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CITY OF BEAUFORT
1911 BOUNDARY STREET
BEAUFORT MUNICIPAL COMPLEX
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7070

CITY COUNCIL WORKSESSION AGENDA

April 18, 2023

STATEMENT OF MEDIA NOTIFICATION

"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."

WORKSESSION - City Hall, Planning Conference Room, 1st Floor - 5:00 PM

Please note, this meeting will be broadcasted via zoom and live streamed on Facebook. You can view the meeting at the City's page; City Beaufort SC

I. CALL TO ORDER

A. Stephen D. Murray III, Mayor

II. DISCUSSION ITEMS- Approval Authorities/Chapter 9

A. Metropolitan Planning Commission

B. Text Amendment request regarding Redevelopment District Review Authority

C. Design Review Board

III. ADJOURN



Worksession

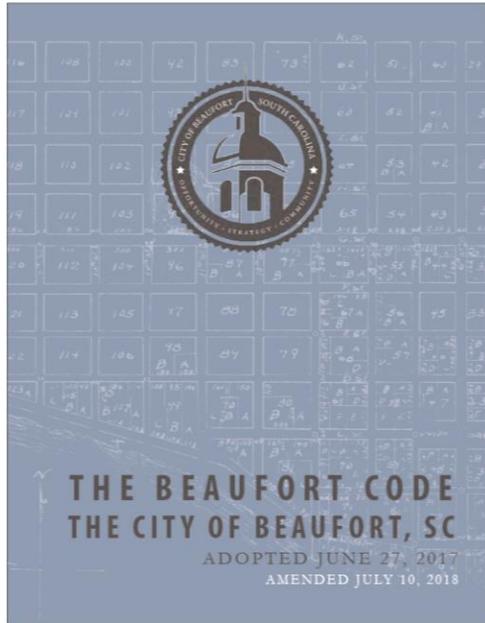
APRIL 18 ,2023

APPROVAL BOARDS/CHAPTER 9 DISCUSSION



Committees and Process/Chapter 9

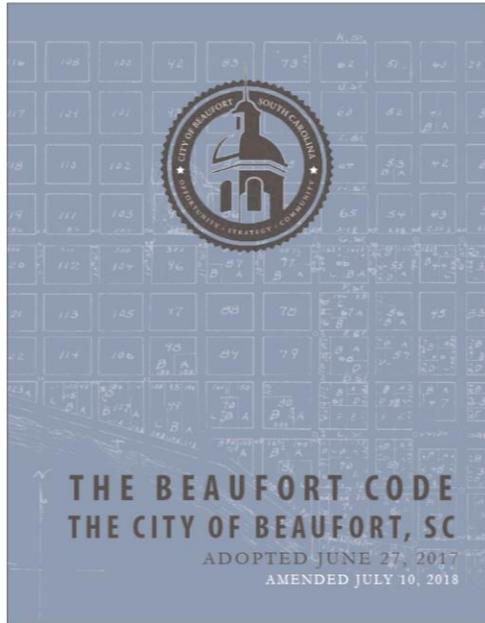
- Review Current Board procedures and review processes to make sure they are aligned with the City's vision.
- Current text amendment to switch review authority from Staff to review board on redevelopment districts.



MPC Composition

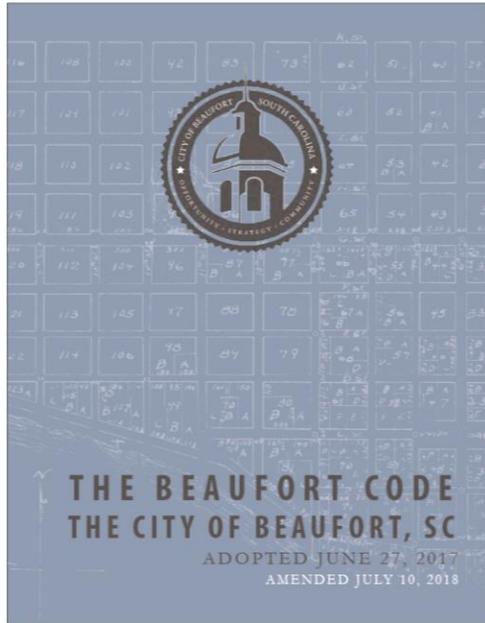
- MPC created to facilitate multiple local governments working together on annexation and other regional issues
- Equal representation of County, Port Royal and City.
- County does not send many projects to MPC and uses its own PC for approval.





