

A meeting of the Beaufort-Port Royal Metropolitan Planning Commission (MPC) was held on **April 15, 2019 at 5:30 p.m.** in the Beaufort Municipal Complex, 1911 Boundary Street. In attendance were Chairman Bill Harris; Commissioners, Judy Alling, Jim Crower, Caroline Fermin, and Mike Tomy; David Prichard, City of Beaufort Planning and Linda Bridges, Town of Port Royal Planning. Commissioner Robert Semmler was absent.

In accordance with the 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.

Chairman Harris called the meeting to order at 5:30 p.m. and led the Pledge of Allegiance.

MINUTES

Commissioner Crower made a motion, second by Commissioner Alling, to approve the minutes of the March 18, 2019 MPC meeting. Commissioners Mr. Tomy and Ms. Fermin, recused themselves. The motion to approve the minutes as submitted were approved.

REVIEW OF PROJECTS FOR THE CITY OF BEAUFORT

RECOMMENDATION/OPINION presentation of the Comprehensive Plan update.

Applicant: City of Beaufort

Mr. Prichard presented the proposed changes to the Comprehensive Plan via a PowerPoint presentation. He said we will do an assessment of each area of the plan. He said the state mandated elements are what we need to address. Mr. Prichard referred to the Appendix C in the current plan. He went over the organization of the Comprehensive Plan. Commissioner Tomy talked about the projected areas to be done in the Community Facilities element.

Regarding the Land Use Element, Mr. Prichard said he wants our language to have more conventional language and traditional use (i.e. Civic Master Plan). Commissioner Harris asked, if it's being streamlined and if Mr. Prichard looked back to see why the plan was the way it was? Mr. Prichard, he speculates that the current Comp Plan was organized the way it was because it's like a live novel; redundant. Mr. Prichard said the new plan should be a resource document to be leaner and easy to get information from. Also, we should make changes because we want it changed. Commissioner Harris said he likes Mr. Prichard's fresh eyes looking at the comp plan. Commissioner Harris referred to Libby Anderson and asked if "institutional knowledge" is in the plan. Mr. Prichard said institutional knowledge is in the plan. He asked if Commissioner Harris if wants him to contact Ms. Anderson. Commissioner Harris said, yes. Mr. Prichard said we're not trying to turn a blind eye; most doesn't need to be changed. We will be keeping the format that the plan has now.

Commissioner Tomy said he's come from a lot of different municipalities and agrees with Mr. Prichard. If the plan is in a storyline fashion, we will rely on more staff; if we do the comp plan the way as it is proposed, it will be much easier to deal with and interpret. Commissioner Fermine asked about a timeline. Mr. Prichard said his goal is to have it done by the end of this calendar year with trying to do it in-house w/staff.

Mr. Prichard went over the comparison of chapters of the 2009 Comp Plan versus the new Comp Plan.

Commissioner Alling said the organization makes sense. Commissioner Crower said he was on the MPC when the 2009 Comp Plan was done; consultants choose to do it the way they wanted. The Commissioners are excited about it being done "in-house". Commissioner Crower said he likes the plan being structured the way the state wants. Commissioner Tomy said Mr. Prichard has a really good base/framework.

Commissioner Harris asked if there were any public comments; there were none.

Commissioner Harris asked Mr. Prichard if he needed a vote. Mr. Prichard said, no their input was fine. He said next will be a work plan, then we will schedule some meetings to keep the MPC involved. This will all be done by section.

REVIEW OF PROJECTS FOR THE CITY OF BEAUFORT

DRAFT ZONING AMENDMENT – Amending Section 5.8.4.A design standards for exterior lighting of the Beaufort Code to allow light poles in auto-centric areas to be a maximum of 30 feet above grade.

Applicant: City of Beaufort

Mr. Prichard said there was a public hearing on March 2nd and the first reading was on April 9th. Mr. Prichard said the public comments made at the Council regarding the light poles within the historic district were now incorporated into the draft ordinance as #4 stating *that in the historic districts, light poles exceeding 15 feet above grade must be approved by the Historic Review Board.*

Commissioner Harris asked if there was any public comment; there was none.

Commissioner Crower made a motion to accept the wording of the ordinance as presented. Commissioner Tomy seconded the motion. The motion passed unanimously.

Commissioner Tomy asked if Mr. Prichard was researching the "type" of lighting. Mr. Prichard said yes; won't change the type of light wattage. We don't regulate the spectrum of light like other areas. Commissioner Alling said doesn't one spectrum of light over another create havoc for birds? Mr. Prichard said he wasn't sure. Commissioner Tomy commented that some suburban area parking lot lights are very offensive.

