SC | 29910-9559 |
| R614 28 1134 | VILLAGE PARK COMUNITIES LLC | POST OFFICE BOX 1698 | BLUFFTON | SC | 29910 |
| R600 36 303 | WARD ELMER VINCENT & ROGER CLAYTON | 8 SWAN LAKE DRIVE | BLUFFTON | SC | 29910 |
| R600 36 305 | WARD JODY LEE WILLIAM M | 4 SWAN LAKE DRIVE | BLUFFTON | SC | 29910 |
| R600 36 298 | WARD RALEIGH V SR | POST OFFICE BOX 1105 | BLUFFTON | SC | 29910 |
| R600 36 1A, 2, 199 & 200 | WHITE DAVID ARNOLD GLYNDA LUANN JT | 3 SEALY FREDRIVEICK DRIVE | BLUFFTON | SC | 29910 |
| R600 36 42 | YOUNG FRANKIE MAE & CHARLIE | 17 HAMILTON HILL | BLUFFTON | SC | 29910 |



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

September 30, 2015

RE: **REVISED** Notice of Public Meetings to Consider a Southern Beaufort County Map Amendment/Rezoning Request for Six (6) Properties totaling 36.29 acres to be Rezoned to T2-Rural:

- From T3-Edge for Five (5) Properties: R600 036 000 0001 0000, R600 36 000 001D 0000, R600 036 000 001F 0000, R600 036 000 001H 0000, and R600 036 000 0364 0000, and
- From May River Community Preservation (MRCP) District for One (1) Property: R600 036 000 0439 0000.

Owner: Steve A. Huggins, Jr., Agent: DeAnna Hubbard.

Dear Property Owner:

In accordance with the Beaufort County Community Development Code (CDC), Section 7.4.50, 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. Due to a procedural error, the following meeting and public hearing dates have been revised. 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, November 2, 2015**, 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 7, 2015**, 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 5:00 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,

Delores Frazier
Assistant Planning Director

Attachment: Locational Map on back of letter



MEMORANDUM

TO: Beaufort County Planning Commission
FROM: Anthony Criscitiello, Planning Director
DATE: October 23, 2015
SUBJECT: Cherokee Farms Zoning Map Amendment of 36 acres from C3-NMU (Neighborhood Mixed-Use) to T4-NC (Neighborhood Center)

A. BACKGROUND:

Case No. ZMA-2015-10
Applicant/Owner: Beaufort County
Property Location: Located on Port Royal Island on the north side of Cherokee Farms Road across from Habersham.
District/Map/Parcel: R100 027 000 013A 0000 and R100 027 000 0013 0000
Property Size: 36 acres
Future Land Use Designation: Neighborhood Mixed Use and Air Installation Compatible Use Zone (AICUZ)
Current Zoning District: C3 Neighborhood Mixed-Use
Proposed Zoning District: T4 Neighborhood Center

B. SUMMARY OF REQUEST:

The applicant is proposing to rezone approximately 36 acres of land located on Port Royal Island on the north side of Cherokee Farms Road across from Habersham from C3 Neighborhood Mixed-Use to T4 Neighborhood Center (See Attachment A).

The area proposed to be rezoned is part of two parcels of land totaling 105 acres that comprises Cherokee Farms, a mixed-use walkable community that is intended to mirror Habersham, located directly to the south. Under the Zoning and Development Standards Ordinance (ZDSO), Cherokee Farms was zoned Suburban. This zoning designation allowed for the use of a Traditional Neighborhood Development which facilitates the creation of mixed-use walkable communities. Under the old ordinance, Cherokee Farms was approved for 306 dwelling units and 150,000 square feet of commercial. Under the provisions of the ZDSO, the Cherokee Farms TND utilized three sub-districts (see Attachment B):

- Neighborhood Center – A mixed-use hub that contains the commercial uses within the TND;
- Neighborhood General – A mixture of moderate density housing types; and
- Neighborhood Reserve – Passive open space on the outskirts of the community.

The Neighborhood Center subdistrict allows for a number of retail, office and service uses, along with residential uses. The applicant is requesting to replace the area designated “Neighborhood Center” and replace it with the T4NC Neighborhood Center zoning district from the Community Development Code.

The T4NC district allows for a much more flexible mix of uses which includes limited light industrial. The applicant is interested in incorporating artisans, fabricators, food processors and other light industrial uses within the mix of retail, service, office and residential in the hub of Cherokee Farms.

MCAS Airport Overlay District: Approximately 27 of the 36 acres proposed to be rezoned are situated within the MCAS Airport Overlay District (see Attachment C). The 27 acres are within AICUZ noise zone 2a (65 to 70 DNL). Under this overlay district, gross density is limited to 2 dwelling units per acre.

Cherokee Farms Development Agreement: Cherokee Farms is governed by a Development Agreement between the owner and Beaufort County which was adopted in July 2014. The agreement limits the overall number of dwelling units within Cherokee Farms to 306 and commercial square footage to 150,000.

C. **ANALYSIS:** Section 7.3.40 of the Community Development Code states that a zoning map amendment may be approved if the proposed amendment:

1. ***Is consistent with and furthers the goals and policies of the Comprehensive Plan and the purposes of this Development Code.***

The proposed amendment is consistent with the goals and policies of the Comprehensive Plan. The Habersham/Cherokee Farms area was designated as a “Village Place Type” in the Land Use element of the plan. Within the Village Place Type, the T4NC Neighborhood Center district is designated to support the mixed-use core of the village. The Economic Development element of the Plan calls for the County to insure that there is a sufficient quantity of suitably located land zoned for non-retail commercial uses to promote the region’s economic health and diversity. The element also encourages the planning, development and permitting of mixed use developments which attract young professionals. It is staff’s opinion that the proposed rezoning will help foster the expansion of the Habersham/Cherokee Farms business district to allow for the creation of more employment opportunities in a walkable, mixed-use setting.

2. ***Is not in conflict with any provision of this Development Code, or the Code of Ordinances.***

Not applicable

3. ***Addresses a demonstrated community need.***

The proposed rezoning should foster non-retail commercial development that has the potential to provide employment opportunities and diversify the county’s tax base. Both of these have been identified as community needs in the Comprehensive Plan.

4. ***Is required by changing conditions.***

Not applicable

5. ***Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zone and uses for the land.***

Within the context of the approved Traditional Neighborhood Development plan for Cherokee Farms, and the project’s proximity to Habersham, the rezoning of the “Neighborhood Center” subdistrict to T4NC Neighborhood Center is a consistent with the surrounding zoning.

6. ***Would not adversely impact nearby lands.***

The proposed rezoning is located across Cherokee Farms Road from Market Street in Habersham. The intensity, mix of uses, and building types are consistent with the type of development on Market Street. The MCAS Airport Overlay District limits the residential density to two dwelling units per acre within the district boundaries. The Development Agreement limits the overall residential density

of the Cherokee Farms development to 306 dwelling units. Therefore, the rezoning would result in no further encroachment to MCAS Beaufort.

7. *Would result in a logical and orderly development pattern.*

See discussion under items 5 and 6.

8. *Would not result in adverse impacts on the natural environment – including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

The rezoning constitutes a parallel change in zoning districts and does not result in an increase in the permitted number of dwelling units or commercial square footage. Therefore, it is not anticipated to have any adverse impacts on the environment.

