

A regular meeting of the Beaufort City Council was held on November 23, 2010 at 6:00 p.m. in the Beaufort Municipal Complex, 1901 Boundary Street. In attendance were Mayor Billy Keyserling, Council members Donnie Ann Beer, Gary B. Fordham, Mike Sutton, Mike McFee, and City Manager Scott Dadson.

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.

### **CALL TO ORDER**

The Mayor called the meeting to order at 6:00 p.m.

### **INVOCATION AND PLEDGE OF ALLEGIANCE**

The invocation was led by Councilwoman Beer, and the Pledge of Allegiance was led by the mayor.

### **PUBLIC HEARING: ORDINANCE REZONING A PARCEL OF PROPERTY AT BLADEN AD PRINCE STREETS FROM GENERAL COMMERCIAL DISTRICT TO NEIGHBORHOOD COMMERCIAL DISTRICT**

Mayor Keyserling opened this public hearing. **Libby Anderson** said that the applicant is Community Development Corporation of Beaufort. Ms. Anderson showed the area under consideration on an overhead projection. It is currently vacant and undeveloped. It is currently zoned General Commercial District; it is proposed to be zoned Neighborhood Commercial District for the purpose of building single-family dwellings. Ms. Anderson showed the current uses in the area; she said the zoning is mixed in the Bladen Street area.

In regard to the comp plan, the proposed and current zonings are both consistent, Ms. Anderson said. She described the current mix of land uses in the area. The public was notified of the public hearing, and they have received no comments. Staff recommends the rezoning, as long as it does not slow down the development of the Bladen Street Redevelopment District, which would supersede any action on this parcel. The applicant is aware of the Bladen Street rezoning process. Ms. Anderson showed two other parcels in the area that the applicant also owns; in the original application, the applicant forgot to include this parcel presently under consideration.

**David Tedder**, who with a partner owns adjacent property, said he supports this rezoning. There being no further public comment, Mayor Keyserling closed this public hearing.

### **PUBLIC HEARING: UDO AMENDMENT ADDING A NEW SECTION 4.6 "MIXED USE DISTRICTS," AND A NEW SECTION 6.10, "BLADEN STREET REDEVELOPMENT DISTRICT"**

Mayor Keyserling opened this public hearing. Ms. Anderson said the consulting architect, **Cooter Ramsey**, would make the presentation. Approval has been recommended by the Joint Municipal Planning Commission. Mr. Ramsey said the code is a form-based code. It will be staff-administered and the application process would be more staff-related than going through

boards, etc. A project would be submitted to the city architect. If there is a problem, the appeals would go to the Historic Design Review Board (HDRB) for an interpretation. The Planning Commission would like it to have modified wording so that when it goes to HDRB, they use these standards as their guidelines and fallback to the Northwest Quadrant standards for anything not covered specifically by the Boundary Street guidelines. If a project is proposed, staff will approve it. That is how the Boundary Street code works as well, so it was used as a model. Most uses are allowed with the exception of a few that they don't want on those three blocks of Bladen Street.

Mr. Ramsey said that the code covers building height standards, ways of addressing the typical streetscape, i.e., height, residences vs. commercial application, parking, etc. The regulating plan is specific to Bladen Street. It's "a sort of Master Plan for the area." The owners were spoken with, and the city discussed what they would like to see happen with the architecture. He said "The form rules start to apply here." Every site has been identified and specific characteristics have been noted. Each parcel has a specific code.

The categories for each property are general site characteristics; building placement; building mass; site standards and noted exceptions for the lot, i.e., parking. If it's a historic structure that should be saved and not demolished, that's noted. If the site has severe limitations for redevelopment, and should be demolished, then redeveloped, that is noted. The packet also contains architectural guidelines, sub-categories include roofs, chimneys, windows, doors, etc.

Mr. Tedder said his property isn't included in this redevelopment plan; he feels this is "because of miscommunications and time constraints." He showed a diagram of the easement they were asked to do, which he said takes out parking and all of his trees. He and his partner suggest that this building be a "transitional zone." They will give as much space as possible in their easement to sidewalks. He went on to describe the building, saying they own two lots and have planned to add an additional building. They don't want to change a historically important structure, so they "don't want to put a facade in front of the most historically important part of it." They support the aspect of the plan that "gets done what needs to be done," i.e., drainage problems, fixing streets and sidewalks, etc. They want to work with the city and want it to look better, but he said they need better communication.

Councilman Sutton asked if the bay window Mr. Tedder had described was added to the building. Mr. Tedder said it was added in the 1960s. He went on to say that the parking lot is not a separate lot, and "there was nothing there before." Mayor Keyserling asked if there was *ever* anything there. Mr. Tedder said he didn't know of anything in his lifetime. Councilman Sutton said having a historic building that faces the bay does not make it waterfront property. Mr. Tedder said he'd asked Henry Chambers about the area and Mr. Chambers also doesn't remember anything being in that area. He said they're "not trying to be obstructionist; they have some constraints they are saddled with and will do the best they can with what they have." There being no further public comment, Mayor Keyserling closed this public hearing.