UPDATE OF CITY COUNCIL ACTIONS

Mr. Prichard went over the items discussed at the Special Council Meeting.

REVIEW OF PROJECTS FOR TOWN OF PORT ROYAL

ANNEXATION & REZONING REQUEST – Annex & rezone 0.44 acres at 2600 Smilax Avenue – The property is further identified as District 110, Map 8, Parcel 63. The requested zoning designation is T4-Urban Center.

Applicant: Wendell Varnes

Ms. Bridges said the applicant's goal is to do a single-family structure. She showed a map of properties surrounding the subject parcel. There still is no sewer on Smilax – North and South. Working with LCCOG to do CDBG Grant for low-moderate housing. Grant is 2-3 years away from getting done.

Notification letters were sent to property owners within 500 feet of the parcel to be rezoned, Ms. Bridges said, and she believes some members of the public are present tonight to comment on the request.

Commissioner Crower said residential development changes – how much commercial. Ms. Bridges said it doesn't change that much between the two zones. Commissioner Alling said there was probably an error when it was initially zoned.

Wendell Varnes, the applicant, said he's been here for 30 years and thought, "what would I want my neighborhood to look like". Mr. Varnes feels it will bring more workforce people. Mr. Varnes showed a picture of what the house will look like when built.

Commissioner Harris asked if there was any public comment. **Ms. Kim** said she is not sure what they are doing. She said the area is only single-family and it's very tight.

Commissioner Tomy made a motion to approve the annexation/rezoning application as submitted. Commissioner Alling seconded the motion. The motion passed unanimously.

REVIEW OF PROJECTS FOR TOWN OF PORT ROYAL

ANNEXATION & REZONING REQUEST – Annex & rezone 10.57 acres at 1830 Ribaut Road, 1844 Ribaut Road and 1807 Rahn Lane – The property is further identified as District 110, Map 8, Parcels 114, 115 and 118. The requested zoning designation is T5 Main Street. The requested zoning designation is T5 Main Street.

Applicant: 303 Associates, LLC

Mr. Dick Stewart, the applicant, said he wants to change zoning for higher density. There is new sewer for the property; developer would have to get sewer to the property. She showed a map of the properties surrounding the subject parcel. The parcel is within the town's future growth boundary, she said.

Notification letters were sent to property owners within 500 feet of the parcel to be rezoned, Ms. Bridges said, and she believes some members of the public are present tonight to comment on the request.

Commissioner Alling asked what the original reason was for T5 Main Street. Ms. Bridges said were afraid of strip center, etc. She doesn't know why we cut it over at Renee. Commissioner Alling said, maybe we felt it was too much up to that area. Ms. Bridges, maybe too deep. Commissioner Alling said, actually up to the Spanish Moss Trail.

Dick Stewart, the applicant referred to the location map and said we've owned the Sea Island Apartments for 14+ years and have purchased the Coca Cola property 7 months ago which are two blocks from the port. Mr. Stewart said there is a shortage for the workforce and people to live. Since there was a fire in the building a year ago and now is down, so he thought it would be good to put in townhouses. He spoke with the Town of Port Royal about what would be a good use for the Coca Cola building; he was thinking a hotel because one Paris Avenue will continue to be the main thoroughfare and two because the Town wants businesses and tourists. Mr. Stewart said he's thinking about a boutique hotel, not an interstate type hotel. When the port starts, more traffic will be down Ribaut Road. Our company has a long run of holders and investors in the area are not interested in being bad neighbors.

Commissioner Harris asked if there was any public comment; there was none.

Commissioner Alling made a motion to approve the annexation/rezoning application as submitted. Commissioner Fermaine seconded the motion. The motion passed unanimously.

Commissioner Crower asked about the update of Port Royal's Comprehensive Plan.

Ms. Bridges said Planning staff has had several meetings. The county is guiding us, and it is 20-30 days from the timeline that it will be published. She said Port Royal will have a consultant help with the Common Elements. Bluffton, Beaufort County and Port Royal are involved, and our timeline is similar to Mr. Prichard's. Our plan will be similar to what Mr. Prichard is proposing for the city. We don't have certain resources available, so we go to the County.

There being no further business to come before the commission, **Commissioner Alling made a motion to adjourn**, and the meeting ended at 6:38 p.m.