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 site has adequate public facilities. This was determined when the property was rezoned originally from Rural to Suburban in 2004. The rezoning will result in no net increase in residential density or commercial area.

D. STAFF RECOMMENDATION:

Staff recommends that the 36 acres within Cherokee Farms be rezoned from C3 Neighborhood Mixed-Use to T4NC Neighborhood Center for the following reasons:

1. The Habersham/Cherokee Farms area was designated as a “Village Place Type” in the Land Use element of the plan. Within the Village Place Type, the T4NC Neighborhood Center district is designated to support the mixed-use core of the village.
2. The application of the T4NC Neighborhood Center district would allow for a more diverse mix of uses which would permit artisans, fabricators, food processors and other light industrial uses within the mix of retail, service, office and residential in the hub of Cherokee Farms. This diverse mix of uses has the potential to provide employment opportunities and diversify the county’s tax base.
3. The proposed rezoning will not result in any increase in the total number of dwelling units or commercial square footage. The MCAS Airport Overlay District limits the residential density within Zone 2A to 2 dwelling units per acre. In addition, the Cherokee Farms Development Agreement limits the total number of dwelling units to 306 and commercial square footage to 150,000 sf.

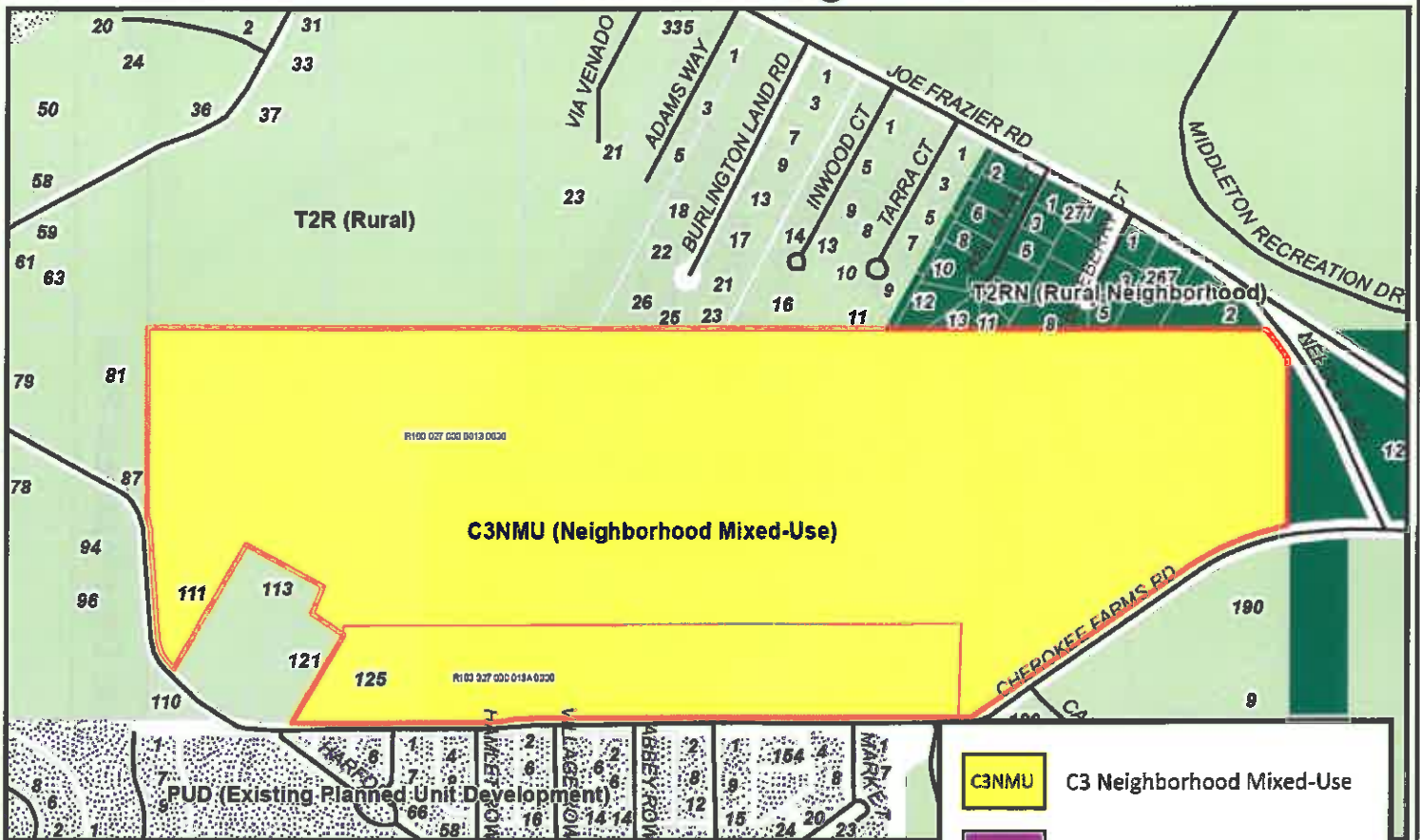
E. METROPOLITAN PLANNING COMMISSION RECOMMENDATION: The Metropolitan Planning Commission met on October 19, 2015. After a presentation of the County Staff report given by Mr. Robert Merchant, County Long-range Planner, Mr. Jason Mann, U.S. Marine Corps Air Station representative, asked that the Metropolitan Planning Commission delay their recommendation until the Air Station has been able to respond to the County’s letter requesting input on the Cherokee Farms rezoning request. The Metropolitan Planning Commission voted unanimously to delay their recommendation until a special meeting that will be held on November 2, 2015, at 5:30 p.m. in the Council Chambers, County Administration Building, 100 Ribaut Road, Beaufort, SC 29901. *(Note: The County Planning staff sent revised notification letters informing abutting property owners of the details of the special Metropolitan Planning Commission meeting on November 2, 2015.)*