Metropolitan Planning Commission

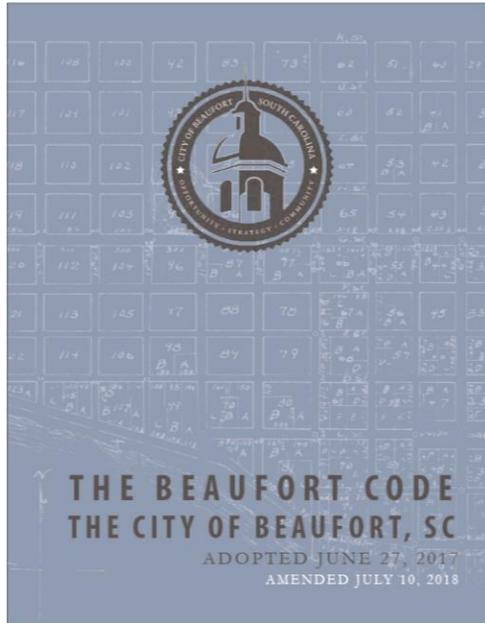
- City provides administrative support, location, etc. for MPC meetings
- Concern that cases are decided by a majority of members who live outside of the City.



Metropolitan Planning Commission

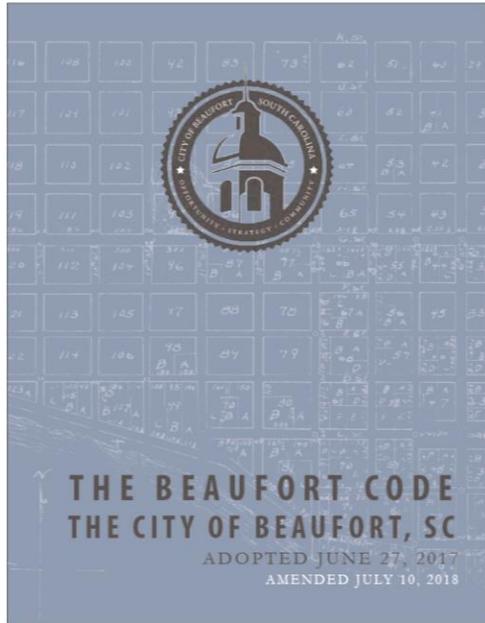
- Should City stand up its own Planning Commission made up of only City appointees?





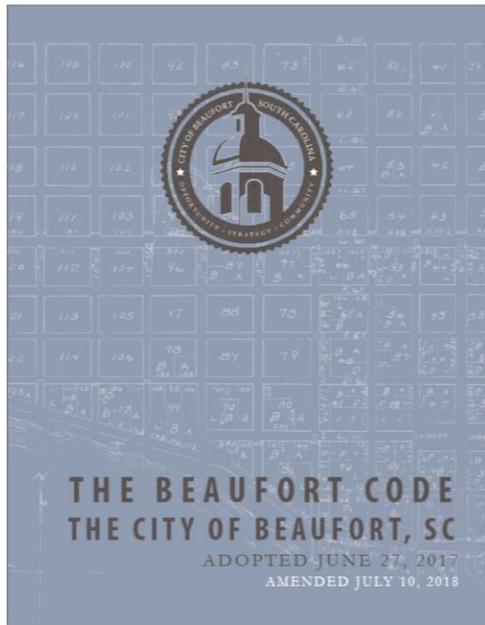
Redevelopment District Review

- Should projects in Boundary/Bladen Street Redevelopment Districts retain Staff approval?
- December 2022 PC decision based on a private citizen submitted text amendment to send matters to DRB/PC instead of staff.



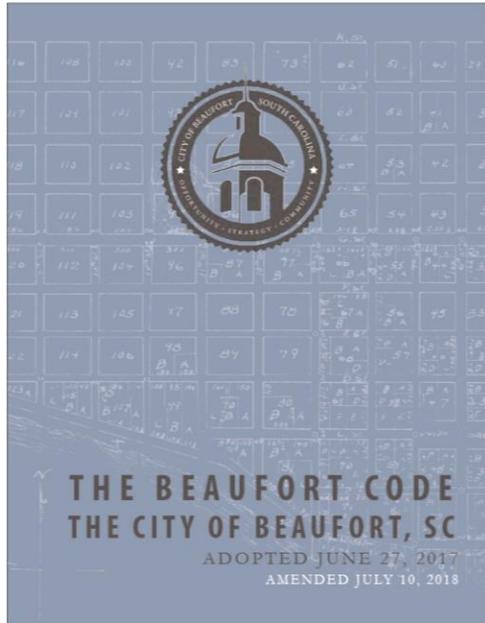
Boundary/Bladen Street Redevelopment Districts

- Citizen and PC concern was previous Staff approvals were inconsistent.
- Also concerns developments are of a major import and of interest to citizens and should be part of a public meeting process.



