

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

September 13, 2010, 5:30 P.M.

City Hall Council Chambers, 1911 Boundary Street, Beaufort, South Carolina

Members Present: Joe DeVito, Vice-Chairman, Alan Dechovitz, James Crower, and 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 5:30 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 went over her items.

III. Review of Projects for the City of Beaufort:

A. City of Beaufort – **Rezoning. Rezoning three parcels of property in the Allison Road area, from R-2 Medium Density Single-Family Residential District to Office Commercial District. The lots are identified as District 120, Map 5, Parcels 265, 266, and 278. Applicant: City of Beaufort**

Libby Anderson presented her staff report and Site Location Map. Ms. Anderson went over the existing uses and existing zoning. Ms. Anderson referred to the Framework Map in the Comprehensive Plan. She also referred to the Land Use Compatibility Map. Letters were sent out to owners of all property within 400' of the lots being rezoned on June 25 and July 23. Staff recommends approval.

Mr. DeVito opened the floor for public comment.

Diane Farley resides at 2415 Oak Haven Street. Ms. Farley said she just purchased her property and she was not notified of the prior rezoning because she did not own the property yet nor was she notified of this rezoning tonight. She is opposed to this rezoning. She referred to the Framework Map. She spoke about the high traffic count and feels office commercial will only increase the traffic. She also is concerned about the drainage issues. She said she spoke with Mayor Keyserling earlier today about spot zoning. She feels the single-family character will be diminished by this rezoning. She said she moved here from a new subdivision in Atlanta, Georgia and said she is very familiar with this type of rezoning. She said she chose this area because of the reputation of the long standards of the single family. She stated again that she is opposed to the rezoning.

Lorraine Hutto resides at 2413 Oak Haven Street. Ms. Hutto pointed out the area that was being rezoned directly behind her house on the Site Location Map. She is very concerned because when she bought her house, this was not the anticipation. She asked that the commission to take her comments into consideration and deny the rezoning request.

Mr. DeVito closed the public comment.

Ms. Anderson said she felt the medical zoning is more intense than the Office Commercial (OC) because of hospital facilities. Also, medical zoning does not allow new residential just the existing. She said OC is a more transitional zoning. Ms. Anderson said a comparison of both districts would be good but she cannot do that at this time, but she can look into it.

Mr. Dehovitz referred to the daycare center and asked if it was grandfathered and if it wasn't, what the zoning would be. Ms. Anderson said it's zoned R-2.

Mr. Crower asked when residential abuts against commercial, is a buffer required. Ms. Anderson said yes there is a requirement and we will work with the developer and the adjoining property to get the best result. Ms. Anderson said any non-residential use must go through the city's design review process. Mr. Crower asked about the rezoning that were already approved and the required buffers. Ms. Anderson said it is only required when an application for a change of use is submitted. Mr. Huddy asked Ms. Anderson what are the requirements for combing all the lots. Ms. Anderson said since there are single-family dwellings on the lots, they cannot be combined. Mr. Huddy asked about the land locked

parcel and how it is accessed. Ms. Anderson said right now it can only be accessed from 2408 Allison Road. Mr. DeVito asked if Libby has a survey. Ms. Anderson said no. Mr. Huddy said he is just concerned that the properties can be all combined and that a much larger structure can be built. Mr. Dechovitz asked if a large recombination would come before a city board. Ms. Anderson said no it would be a staff approval. Mr. Dechovitz said we need some recommendations at some point. Mr. Dechovitz also said we need some type of restrictions in our ordinance. He said since the area does have some commercial uses already, it's not an unreasonable request of the city to rezone these three parcels. Mr. Crower is concerned about where we draw the line.

Motion: Mr. DeVito made a motion to approve rezoning for 2402, 2408 and not recommend approval for parcel 278. The motion was seconded by Mr. Crower. The motion carried with a vote of four to zero.

- B. City of Beaufort – UDO Amendment.** Revising Section 7.5, “Off-Street Parking and Loading Standards,” to eliminate the parking requirement for certain Overnight Guest Accommodations in the Core Commercial District. Applicant: City of Beaufort

Libby Anderson gave a brief description of the proposed amendment. She said staff is proposing to revise this section of the ordinance to eliminate the on-site parking requirement for Short Term Rentals, B&Bs, and Inns.

Mr. Crower asked how many rooms the Beaufort Inn has. Ms. Anderson said she doesn't know at this time. Mr. Dechovitz noticed Russ Fielden in the audience and asked him. Mr. Fielden said 20-25 rooms.

Mr. DeVito opened the floor for public comment. There was no public comment. Mr. DeVito closed the public comment.

Motion: Mr. Dechovitz made a motion, seconded by Mr. Huddy, to accept the modifications as administrated by staff. The motion carried with a vote of four to zero.

- C. City of Beaufort – UDO Amendment.** Revising Article 6 to add a new Section 6.10 pertaining to the Bladen Street Redevelopment District. The proposed code has been prepared to supplement the Bladen Street Streetscape Phase II project.