G. ATTACHMENTS:

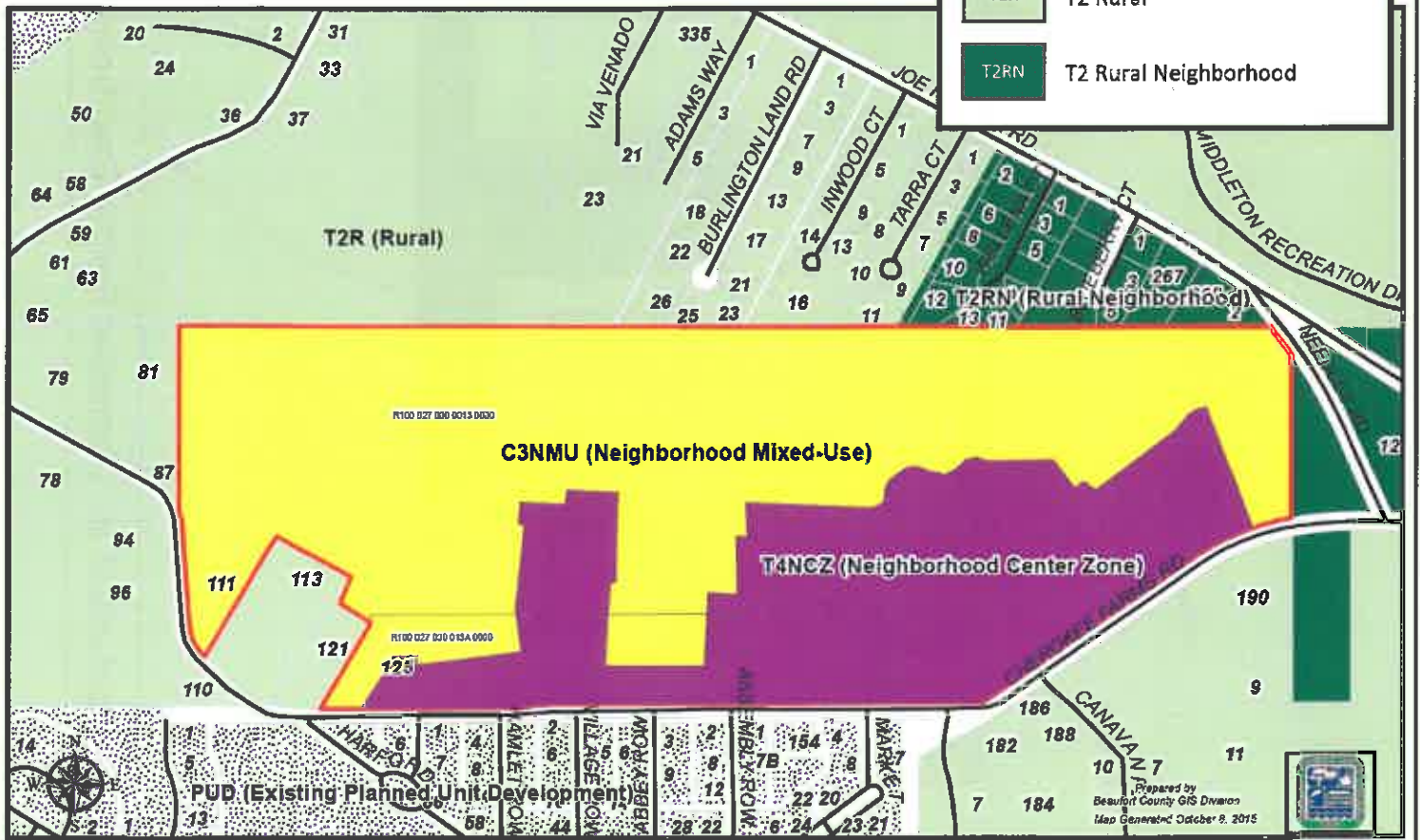
- Attachment A: Existing and Proposed Zoning Map (ZDSO)
- Attachment B: Cherokee Farms Traditional Neighborhood Development
- Attachment C: Portion of Cherokee Farms Impacted by the AICUZ





Cherokee Farms

Current Zoning



Proposed Zoning Change



| | |
|---|---------------------------|
|  | C3 Neighborhood Mixed-Use |
|  | T4 Neighborhood Center |
|  | T2 Rural |
|  | T2 Rural Neighborhood |

