

CITY OF BEAUFORT - TOWN OF PORT ROYAL JOINT MUNICIPAL PLANNING COMMISSION

City of Beaufort Planning Department
Post Office Drawer 1167 ~ Beaufort, South Carolina 29902
Phone: 843-525-7011 ~ Fax 843-986-5606

MINUTES

JOINT MUNICIPAL PLANNING COMMISSION

May 10, 2010, 5:30 P.M.

Municipal Court Building – 1901 Boundary Street, Beaufort, South Carolina

Members Present: Harley Laing, Chairman, James Crower, Darryl Owens, and David Lott.

Members Absent: Joe DeVito, Vice-Chairman

Staff Present: Linda Bridges, Town of Port Royal Planning Administrator, and Julie Bachety, Recorder.

Staff Absent: Libby Anderson, City of Beaufort Planning Director.

I. Call to Order:

Mr. Laing called the meeting to order at 5:30 P.M. and led in the Pledge of Allegiance.

II. Review of Projects for the Town of Port Royal:

A. Town of Port Royal – Update on Council Actions.

Ms. Bridges reviewed the town's recent council actions.

III. Review of Projects for the City of Beaufort:

A. City of Beaufort – Rezoning. Rezoning a parcel of property located at 2410 Allison Road, identified as District 120, Tax Map 5, Parcel 268, from Medium Density Single-Family Residential District to Office Commercial District. Applicant: Ralph Moore. Libby Anderson, City Planning Director, presented her staff report. Ms. Anderson said letters were sent out to owners of all property within 400' of the property being rezoned on April 22. The property was posted on April 26. The public notice appeared in the April 26 edition of *The Beaufort Gazette*. To date, staff has received two public comments which have been sent to the board members and the applicant and will be attached the approved minutes.

Dr. Ralph Moore, the applicant, was present. Dr. Moore said his office currently is in the old Crutches & Suches which is in the medical district and soon after I moved in, the hospital brought it, so I have to now move. Dr. Moore said he

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personally spoke with the 2 adjacent property owners and he said the lot next to the pediatrician office is currently being used by a psychiatrist. He said these two owners are in favor of his rezoning request. He said most of his the people that come to his office come in and from Hobbs Lane so the traffic is not going to affect the traffic on Allison Road. He said his goal is to make the business look like a dwelling and adding some square footage (3,000 sq ft) and extend towards the road with the parking in the back with nice landscaping. He said the medical volume going through here now is about 50-60 cars the most in an 8 hour day. We are happy to put a sidewalk off the front but there are no sidewalks on either side.

Mr. Laing opened the floor for public comment.

David M. Jirousek who resides at 2417 Oak Haven Street said he is nearby resident of the subject property. He read his letter that he submitted early via e-mail. He said while the City and County are planting seeds for form-based development codes, “natural” breaks still remain appropriate between residential and non-residential uses in many cases. He referred to the 1/3 mile circles in the G-2 framework map. He referred to the Mossy Oaks area and said it is unnecessary to promote leap-frog zoning map amendments deeper into a predominantly single-family residential community. He said another issue to assess is that the City’s approval of this request could be subject to future spot zoning. He requested that this application is denied at this time but possibly reconsidered when the new code is implemented.

Mr. Crower asked Mr. Jirousek why he thinks the natural break should be where he suggested. Mr. Jirousek said he believes there is a breaking point of where residential ends and the encroachment into residential areas are.

Dr. Moore said part of the problem is that the available space for medical use is shrinking because the hospital owns everything. He said his intent is not to have a 24-hour clinic. He understands Mr. Jirousek's concern about the encroachment on the neighborhood.

Mr. Laing referred to Mr. Jirousek’s letter specifically the part that refers to the Mossy Oaks area. Mr. Laing feels this proposal will not affect the Mossy Oaks area. Mr. Jirousek said one issue is “what could happen next”.

Mr. Gerald Brown owns 2408 Allison Road. He said Dr. Moore spoke to his wife but not him. Mr. Brown said he believes shrubbery is better than a fence for a buffer. He is concerned about the parking especially with the psychiatrist’s

office; the blocking of the mail boxes on the north side of the street; signage; the crape myrtles that are becoming overgrown; and the drainage issues. Mr. Brown said as far as an office being there, he has no concerns, but has a little bit of a concern about the parking. He would also like to know what type of physician Dr. Moore is. Mr. Brown said he is not necessarily against the rezoning request.

Mr. Laing closed the public comment.

Motion: Mr. Lott made motion, seconded by Mr. Crower, to table the rezoning request until the next meeting with staff coming back with legal reaction, etc. The motion carried with a vote of four to zero.

Dr. Moore asked if there are any adverse affects on the residents such as their taxes increasing. Ms. Anderson said she has a question and answer sheet that she will provide to Dr. Moore. Mr. Jirousek said as a matter of policy this is the right thing to do.

B. City of Beaufort – Update on Council Actions.

Ms. Anderson reviewed the city's recent council actions.

IV. Discussion:

A. Pathways Connection presentation.

Mr. Laing said there will be no discussion since Mr. DeVito, Vice-Chairman, was not present.

B. Other Discussion Items:

Mr. Lott recommending the minutes be shorter and simply include the projects and the motion and vote of the Commission.

Mr. Lott also mentioned that the Commission's agenda are very hard to find on the City's website and he suggested having the commission's agendas posted on the main page of the City's website. He also felt the Gazette is not a reliable source any longer for advertising their meetings and that may be why there is not a lot of public participation. Ms. Anderson said she sends the Gazette the agenda and then the Gazette post in the paper. Ms. Anderson said she will take to the City Manager about having the agendas and other information relating to the Planning Commission posted on the main webpage.

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V. Review Commission Meeting Minutes:

A. Minutes of the April 12, 2010 Meeting.

Mr. Owens noted on Page 3, an “s” needs to be added to his name so it reads Mr. Owens.

Motion: Mr. Crower made a motion, seconded by Mr. Lott, to accept the minutes with the one minor change. The motion carried with a vote of four to zero.

VI. Adjournment

The Meeting adjourned at 6:52 P.M.

Submitted by Julie A. Bachety, Recorder