Libby Anderson gave a brief description of the proposed amendment. Cooter Ramsey was present from Allison Ramsey Architects. Mr. Ramsey went over the

part he has in this proposal. He said he has had a few discussions with several property owners and they have gone very well. He also said there are still a few property owners that they need to meet with. Mr. Ramsey said this will help Bladen Street to start going in the right direction. He said this is just for phase 2. He went over his marked up copy of the regulated site plan that showed the New Construction Opportunities and the Redevelopment Opportunities.

Public Comment:

Reed Armstrong from South Carolina Coastal Conservation League is for the proposal. He urged the commission to approve the request.

David Tedder said he is one of the property owners who have not been able to meet with the group yet due to scheduling problems. He said he owns the property at 604 Bladen Street along with Steve Patterson. He said his building has the bay window on Bay Street and the rest of it faces King Street. If times get better, he and Mr. Patterson want to build a better approach on the property. He showed his hand drawn site plan. He referred to the Regulating Plan that was submitted by staff as it related to his property. Mr. Tedder said he does not want to see on-street parking from Duke Street down, but would rather see the view opened up more. He would like to see the Bladen Redevelopment money go toward fixing the drainage, putting lines underground, installing sidewalks, and landscaping. Mr. Tedder referred the Bladen Street District document regarding the building heights, the notes relating to the awnings because he has a corner lot and he also referred to the parking standards. He thinks the document is good but just needs some trimming. He asked the commission not to take any action tonight since he has not had a chance to meet with the Bladen Street group yet.

Steve Tully property owner of 608 and 702 Bladen Street. He said he likes the tone and where it's going, but does agree with Mr. Tedder's comments that it needs to be trimmed down. Mr. Tully said he spoke with Harold Boney who is also a property owner.

Scott Dadson, City Manager, was present. Mr. Dadson reminded the commission that this is a project of the Redevelopment Commission. He said the more appropriate thing to understand is that the City does not benefit at all from blank flat faces especially in the corridors. He also said Mr. Tedder brought up some very good points and agrees that there needs to be some details to be worked out. He said the city has also been working with the property owners, and the neighborhood associations. He said this is a plan that evolves over time and

does not have to be done tomorrow. Mr. Dadson referred to the Form-Based Code.

Mr. DeVito closed the public comment.

Mr. DeVito asked what his intentions are for the commission. Ms. Anderson said a workshop or a special meeting needs to take place. Mr. DeVito asked Mr. Ramsey to keep the commission informed. Mr. DeChovitz said he was in a previous workshop with Cooter and complimented him on his hard work.

D. City of Beaufort – Updated on Council Actions.

Ms. Anderson went over her items.

IV. Discussion:

The commission discussed the gas station issues. The commission went over their schedules to see when a workshop was feasible. Mr. DeVito recommended the members provide their calendars to Ms. Anderson.

Mr. DeVito asked for an update on the Metropolitan Planning Commission. Ms. Anderson said she assumed it was starting up in October. She said they are meeting with County Planning on Thursday and will know more then. Mr. DeVito said we don't know who our new members are yet. Ms. Bridges said that's correct.

Mr. DeVito gave an update regarding the transportation group. Mr. DeChovitz went over what the protocol is for spending money and then repaying it.

Mr. DeChovitz spoke about the rezoning request earlier and said he is concerned that we have created these "circles" in the Comprehensive Plan. He asked Ms. Bridges and Ms. Anderson what we can do within the code to insure that zoning changes are not made that extend too far from major thoroughfares. Mr. DeVito suggested getting the Metropolitan Planning Commission together first. Ms. Anderson said remember each application is based on its own merits.

Mr. DeChovitz said he's a little uncomfortable that the public hearing on the gas station amendment was held before the Planning Commission reviewed it. Ms. Anderson said it's because the Planning Commission didn't have a quorum.

The two property owners who spoke on the earlier rezoning request asked how they can be better notified in the future. Ms. Anderson said she will take their addresses.

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V. Minutes – 8/30/10 Special Meeting:

Mr. Dechovitz said on page 4 in the public comment made by John Trask, that it should be added that the property Mr. Trask owns is at Burton Hill Road and SC 170.

Mr. Crower also noted on page 1 & 2 under the Port Royal rezoning request that the discussion of the commission was not included in the minutes. Mr. Crower asked should the commission's discussion be included or is the official recorded tapes sufficient. Ms. Anderson said it's our policy to do summarized minutes and not go into too much detail. Ms. Bachety said her notes are more detailed. Mr. DeVito said this will be something we will have to discuss with the Metropolitan Planning Commission.

Mr. Crower referred to the motion at the bottom of page 5. He said when the gas pumps project was tabled for a workshop, we specified that Mr. Huddy serve as the Planning Commission representative and this was not included the motion.

Motion: Mr. Dechovitz made a motion, seconded by Mr. Crower, to approve the minutes with the two noted changes. The motion carried with a vote of four to zero.

VI. Adjournment

Meeting adjourned at 7:25 P.M.

Submitted by Julie A. Bachety