CHEROKEE FARMS

NEIGHBORHOOD ZONES

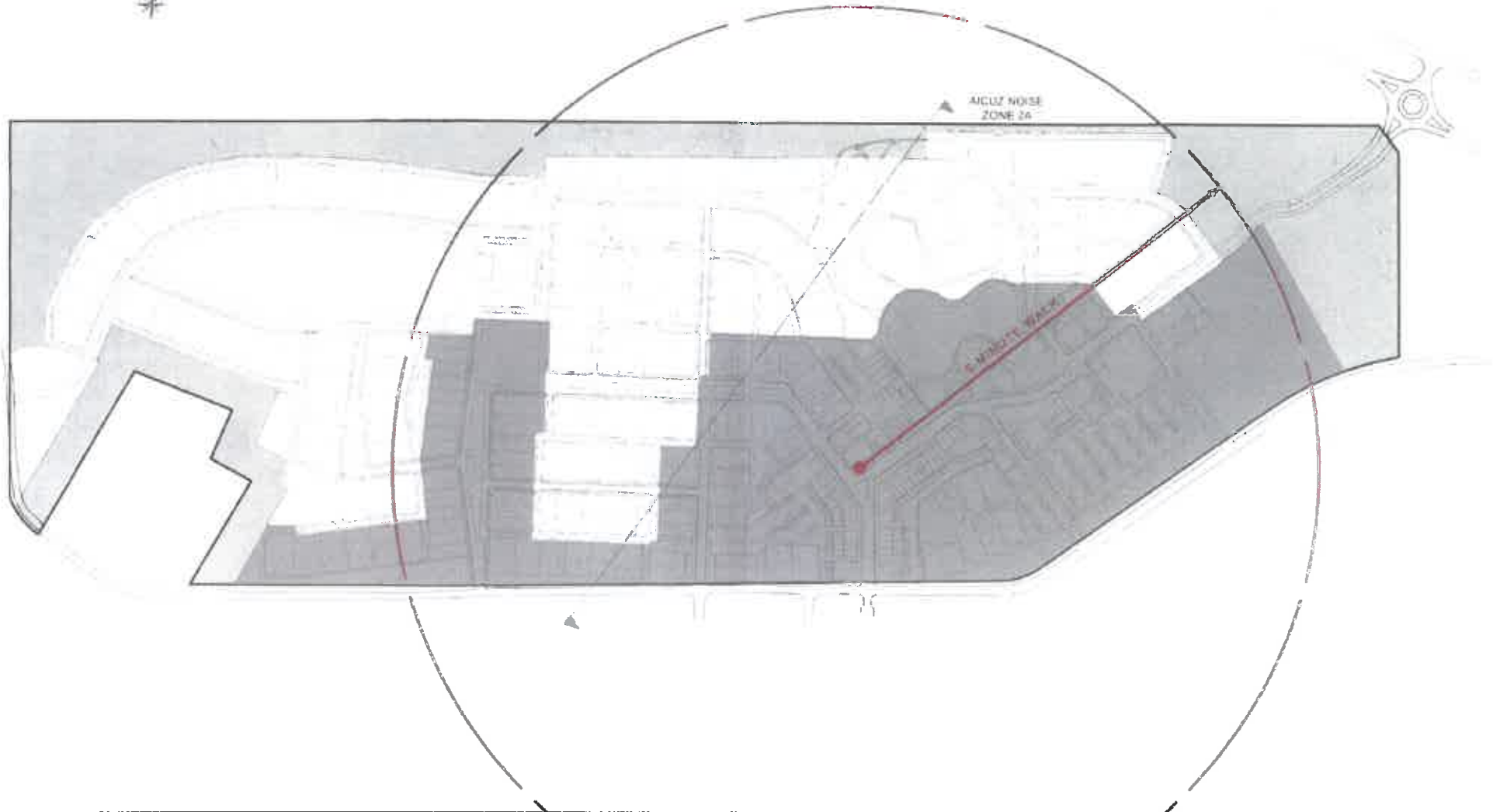
Map of Cherokee Farms
August 11, 2011

0 50 100 200

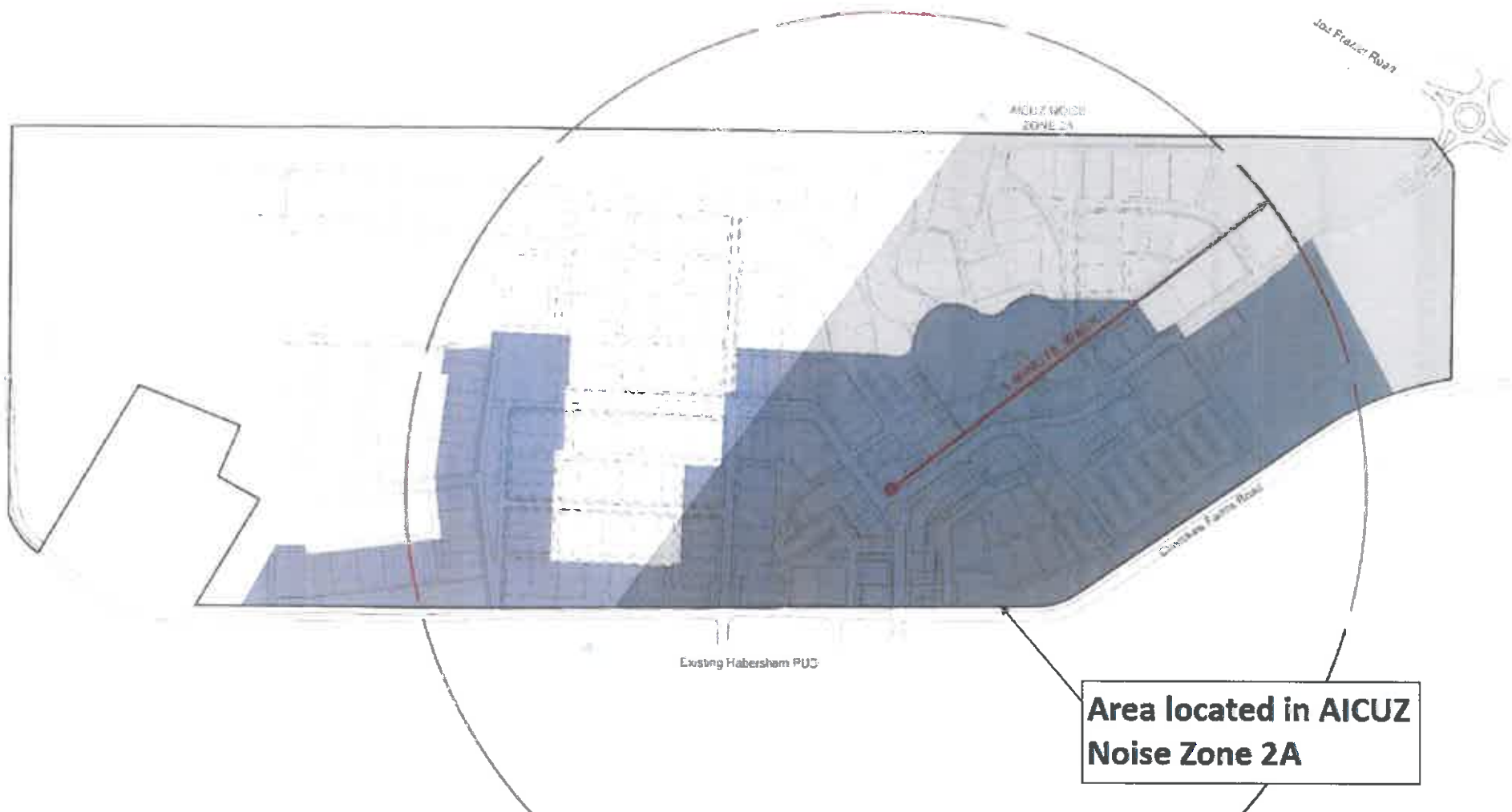


KEY

- Neighborhood Center
- Neighborhood General
- Neighborhood Reserve



Attachment B: Cherokee Farms Traditional Neighborhood Development Plan



Attachment C: Portion of Cherokee Farms Impacted by the AICUZ



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

October 2, 2015

Colonel Peter Buck
Commanding Officer
U.S. Marine Corps Air Station Beaufort
Post Office Box 55001
Beaufort, SC 29904

**RE: Proposed Zoning Amendment of 36 acres on Cherokee Farms Road from C3
Neighborhood Mixed-Use to T4 Neighborhood Center**

Dear Colonel Buck:

The Beaufort County Planning Department has received an application to amend the zoning of 35 acres along Cherokee Farms Road from C3 Neighborhood Mixed Use to T4 Neighborhood Center. Approximately 27 of the 36 acres proposed to be rezoned are situated within AICUZ noise zone 2a (65 to 70 DNL) of the County's Airport Overlay District for MCAS-Beaufort.

The area proposed to be rezoned is part of the Cherokee Farms Subdivision which was approved as a Traditional Neighborhood Development under the County's former Zoning and Development Standards Ordinance. The Cherokee Farms Subdivision is a total of 105 acres and was approved for 306 dwelling units and 150,000 square feet of commercial. The proposed rezoning will result in no additional dwelling units or commercial square footage for the following reasons.

- Under the County's Airport Overlay District, residential development within Noise Zone 2a is limited to a maximum of 2 dwelling units per acre.
- The Cherokee Farms Subdivision is governed by a Development Agreement between the owner and Beaufort County adopted in July 2014. The Development Agreement limits the total number of dwelling units in the Cherokee Farms Subdivision to 306 and commercial square footage to 150,000 sf.

The applicant is seeking this rezoning to allow for manufacturing and light industrial uses in addition to retail, office, and services uses in the commercial portion of the Cherokee Farms Subdivision. Manufacturing and light industry are compatible uses within the AICUZ.

In accordance with the South Carolina Federal Defense Facilities Utilization Integrity Protection Act, we are requesting your recommendation regarding whether the proposed rezoning would have an adverse impact on military operations at MCAS-Beaufort.

Thank you in advance for your response. If you have any questions, or require additional information, please let me know.

Sincerely,

Anthony Criscitiello
Planning Director

cc: Jason Mann, CPLO, MCAS-Beaufort

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

TO: Beaufort County Council

The undersigned hereby respectfully requests that the Beaufort County Community Development Code (CDC) be amended as described below:

1. This is a request for a change in the (check as appropriate):
 Zoning Map Designation/Rezoning PUD Master Plan Change
 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: 027, Parcel Number(s): 13A and 13
Size of subject property: 36 acres out of the total 105 acres Square Feet / Acres (circle one)
Location: Cherokee Farms Road in Burton, across from Habersham PUD

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

4. What new zoning do you propose for this property? T4NC Neighborhood 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 (CDC) text, the section(s) affected are: _____
(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:
 MCAS-AO Airport Overlay District/MCAS CFV Commercial Fishing Village
 BC-AO Airport Overlay District/Beaufort County TDR Transfer of Development Rights
 CPO Cultural Protection PTO Place Type Overlay

8. The following sections of the Beaufort County 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) and Rezoning that will generate 50+ peak hour trips.
 - e. Division 7.3.50, Place Type Overlay (rezoning).

