

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

City of Beaufort Planning Department
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MINUTES

JOINT MUNICIPAL PLANNING COMMISSION

July 12, 2010, 5:45 P.M.

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

Members Present: Joe DeVito, Vice-Chairman, James Crower, Alan Dechovitz, and new member, Greg Huddy.

Members Absent: Darryl Owens.

Staff Present: Libby Anderson, City of Beaufort Planning Director, Linda Bridges, Town of Port Royal Planning Administrator, and Julie Bachety, Recorder.

I. Call to Order:

Mr. DeVito, Vice-Chairman, called the meeting to order at 5:45 P.M. and led in the Pledge of Allegiance.

II. Election of Officers

Ms. Anderson informed the board members that the City Manager brought to her attention today that the Metropolitan Commission ordinances will be adopted in August, and as a result she recommended they wait until September to elect officers. Ms. Bridges said if there is an election of officers tonight, the Chairperson must be a person from the City of Beaufort. The board members agreed to leave the officers as they are now.

Motion: Mr. Crower made a motion, seconded by Mr. Dechovitz, to close the Election of Officers and leave it as it is now. The motion carried with a vote four to zero.

III. Review of Projects for the Town of Port Royal

Ms. Bridges said she does not have any projects.

IV. Review of Projects for the City of Beaufort:

- A. City of Beaufort – Rezoning.** Rezoning a parcel of property located at 2408 Allison Road, identified as District 120, Tax Map 5, Parcel 266. Rezoning a parcel of property located at 23 Myrtle Street, identified as District 120, Tax Map

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5, Parcel 265. The existing zoning of both parcels is “R-2 Medium Density Single-Family Residential District.” The proposed zoning of both parcels is “OC Office Commercial District.” Applicant: City of Beaufort.

Libby Anderson, City Planning Director, presented her staff report. Ms. Anderson went over the Site Location Map, Existing Zoning Map, Framework Map and the Existing Land Use Map. There are two lots involved in the rezoning and a single-family dwelling is located on each lot. The lot at 2410 Allison Road is currently in the process of being rezoned to Office Commercial District and the Planning Commission recommended that the subject lots be rezoned. The lots are sufficient size to accommodate small offices. If the properties were rezoned, a sidewalk would be required along the length of each property. Letters were sent out to owners of all property within 400’ of the lots being rezoned on June 25. The property was posted on June 28. The public hearing notice appeared in the June 28 edition of *The Beaufort Gazette*. To date, staff has received no public comments on the proposed rezoning. Staff supports the application and recommends approval.

Mr. DeVito opened the floor for public comment.

Gerald Brown said he is the owner of 2408 Allison Road. He said he also owns two other lots. Mr. Brown asked Ms. Anderson to point out where his three properties are located on the Existing Land Use Map. He said his properties are being shown incorrectly. He would like to see all of his properties rezoned. Mr. DeVito said if the parcels have different tax numbers, the Board cannot act on it right now. Mr. Brown said he receives gets 2 tax bills. The Board suggested tabling the rezoning until the next meeting giving staff time to resolves the ownership of the 3 parcels. Ms. Anderson said City Council will not have a first reading until August, so to table the rezoning today would not delay the process.

Mr. DeVito closed the public comment.

Motion: Mr. Crower made a motion, seconded by Mr. Dechovitz, to table the rezoning request until next month so the question of ownership is clarified. The motion carried with vote of four to zero.

Mr. Brown requested that council needs to look into the sidewalk situation on Allison Road. Ms. Anderson said the Design Review Board can waive the sidewalk requirement.

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Ms. Anderson said the City feels one of the areas the Form-Base Code will focus on is the hospital area. Ms. Anderson reminded the board members about the Redevelopment Commission Workshop this Thursday evening.

- B. City of Beaufort – UDO Amendment.** Revising Section 6.5.I.6 of the UDO, “Measurement and Exception; Yards; Features Allowed Within Setbacks,” to permit driveways to be located within the setback area on single-family and two-family residential lots.

Ms. Anderson said when the Unified Development Ordinance was adopted in 2003, the ordinance contained a new provision that driveways were not permitted in the side setback. She said since that time, this standard has not been applied on single-family lots. She said it has been a custom over the years to allow driveways in the setback area and since there have been no problems or complaints with this procedure, staff is proposing to revise the ordinance to be consistent with the accepted practice.

Mr. Crower asked for clarification on the wording. Ms. Anderson explained. The Board felt the wording could be better. Ms. Anderson agreed.

Motion: Mr. Dechovitz made a motion that the ordinance be modified as follows:

Paragraph C, driveways. On single and two-family lots, driveways may be located in any setback. On all other lots, driveways may be located in front and street side setbacks and in rear setbacks if an alley is provided

Mr. Crower seconded the motion. The motion carried with a vote of four to zero.

- C. City of Beaufort – Update on Council Actions.**

Ms. Anderson went over city’s recent council actions.

V. Discussion

VI. Review Commission Meeting Minutes:

- A. Minutes of the June 14, 2010 Meeting.**

Motion: Mr. Crower made a motion, seconded by Mr. Dechovitz, to accept the minutes as submitted. The motion carried with a vote four to one with Mr. Huddy being abstained since he was not present at the June 14, 2010 meeting.

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VII. Adjournment

Motion: Mr. Dechovitz made a motion to adjourn the meeting.

Meeting adjourned at 6:38 PM

Submitted by Julie A. Bachety, Recorder