**PUBLIC HEARING: ORDINANCE REZONING 14 PARCELS OF PROPERTY IN THE BLADEN STREET AREA TO BLADEN STREET REDEVELOPMENT DISTRICT**

Mayor Keyserling opened this public hearing. Ms. Anderson showed an overhead of the parcels to be rezoned. Most, but not all, front Bladen Street. There are some “peripheral parcels” as well. They are a variety of zoning designations, but all are proposed to be rezoned to Bladen Street Redevelopment District. The Planning Commission recommended approval. There being no public comment, Mayor Keyserling closed this public hearing.

**MINUTES**

The minutes of the work session on November 16, 2010 were presented to council for review. On motion by Councilwoman Beer, second by Councilman Fordham, council voted unanimously to approve the minutes as written.

Mayor Keyserling noted that owing to technical difficulties, the November 9, 2010 minutes were not available for review at this time.

**ORDINANCE REZONING SEVEN PARCELS OF PROPERTY LOCATED AT 33 TEKOA LANE AND TO THE REAR OF 1220 RIBAUT ROAD, FROM GENERAL RESIDENTIAL DISTRICT TO GENERAL COMMERCIAL DISTRICT**

Councilwoman Beer, second by Councilman Fordham, made a motion to adopt the ordinance on second reading. In response to Councilman McFee’s question, Ms. Anderson said planning staff had received questions, not comments. The questions were resolved, Ms. Anderson said, and the callers did not want to go on record. The motion passed unanimously.

**ORDINANCE REZONING TWO PARCELS OF PROPERTY LOCATED IN THE BLADEN STREET AREA, FROM GENERAL COMMERCIAL DISTRICT TO NEIGHBORHOOD COMMERCIAL DISTRICT**

Councilwoman Beer, second by Councilman Fordham, made a motion to adopt the ordinance on second reading. Councilman Sutton said this is an important step in something that is long overdue. It’s the only parcel in the city that has no trees and has needed redevelopment for years, so this neighborhood plan that fits the overall scheme is a good move for the city. Councilman McFee agreed. Mayor Keyserling explained that this is truly block-by-block redevelopment and a good example of form-based code, which some have misunderstood or been concerned about. The motion passed unanimously.

**MOTION TO ALLOW THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH BEAUFORT COUNTY OPEN LAND TRUST REGARDING OPEN SPACE PARTNERSHIP**

Councilwoman Beer, second by Councilman Fordham, made a motion to allow the city manager to enter into the agreement. Mayor Keyserling said this is a no-pay contract that establishes an agreement with the Open Land Trust and the city to work together to consult about lands that the city could acquire or dispense with. Councilman McFee said this reiterates staff’s and council’s commitment to move forward on limited budgets. The motion passed unanimously.

**APPOINTMENTS TO BOARD AND COMMISSIONS**

Councilman Sutton, second by Councilwoman Beer, made a motion to nominate Charles Calvert to TMAC. The motion passed unanimously.

Councilwoman Beer, second by Councilman McFee, made a motion to nominate Margaret "Jerry" Stocks to TMAC. The motion passed unanimously.

Councilman McFee, second by Councilwoman Beer, made a motion to nominate Charlie Williams to TMAC. The motion passed unanimously.

Councilman McFee, second by Councilman Sutton, made a motion to nominate Christopher Hewitt to TMAC. The motion passed unanimously.

Councilman McFee, second by Councilman Sutton, made a motion to nominate Kevin Cuppia to TMAC. The motion passed unanimously.

Jeff Thomas and Mary Ann Norton will be interviewed at the work session for positions on the HDRB.

#### **REPORTS BY COUNCIL MEMBERS**

Councilman Sutton reported that Main Street Beaufort had held a merchants' meeting that day regarding parking in the downtown area. Surveys - given to Main Street Beaufort members and to non-members - are being collected. There will be a meeting to review those the following day, but decisions will not be made. They are going to look at the "voice of the merchants," then "take that data and take the next steps."

Councilman McFee said The Tricentennial Commission had a press conference with former Water Festival commodores who gave a sizeable check to the Beaufort 300 Fund.

Councilwoman Beer reminded those assembled that the grand opening / dedication of the City Hall will be December 1 at 4:00 pm.

#### **MAYORS REPORT**

Mayor Keyserling said there be a public hearing on short-term rentals November 30 at 5:30 pm. Neighborhood associations and residents are encouraged to attend and "give guidance."

#### **ADJOURNMENT**

There being no further business to come before City Council, Councilman Fordham made a motion to adjourn, seconded by Councilwoman Beer. The motion was approved unanimously, and the meeting was adjourned at 6:47 p.m.

ATTEST: \_\_\_\_\_  
IVETTE BURGESS, CITY CLERK