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] 9/16/15
Signature of Owner (see Item 5 on page 1 of 1) Date

Printed Name: Robert Turner Telephone Number: 846-1000

Address: 22 Market, Beaufort, SC 29906

Email: rturner@habershamsc.com

Agent (Name/Address/Phone/email): Patrick Kelly / 22 Market / 846-3445 / pkelly@habershamsc.com

UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORK DAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. BEAUFORT COUNTY PLANNING COMMISSION MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED).

COMPLETE APPLICATIONS MUST BE SUBMITTED BY NOON THREE WORK DAYS AND FOUR (4) WEEKS PRIOR FOR PLANNED UNIT DEVELOPMENTS (PUDs) -OR- THREE WORK DAYS AND 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: \$250.00
Receipt No. for Application Fee: 000984-0003
(CK #13367)

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

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. TRD LAND HOLDINGS LLC

[Signature] MANAGERS 10 SEPT. 15
Signature of Owner (see item 5 on page 1 of 1) ROBERT TURNER Date

Printed Name: STEPHEN L. DAVIS Telephone Number: 864-729-5211

Address: 22 MARKET, BEAUFORT, SC 29906

Email: SDAVIS@DAVIS FLOYD.COM rturner@habershams.com

Agent (Name/Address/Phone/email): Patrick Kelly 843-846-3445 pkelly@habershams.com
22 Market, Beaufort, SC 29906

UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORK DAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. BEAUFORT COUNTY PLANNING COMMISSION MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED).

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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:

9. Explanation:

Request Zoning: T4 Neighborhood Center

Current Zoning Before Development Agreement Amendment:
Suburban (TND)

Underlying Zoning: C3 Neighborhood Mixed Use

Adjacent Zones: Habersham PUD and Suburban TND

Rationale: The Cherokee Farms parcel's underlying zoning is currently Neighborhood Mixed Use (C3), which is one of the Conventional Zones in the Community Development Code (CDC). C3's design requirements are "intended to provide a suburban character." However, this intended character would not be compatible with the adjacent existing development pattern established by the Habersham PUD. Therefore, to ensure a more logical and orderly development pattern, the parcel owner is applying to rezone the relevant parcel to one of the Transect Zones, which is the intended eventual goal of all Conventional Zones. The T4 Neighborhood Center Zone's standards are the most compatible with the existing adjacent development. Also, in the Beaufort County Comprehensive Plan, the Land Use Chapter has the Cherokee Farms/Habersham area transitioning from a Hamlet Place Type to a Village Place Type in the Place Type Overlay plan. Therefore, the rezoning from C3 to T4 Neighborhood Center would be very much consistent with and furthering the goals and policies of the Comprehensive Plan.

Consistency with Supporting Documents: Fulfills goals of the Comprehensive Plan.

PROPERTY OWNERS NOTIFIED OF PORT ROYAL ISLAND MAP AMENDMENT/REZONING REQUEST FOR R100-27-13 AND 13A
 (36 acres, north of Cherokee Farms Road) From: C3-Neighborhood Mixed Use, To: T4-Neighborhood Center)

| PIN | Owner/ | MailingAdd | City | State | ZIP |
|------------------------|--|-------------------------|-------------|-------|------------|
| R100 27 123 | AESA HOLDINGS LLC | 149 SOUTH PARK | BEAUFORT | SC | 29906 |
| R100 27 260 | APGAR SEAN J | 4 WELLENA COURT | BEAUFORT | SC | 29906 |
| R100 27 255 | BADGER DENNIS | 11 WELLENA COURT | BEAUFORT | SC | 29906-8889 |
| R100 27 6 & 6A | BARNARD CLAYTON C MANAGING MEMBER CC | 2653 BOUNDARY STREET | BEAUFORT | SC | 29902 |
| R100 27 908 | BEATTIE THOMAS RONALD / PAMELA M | 1 CANTON ROW | BEAUFORT | SC | 29906 |
| R100 27 837 | BEAUPRE LARRY W NANCY B | 6 LECHENE CIRCLE | BEAUFORT | SC | 29906 |
| R100 27 112 | BECKER THEODORE A MARY LYNN F | 11 ASSEMBLY ROW | BEAUFORT | SC | 29906-9103 |
| R100 27 105 | BEDNARSH GARY / ELEANORE | 4 ASSEMBLY ROW | BEAUFORT | SC | 29906 |
| R100 27 14 | BELLAMY J ROGER JR | POST OFFICE BOX 403 | BEAUFORT | SC | 29901 |
| R100 27 387 | BELLAMY JAMES R III | POST OFFICE BOX 403 | BEAUFORT | SC | 29901 |
| R100 27 122 | BELLOMY GARY BETTY | 20 B MARKET | BEAUFORT | SC | 29906 |
| R100 27 381 | BEYENE ALTAYE | 10 TARRA COURT | BEAUFORT | SC | 29906 |
| R100 27 835 | BILLET PAUL DAVID BARBARA GOTT | 26 HARFORD | BEAUFORT | SC | 29906-9183 |
| R100 27 42B | BILLY JAY PLAIR FAMILY TRUST / PLAIR FRANK O | POST OFFICE BOX 835 | BEAUFORT | SC | 29901 |
| R100 27 55 | BINYARD PAUL R JR TARSHA L | 16 BURLINGTON LAND ROAD | BEAUFORT | SC | 29906 |
| R100 27 383 | BOYLES JAMES C Jr | 6 TARRA COURT | BEAUFORT | SC | 29906 |
| R100 27 120 | BREEZY VERANDA LLC | 115 VEROADIER ROAD | BEAUFORT | SC | 29902 |
| R100 27 367 | BRETON DANIEL R DENEEN M | 9 INWOOD COURT | BEAUFORT | SC | 29906-5802 |
| R100 27 114 | BROOKS GORDON S Sr | 15 ASSEMBLY ROW | BEAUFORT | SC | 29906 |
| R100 27 15A | BROWN MARVIN A | 517 KERNAN MILL LN | Saint Johns | FL | 32259-7945 |
| R100 27 19 | BROWN SARAH LEE (LIFE EST) SIMMONS G | 244 CHEROKEE FARM ROAD | BEAUFORT | SC | 29902 |
| R100 27 907 | BURDICK BARBARA JEAN | 3 CANTON ROW | BEAUFORT | SC | 29906 |
| R100 27 76 | BURNS WILHELMENIA P % SHERYL A CALLO | 1106 CONGRESS STREET | BEAUFORT | SC | 29902 |
| R100 27 128, 133 & 435 | BURTON FIRE DISTRICT | 36 BURTON HILL ROAD | BEAUFORT | SC | 29906-4264 |
| R100 27 128, 133 & 435 | BURTON FIRE DISTRICT | POST OFFICE BOX 4382 | BURTON | SC | 29906 |
| R100 27 73 | C H G PARTNERSHIP | POST OFFICE BOX 779 | LOBECO | SC | 29931 |
| R100 27 674 | CABLE CAROL J / HUYBREGTS HENRIETTE M | 10B ASSEMBLY ROW | BEAUFORT | SC | 29906 |
| R100 27 25 & 389 | CANAVAN RICHARD A | 15 CANAVAN PLACE | BEAUFORT | SC | 29906 |
| R100 27 431-432 | CANAVAN RICHARD A BENNID | 15 CANAVAN PLACE | BURTON | SC | 29906 |
| R100 27 116 | CARLISLE JAMES F / KAREN H | 10A LE CHIENE CIRCLE | BEAUFORT | SC | 29906 |
| R100 27 927 | CATO REAL ESTATE LLC | 705 WOODS HOLLOW LANE | POWELL | OH | 43065 |
| R100 27 143 | CENTENO HENRY JR | 20 TREADLANDS | BEAUFORT | SC | 29906 |

