

**BEAUFORT–PORT ROYAL
METROPOLITAN PLANNING COMMISSION**

City of Beaufort Planning Department
1911 Boundary Street ~ Beaufort, South Carolina 29902
Phone: 843-525-7011 ~ Fax 843-986-5606

MINUTES

METROPOLITAN PLANNING COMMISSION

November 8, 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, Greg Huddy, new member from Beaufort County, Jim Hicks.

Members Absent: New member, Robert Semmler

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. Welcome New County Planning Commission Members:

Mr. DeVito welcomed the new County Board member, Jim Hicks to the meeting.

III. Election of Officers:

Mr. Crower nominated Mr. DeVito for Chairman. Mr. Dechovitz seconded the nomination. The nomination carried with a vote of five to zero.

Mr. Crower nominated Mr. Dechovitz for Vice-Chairman. Mr. Huddy seconded the nomination. The nomination carried with a vote of five to zero.

IV. Public Hearing:

A. City of Beaufort – Street Name. Changing the names of four streets in the Trimmer Townhouse subdivision. The existing street names are Beaufort Trail, Captain Smith Road, Bennie Green Trail, and James C. Adams Road. The new street names are River Rock Way, Rolling Waters Way, Sunfish Court, and

Dawson Landing Drive. The name of the development is proposed to be changed to Riverpointe at Live Oaks. The property is located off Salem Road. Applicant: Thomas & Hutton Engineering, Company.

Libby Anderson presented her staff report and Site Location Map. Ms. Anderson said the proposed names have been approved by the County E911 Office.

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

Motion: Mr. Dechovitz made a motion to accept the street names as presented. Mr. Crowder seconded the motion. The motion carried with a vote of five to zero.

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

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

Ms. Bridges went over the Town's actions.

VI. Review of Projects for the City of Beaufort:

A. City of Beaufort – UDO Amendment. Revising the Unified Development Ordinance (UDO) to add a new Section 4.6, "Mixed Use Districts," and adding a new Section 6.10, "Bladen Street Redevelopment District." Applicant: City of Beaufort.

Libby Anderson presented her staff report. Cooter Ramsey from Allison Ramsey Architects presented a Power Point presentation.

Mr. Hicks asked about the process and what happens when a project is denied by the city architect and the Historic Review Board (HRB) Board. Ms. Anderson said the project will then go before the court. Mr. Hicks feels the court is not the right place to make this type of decision.

Mr. Dechovitz referred to the Unified Development Ordinance (UDO) and the Northwest Quadrant Guidelines. Mr. Dechovitz referred to page 3, paragraph 5, and said it should say, the Historic Review Board (HRB) only refers to the Form Based Code on an appeal and no other document. Ms. Anderson agreed it was appropriate to clarify this issue. Mike Sutton, City Council, was present and first congratulated everyone and then said

the piece missing is not in the discussion of the Certificate of Appropriateness. He is hoping the Commission will bring valid reasons to council. Mr. Ramsey went over two scenarios and said he would like an architecturally trained entity like the HRB Board. Mr. Dechovitz feels the developer will not be comfortable with the HRB Board but maybe an architect would. Mr. Huddy said it's appropriate for the HRB Board to be that "checking" process. Mr. Huddy said we need to keep in mind that this area is the Historic District and the preservation district and we can't separate the two completely. Mr. Dechovitz said this is a conservation district not a preservation district. Mr. Dechovitz referred to the UDO Section regarding the NWQ Design Principles. Ms. Anderson said this is a separate standard.

Mr. DeVito opened the floor for public comment.

Reed Armstrong read his written comments. He said he is in favor of the Bladen Street Redevelopment Ordinance. He referred to the definition section and said it refers to the Redevelopment District and this should be corrected. He also referred to the requirements for the stormwater management.

Mr. DeVito closed the public comment.

Mr. Crower asked about the status of the meetings with the property owners. Mr. Ramsey said there are two more owners that we need meet with. He said some of the owners that he did meet with have been encouraging and some have not.

Mr. Crower referred to page 8 and asked why the streets were in this order. Mr. Ramsey said they are set up in order of importance.

Motion: Mr. Dechovitz made a motion to accept the form based code for Bladen Street Code with the following:

- Page 3 under the list of how the code should be used, add the sentence about the appeal and how the Form Based Code will be used and that the Northwest Quadrant guidelines will be the secondary review;
- Under procedure #5, state that the Historic Review Board (HRB) shall approve or deny based on Bladen Street Form Based Code unless design is not addressed; and
- Page 12, Section 10, add stormwater management.

The motion was seconded by Mr. Crower. The motion carried with a vote of five to zero.