Boundary Street Redevelopment Districts

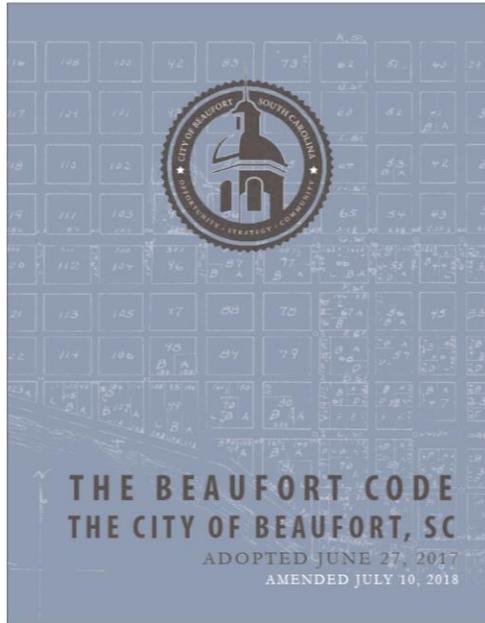
- Districts were adopted with Staff level approval, as their requirements were more stringent than the typical zoning district.
- The time and lack of certainty in a Board approval process was another reason for the Staff level review.



Boundary Street Redevelopment Districts

- Should Staff level review remain or should text amendment be accepted?

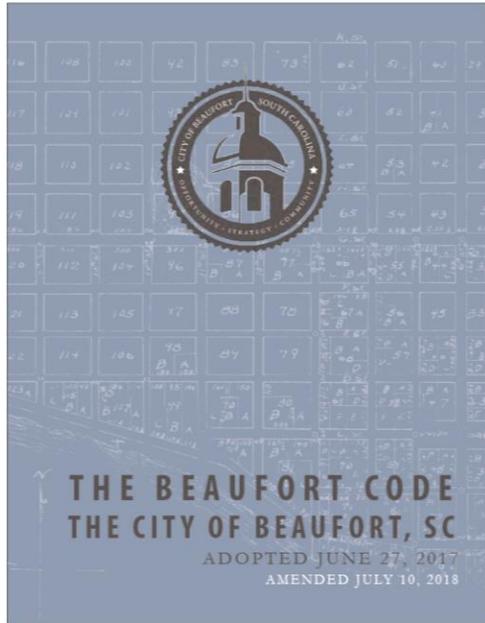




Design Review Board

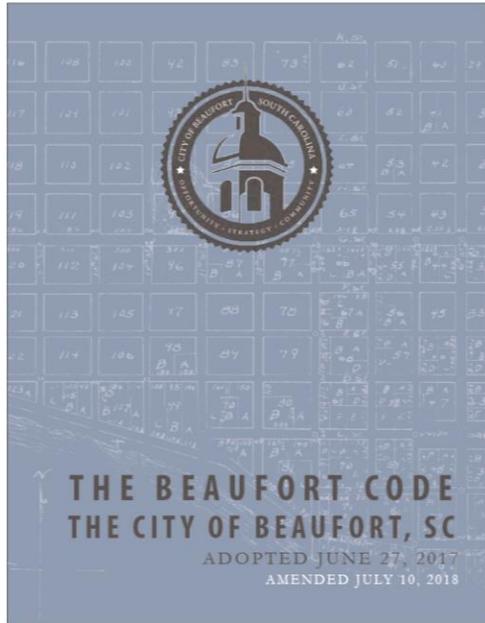
All projects with these requirements go to DRB:

- Buildings over 10,000 sq. ft.
- Improvements over 75% of assessed value.
- Any development over 24 units.
- Any demolition with a new building proposed.



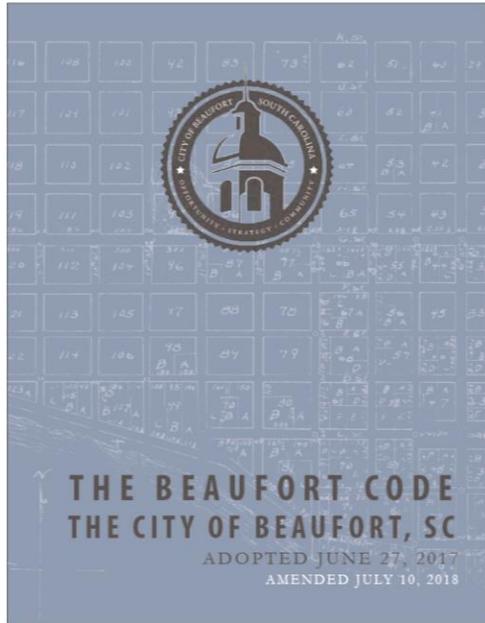
Design Review Board

- Design Review Board decides on majority of Site Plans outside of redevelopment districts.
- Generally, design review boards are empowered to make decisions based on architecture and aesthetics.