**PROPERTY OWNERS NOTIFIED OF PORT ROYAL ISLAND MAP AMENDMENT/REZONING REQUEST FOR R100-27-13 AND 13A
(36 acres, north of Cherokee Farms Road) From: C3-Neighborhood Mixed Use, To: T4-Neighborhood Center)**

| PIN | Owner1 | MailingAdd | City | State | ZIP |
|---------------------------------|--------------------------------------|-----------------------------|---------------|-------|------------|
| R100 27 126 | CHAPMAN JOHN J III MAUREEN M | 8 A MARKET NO 2 | BEAUFORT | SC | 29906 |
| R100 27 368 | CHARLESTON MELLISSA E | 13 INWOOD COURT | BEAUFORT | SC | 29906 |
| R100 27 60-62 | CIC OF BEAUFORT INC | 202 MEDIA LUNA | SEABROOK | SC | 29940-8607 |
| R100 27 12 | CLINGERMAN DENNIS L | 78 CHEROKEE FARMS ROAD | BEAUFORT | SC | 29906 |
| R100 27 670 | COLLIER ROBERT J | 18 FARVIEW ROAD | CHALFONT | PA | 18914 |
| R100 27 932 | COLLINS JAMES W LAUREN S | 300 LONDON DRIVE | CONYERS | GA | 30094 |
| R100 27 930 | CORTEZ JOANN | 5 B MARKET | BEAUFORT | SC | 29906 |
| R100 27 4, 45, 261, 374, 386 | COUNTY COUNCIL OF BEAUFORT | POST OFFICE BOX 1228 | BEAUFORT | SC | 29902 |
| R100 27 257 | CRUMPLER JARED THOMAS | 1188 E BROAD ST APT E1 | COLUMBUS | OH | 43205-1350 |
| R100 27 854 | CUMMINS THOMAS M / MARGARET F | 32 HARFORD | BEAUFORT | SC | 29906 |
| R100 27 146 | CUNNINGHAM ROBERT P / MELINA R | 107 COOSAW CLUB DRIVE | BEAUFORT | SC | 29907 |
| R100 27 480 | CUNNINGHAM RYAN A | 29B MARKET | BEAUFORT | SC | 29906 |
| R100 27 858 | DEITLE LISA A | 40 HARFORD | BEAUFORT | SC | 29906 |
| R100 27 254, 258, 259, 271 | DESCHAMPS LOU J | 120 LAUREL BAY ROAD | BEAUFORT | SC | 29906 |
| R100 27 83 | DEVLIN SUSAN | 79 CHEROKEE FARMS ROAD | BEAUFORT | SC | 29906 |
| R100 27 366 | DICKSON JEFFREY A | 5 INWOOD COURT | BEAUFORT | SC | 29906 |
| R100 27 903 | DRIVER DOUGLAS L III | 11 CANTON ROW | BEAUFORT | SC | 29906 |
| R100 27 54 | EFFINGER JEANNIE S | 14 BURLINGTON LAND ROAD | BEAUFORT | SC | 29906 |
| R100 27 909 | ERIC V BOSTICK TRUST | 507 BRIGHT ROAD | FINDLAY | OH | 45840 |
| R100 27 676 | ESTREN JUDY L | 3B ASSEMBLY ROW | BEAUFORT | SC | 29906 |
| R100 27 672 | FOUR PALMS LLC | 10 RIVER DRIVE | BEAUFORT | SC | 29907 |
| R100 27 839-840 | FPB BEAUFORT LLC | POST OFFICE BOX 938 | BLUFFTON | SC | 29910 |
| R100 27 370 | GADSON LISA | 14 INWOOD COURT | BEAUFORT | SC | 29906 |
| R100 27 377 | GANTT JORDAN CHRISTOPHER | 5 TARRA COURT | BEAUFORT | SC | 29906 |
| R100 27 117 | GARNER JAMES W / JOY A | 8 LE CHENE CIRCLE | BEAUFORT | SC | 29906 |
| R100 27 99 | GAZDAK JOSEPH NORDEN MARGARET | 16 ASSEMBLY ROW | BEAUFORT | SC | 29906 |
| R100 27 902 | GILES ROBERT H | 8335 GRUBB ROAD | SILVER SPRING | MD | 20910 |
| R100 27 675 | GIROUX DEBRA A | 7B ASSEMBLY ROW | BEAUFORT | SC | 29906-9103 |
| R100 27 115 | GOLDENBERG FAMILY TRUST FBO GLEN J G | 11C ROBERT SMALLS PKY #4577 | BEAUFORT | SC | 29906 |
| R100 27 906 | GOLLAHER KENNETH J / ERIN L | 5 CANTON ROW | BEAUFORT | SC | 29906 |
| R100 27 63-64 | GOLLHUGH & HULL INC | 55 HULL CREEK ROAD | SEABROOK | SC | 29940 |
| R100 27 859 | GOODING CONTRACTORS INC | 19B MARKET ST | BEAUFORT | SC | 29906 |

**PROPERTY OWNERS NOTIFIED OF PORT ROYAL ISLAND MAP AMENDMENT/REZONING REQUEST FOR R100-27-13 AND 13A
(36 acres, north of Cherokee Farms Road) From: C3-Neighborhood Mixed Use, To: T4-Neighborhood Center)**