Design Review Board

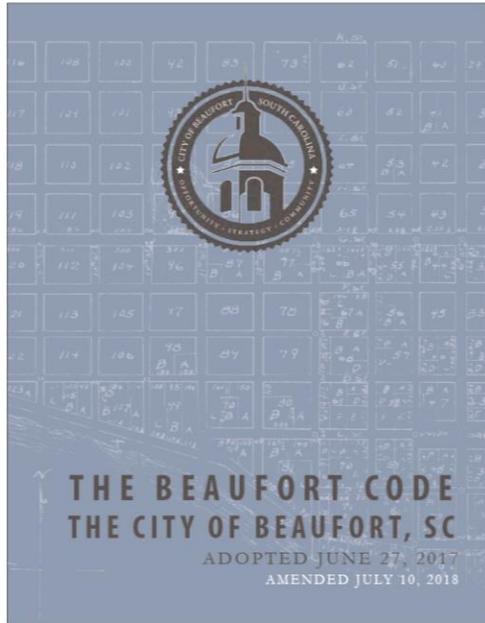
- Infrastructure, zoning, future land use issues are arising out of DRB cases.
- Generally such issues are within the Planning Commission's purview.



Design Review Board

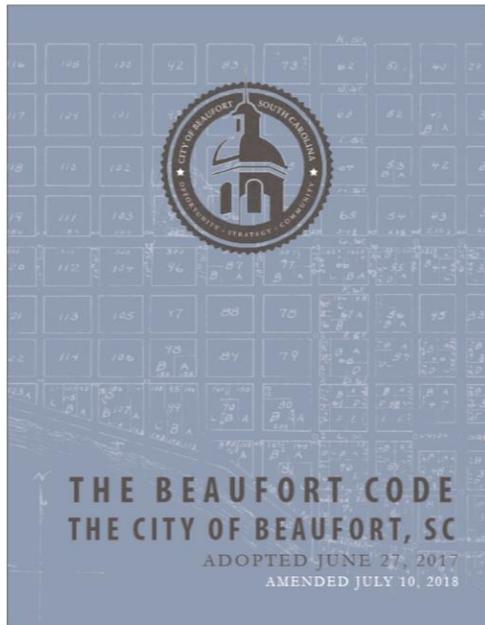
- Consider allowing Site Plan approval as a Staff or PC approval, with Architecture/Aesthetics approved by DRB.





Design Review Board

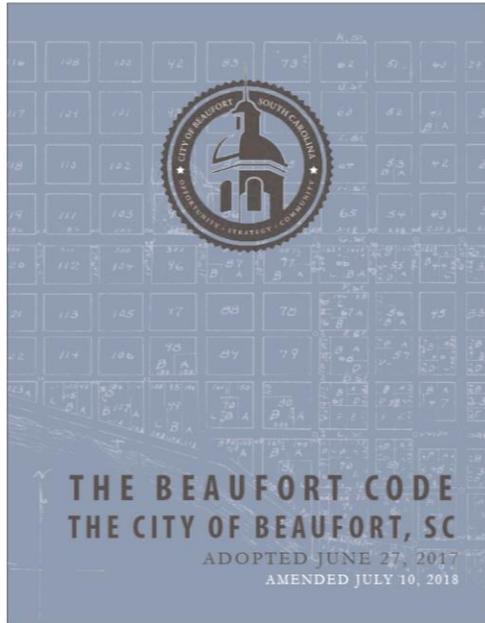
- Should the triggers for Design Review Board be considered?
- Is the 75% Assessed Valuation relevant? Renovation and revitalization become more uncertain and time consuming by going to a Board approval



Design Review Board



- Consider the 10,000 square foot requirement. Do renovations of such structures, need a time-consuming DRB approval—or just new buildings?



Design Review Board

- There is no rationale for why projects under 24 units go to DRB or not. In effect, developers are now developing 24 lot and under developments and phasing them.

- Same with demolition and new building. The result is no one is proposing a demo with a new building. They are waiting to build a new building later.

Questions?