| PIN | Owner/ | MailingAdd | City | State | ZIP |
|---|---------------------------------------|----------------------------|-------------|-------|------------|
| R100 27 67 | GREEN DEBRA A # | 11 BURLINGTON LAND ROAD | BEAUFORT | SC | 29906 |
| R100 27 384 | GREER DAVID B DESIREE E | 4 TARRA COURT | BEAUFORT | SC | 29906 |
| R100 27 125 | GROFF LORI J / LIBERT WILLIAM H III | 15 OVER DAM | BEAUFORT | SC | 29906 |
| R100 27 91 | GUEST THOMAS A | POST OFFICE BOX 3312 | SUMMERVILLE | SC | 29484 |
| R100 27 8 | GUEST THOMAS A CARLES EDNA MICHELLE | 65 CHEROKEE FARMS ROAD | BEAUFORT | SC | 29906 |
| 131, 138, 841-846, 848, 850, 852, 855- 856, 860-869, 870- 875, 882-896, 899, 900-901, 910-912, 924, 931, | HABERSHAM LAND CO INC | POST OFFICE BOX 365 | BEAUFORT | SC | 29901 |
| R100 27 121, 137, 139, 721, 915, 918 | HABERSHAM LAND CO INC | 22 MARKET | BEAUFORT | SC | 29906 |
| R100 27 95 | HABERSHAM NEIGHBORHOOD ASSOC INC | 22 MARKET | BEAUFORT | SC | 29906 |
| R100 27 31, 436, 916- 917 | HABERSHAM NEIGHBORHOOD ASSOC INC | POST OFFICE BOX 365 | BEAUFORT | SC | 29901 |
| R100 27 774 | HAGINS WILLIAM J SUSAN E | 302 UPSUR COURT | SUMMERVILLE | SC | 29485 |
| R100 27 107 | HANNON CHARLES J CLAIRANN R | 1 ASSEMBLY ROW | BEAUFORT | SC | 29906-9103 |
| R100 27 13C | HAPP ELIZABETH J | 113 CHEROKEE FARMS ROAD | BEAUFORT | SC | 29906 |
| R100 27 44 | HAPPY MANUFACTURED HOMES INC EATL | PO BOX 296 | SEABROOK | SC | 29940 |
| R100 27 928 | HARTCORE LLC | 20-A MARKET | BEAUFORT | SC | 29906 |
| R100 27 13D | HEAD KELJA A | 121 CHEROKEE FARMS ROAD | BEAUFORT | SC | 29906 |
| R100 27 371 | HELLAMS DOUGLAS M AUDREY R | 10 INWOOD COURT | BEAUFORT | SC | 29906 |
| R100 27 369 | HICKS DAVID VALERIE L | 16 INWOOD COURT | BEAUFORT | SC | 29906-5802 |
| R100 27 42A | HOMEBOWNERS OF LOTS 1 - 7 OF BURLINGT | 9 CHEROKEE OAKS | BEAUFORT | SC | 29906 |
| R100 27 103 | HOWARD PHELPS BORN REVOCABLE TRUST | 8 ASSEMBLY ROW | BEAUFORT | SC | 29906 |
| R100 27 110 | HUTCHISON WILLIAM M MARGERET J J | PO BOX 1878 | LEWISBURG | WV | 24901 |
| R100 27 58 | INGRAM CALEB R | 35 HOFER DRIVE | LITCHFIELD | IL | 62056 |
| R100 27 104 | IRVING REVOCABLE TRUST | 6 ASSEMBLY ROW | BEAUFORT | SC | 29906 |
| R100 27 102 | ISAACSON ROBERT W JOAN P TRUSTEES (I | 10 A ASSEMBLY ROW | BEAUFORT | SC | 29906-9104 |
| R100 27 253 | JOHNSON DAVID R | 7 WELLENA COURT | BEAUFORT | SC | 29906 |
| R100 27 111 | JONES GEORGE W / JUNE A | 9 ASSEMBLY ROW | BEAUFORT | SC | 29906 |
| R100 27 98 | KATZ PETER J | 242 S WASHINGTON BLVD #170 | SARASOTA | FL | 34236-6943 |
| R100 27 914 | KELLEY MELODIE M / SIERRA NOEL | 10093 PEBBLESTONE DRIVE | DAYTON | OH | 45458 |

PROPERTY OWNERS NOTIFIED OF PORT ROYAL ISLAND MAP AMENDMENT/REZONING REQUEST FOR R100-27-13 AND 13A
(36 acres, north of Cherokee Farms Road) From: C3-Neighborhood Mixed Use, To: T4-Neighborhood Center)

| PTN | Owner1 | MailingAdd | City | State | ZIP |
|---------------------|--------------------------------------|--------------------------------|--------------|-------|------------|
| R100 27 109 | KINGMA MOLLY G | 5 ASSEMBLY ROW | BEAUFORT | SC | 29906 |
| R100 27 925 | KNUTSON LYNN C | 14B ASSEMBLY ROW | BEAUFORT | SC | 29906-9104 |
| R100 27 775 | KOEHN FRANK E JULIE | 3 BROOK SIDE LA | BEAUFORT | SC | 29906-9116 |
| R100 27 119 | LE VIRAGE LLC | 20B MARKER ST 1 | BEAUFORT | SC | 29906 |
| R100 27 100 | MALONEY JAMES J FRANCINE | 153 BROMPTON ROAD | GARDEN CITY | NY | 11530 |
| R100 27 876 | MANSION FLATS LLC | 2308 MT VERNON AVE SUITE 751 | ALEXANDRIA | VA | 22301 |
| R100 27 878 & 880 | MANSION FLATS LLC | 113 S COLUMBUS ST #100 | ALEXANDRIA | VA | 22314 |
| R100 27 140 | MARKET STREET GROUP LLC | 20-B MARKET UNIT #1 | BEAUFORT | SC | 29906 |
| R100 27 929 | MARY E HESKETT IRREVOC TRUST AGRMT | 5270 US 50 | HILLSBORO | OH | 45133 |
| R100 27 838 | MASON DAVID M | 1806 WYOMING COURT | LAWRENCEBURG | IN | 47025 |
| R100 27 545 | MCCROHAN JAMES W III | 25A MARKET | BEAUFORT | SC | 29906 |
| R100 27 106 | MCGHEE DOUGLAS B / GABER VICKI L | 2 ASSEMBLY ROW | BEAUFORT | SC | 29906 |
| R100 27 380 | MONTERO SAUL N | 11 TARA COURT | BEAUFORT | SC | 29906 |
| R100 27 56 | MORRIS JERI J | 18 BURLINGTON LAND ROAD | BEAUFORT | SC | 29906 |
| R100 27 897 | MURPHY TIMOTHY D / SHARANNE G | 160 PARADISE MARSH CIRCLE | BRUNSWICK | GA | 31525 |
| R100 27 118 | NANCY V BEAUPRE REVOCABLE LIVING TRU | 6 LE CHENE CIRCLE | BEAUFORT | SC | 29906 |
| R100 27 776 | NOVO NELSON J YVONNE | 716 HIBBENS GRANT BLVD | MT PLEASANT | SC | 29464 |
| R100 27 926 | OAKLEIGH DEVELOPMENTS INC | 4370 ST JOHNS SIDEROAD RR NO 1 | NEWMARKET | ON | L34 4W1 |
| R100 27 378 | OLMSTEAD CODY / JOSCELYNNE | 7 TARRA COURT | BEAUFORT | SC | 29906 |
| R100 27 47, 262-267 | O'QUINN GLEN B | 118 SHEPPARD ROAD | BEAUFORT | SC | 29902-2573 |
| R100 27 379 | ORNELAS KYLE A / CHELSEA K | 9 TARRA COURT | BEAUFORT | SC | 29906 |
| R100 27 544 | PAPPAS HELEN LEE | 13B ASSEMBLY ROW | BEAUFORT | SC | 29906-9103 |
| R100 27 26 | PARKER JOE HRS OF % FRANCES SHEDRICK | PO BOX 4366 | BEAUFORT | SC | 29906 |
| R100 27 136 | PICKEL BRADLEY H LESLIE W | 5 A MARKET | BEAUFORT | SC | 29906 |
| R100 27 898 | PINCH PAUL / DAYMAN BEVERLY | 7210 DARBY DOWNS UNIT Q | ELKRIDGE | MD | 21075 |
| R100 27 857 | POWELL DAVID M / BONNIE D | 38 HARFORD | BEAUFORT | SC | 29906 |
| R100 27 96 | POWERS JAMES F NANCY R | 1145 SHERIDAN ROAD | EVANSTON | IL | 60202 |
| R100 27 364 | PRITCHETT CHARLES E JUANITA B | 269 JOE FRAZIER RD | BEAUFORT | SC | 29906 |
| R100 27 97 | PROBART CLAUDIA K | 21 CANDLEVIEW DRIVE | SHERMAN | CT | 06784 |
| R100 27 46 | QUINTANILLA ELAVANY SUAMY R | 3 WELLENA COURT | BEAUFORT | SC | 29906 |
| R100 27 778 | RINEY GEORGE E BORDNER-RINEY PAMELA | 160 E ILLINOIS UNIT 1002 | CHICAGO | IL | 60611 |
| R100 27 777 | RING MICHAEL V / ALICIA M | 143 COLLIN CAMPBELL ROAD | BEAUFORT | SC | 29906 |
| R100 27 252 | ROTELLINI JOHNMONDO TODAIS / SASHA D | 5 WELLENA COURT | BEAUFORT | SC | 29906 |
| R100 27 779 | SARAM LLC | 24 OAK POND PASSAGE | BEAUFORT | SC | 29906 |

**PROPERTY OWNERS NOTIFIED OF PORT ROYAL ISLAND MAP AMENDMENT/REZONING REQUEST FOR R100-27-13 AND 13A
(36 acres, north of Cherokee Farms Road) From: C3-Neighborhood Mixed Use, To: T4-Neighborhood Center)**

| PIN | Owner | MailingAdd | City | State | ZIP |
|------------------|--------------------------------------|--------------------------|--------------|-------|------------|
| R100 27 20A | SCOTT CLAUDIA BROWN COLBERT SARA LEN | PO BOX 4021 | BEAUFORT | SC | 29903 |
| R100 27 135 | SCUTTA ROBERT T / CATHY A | 34 JAMES HABERSHAM | BEAUFORT | SC | 29906 |
| R100 27 15 | SECOND MT CARMEL BAPTIST CHURCH | PO BOX 4891 | BURTON | SC | 29903 |
| R100 27 382 | SHYBLE DAVID J JR MEGAN D | 8 TARRA COURT | BEAUFORT | SC | 29906 |
| R100 27 13E | SILVA DANIEL J / MARGOT A | 52 MUM GRACE | BEAUFORT | SC | 29906 |
| R100 27 904 | SLADE RICHARD D | 59 FREEDOM DRIVE | MONTPELIER | VT | 05602 |
| R100 27 65 | SMITH KEVIN S SARAH | 15 BURLINGTON LAND RD | BEAUFORT | SC | 29906 |
| R100 27 42 & 363 | SOUTH CAROLINA REALTY | 242 ROBERT SMALLS PKWY | BEAUFORT | SC | 29906 |
| R100 27 142 | STEVENS JOHN A / GILLIAN B | 301 E TREMONT AVE | CHARLOTTE | NC | 28203-5484 |
| R100 27 12A | SUSTAINABLE SOUTHERN LIVING LLC | 27722 BUENA WAY | SPRING | TX | 77386 |
| R100 27 66 | SUTCLIFFE DANNY MORGAN / DEBORAH | 25 FERNSWOOD LN | BEAUFORT | SC | 29907 |
| R100 27 13, 13A | T & D LAND HOLDINGS LLC | POST OFFICE BOX 365 | BEAUFORT | SC | 29901 |
| R100 27 77-78 | T & W HOLDINGS LLC % ROBERT J TURNER | 169 SOUTH PARK | BEAUFORT | SC | 29906 |
| R100 27 101 | TAYLOR GAIL G ROBERT R | 12 ASSEMBLY ROW | BEAUFORT | SC | 29906-9104 |
| R100 27 256 | TAYLOR MELISSA A | 13 WELLENA COURT | BEAUFORT | SC | 29906 |
| R100 27 836 | TRASK ANGUS F / KEAVENY THOMAS | POST OFFICE BOX 4160 | BEAUFORT | SC | 29902 |
| R100 27 144 | TURNER ROBERT J MAUREEN O | 169 SOUTH PARK | BEAUFORT | SC | 29906 |
| R100 27 673 | VAN DEUSEN LLOYD A | 1400 WENTWORTH COURT | VERNON HILLS | IL | 60061 |
| R100 27 20 | VEGGACADO ARABIA | 880 COLGATE AVE #17E | BRONX | NY | 10473 |
| R100 27 79 | VERONIQUE PAUL ARLENE P | POST OFFICE BOX 4064 | BEAUFORT | SC | 29903 |
| R100 27 74 | VIDO TARRA O N/K/A TARRA O HERRING | 110 SHEPPARD RD | BEAUFORT | SC | 29907 |
| R100 27 113 | WIESE PAUL J KATHLEEN M | 13A ASSEMBLY ROW | BEAUFORT | SC | 29906 |
| R100 27 145 | WILD ICE INC | 873 B ROBERT SMALLS PKWY | BEAUFORT | SC | 29906 |
| R100 27 376 | WILLIAMS MONICA M / EDWARDS JARED M | 3 TARRA COURT | BEAUFORT | SC | 29906 |
| R100 27 484 | WOHLWEND KYLE / NATALIE | 10 B LE CHENE CIRCLE | BEAUFORT | SC | 29906 |
| R100 27 80 | WOLFE MARK A PURITA R | 1 WELLENA COURT | BEAUFORT | SC | 29906 |
| R100 27 671 | WOODLAND PROPERTIES OF BEAUFORT LLC | 19 B MARKET SUITE 1 | BEAUFORT | SC | 29906 |
| R100 27 905 | YERACE JOSHUA JAMES / DAWN DEGRANGE | 7 SANDSHIFTER COURT | AIKEN | SC | 29803 |
| R100 27 543 | ZEISS FRED RALPH JR ZEISS CYNTHIA RE | 34 GARDEN GROVE COURT | BEAUFORT | SC | 29907 |
| R100 27 134 | ZIMMER WILLIAM J ROSEANN | 1 MARKET STREET | BEAUFORT | SC | 29906 |
| R100 27 108 | ZIMPFER DENNIS S CINDY L | 2321 WHITE TAIL LN | PIQUA | OH | 45356 |



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

October 6, 2015

RE: REVISED Notice of Public Meetings to Consider a Port Royal Island Map Amendment/Rezoning Request for R100-027-000-0013-000 and R100-027-000-013A-0000 (a 36-acre portion of 105 acres, known as Cherokee Farms, north of Cherokee Farms Road in Burton, across from Habersham Planned Unit Development/PUD) from C3-NMU (Neighborhood Mixed Use) to T4-NC (Neighborhood Center); Owner/Applicant: T&D Land Holdings, LLC; Agent: Patrick Kelly.

Dear Property Owner:

In accordance with the Beaufort County Community Development Code (CDC), Section 7.4.50, 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. As a property owner within 500 feet of the subject properties, you are cordially invited to provide comment at these meetings and public hearings on the subject proposed map amendment in your neighborhood. A map of the property is on the back of this letter.

1. The Metropolitan Planning Commission: **Monday, November 2, 2015, at 5:30 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 Beaufort County Planning Commission (public hearing): **Monday, November 2, 2015, 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.
3. The Natural Resources Committee of the County Council: **Monday, December 7, 2015, at 2:00 p.m.** in the Executive Conference Room #170, located on the first floor of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC.
4. Beaufort County Council: generally meets second and fourth Mondays at 5:00 p.m. in the County Council Chambers of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC. 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,

Robert Merchant
Long-range Planner

Attachment: Locational Map on back of letter