- B. City of Beaufort – Rezoning.** Rezoning thirteen parcels of property located in the Bladen Street area. Existing zoning: General Commercial, Office Commercial, and Neighborhood Commercial Districts. Proposed zoning: Bladen Street Redevelopment District. Applicant: City of Beaufort.

Libby Anderson presented her staff report. Ms. Anderson said she would like to add another parcel, so now there are fourteen. Ms. Anderson referred to the Site Location Map and the list of the properties to be rezoned and their current zoning designation. She said the ordinance permits a wide variety of uses, but certain high impact activities are prohibited. Letters were sent out to owners of properties being rezoned on October 18. Letters were also sent out to owners of all property within 400' of the property being rezoned on October 25. To date, staff has received no public comments on the proposed rezoning.

Mr. Huddy asked how the process will be handled to make it easier and how far back from Bladen Street is appropriate. Ms. Anderson said yes parcels can be added and it will be evaluated on a case by case basis and maybe a City-Wide Form Based Code will be done eventually. Mr. Dechovitz asked if there is a specific reason why Mr. Tedder withdrew from the process. Mr. Ramsey said there was a lot of concern with on-street parking. Mr. DeVito said the Regulating Plan shows these parcels are redevelopment opportunities. Mr. DeVito said he is struggling with the last block. He said there are some financial impacts.

Mr. DeVito opened the floor for public comment. No public comment. Mr. DeVito closed the public comment.

Motion: Mr. Crower made a motion, seconded by Mr. Dechovitz, to approve the rezoning request including the added lot.

Further Discussion:

Mr. Huddy asked what would the demolition process be. Mr. Ramsey said there would just be a permit. Ms. Anderson said the two Elton Lane properties were added because there will most likely be no changes to these buildings, but the Bladen Code would offer more flexibility with uses.

The motion carried with a vote of five to zero.

- C. **City of Beaufort – Rezoning.** Rezoning a parcel of property located at the southwest corner of Bladen and Prince Streets. The lot is identified as District 120, Tax Map 3, Parcel 830. Existing zoning: General Commercial District. Proposed zoning: Neighborhood Commercial District. Applicant: Community Development Corporation.

Libby Anderson informed the Board that the applicant is unable to attend but did send an e-mail note stating he is in favor of agenda items (C), (B), and (D). Ms. Anderson presented her staff report and Site Location Map. Letters were also sent out to owners of all property within 400' of the property being rezoned on October 25. To date, staff has received no public comments on the proposed rezoning. Ms. Anderson said the Comprehensive Plan supports a Neighborhood Commercial (NC) designation and the NC zoning would be consistent with the proposed Bladen Street Redevelopment District. Staff recommends approval on the assumption that the NC rezoning will not slow down the Bladen Street approval process.

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

Motion: Mr. Huddy made a motion to approve the rezoning request. Mr. Dechovitz said he was confused. The motion failed for a lack of a second.

Motion: Mr. Huddy made a motion to approve the rezoning with the stipulation that the Bladen Street Redevelopment Ordinance moves forward and the Bladen Street Redevelopment District will supersede the Neighborhood Commercial zoning. Mr. Dechovitz seconded the motion. The motion carried with a vote of five to zero.

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

Ms. Anderson went over her items.

VII. Redevelopment Projects for Beaufort County:

None.

VIII. Discussion:

Mr. DeVito reminded the Board about the Audio Conference next week at the Town of Port Royal at 4:00 PM.

Metropolitan Planning Commission
November 8, 2010
Page 6

Mr. Crower asked if any procedures and meeting times should be changed now that we are the Metropolitan Planning Commission. Ms. Anderson said we need to look over the meeting schedule because the County Director has his council meetings on the 2nd Monday. Ms. Anderson passed out a list of the other Board meetings.

Motion: Mr. Crower motioned to change the meetings to the 3rd Monday of the month beginning in January 2011. Mr. Huddy seconded the motion. The motion carried with a vote of five to zero.

Ms. Anderson said the Rules & Procedures will be looked at on a staff level and then brought to the Commission.

All agreed that rotating the administrative assistance will still rotate every two years including the County now.

IX. Review Commission Meeting Minutes:

A. Minutes of the October 11, 2010 Meeting.

Mr. Dechovitz note on Page 6, the word *analysis* was spelled incorrectly.

Mr. Crower noted on Page 4, *the person who second was repeated* and one needs to be deleted.

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

X. Adjournment

Motion: Mr. DeVito made a motion, seconded by Mr. Dechovitz, to adjourn the meeting. The motion carried with a vote of five to zero.

Meeting adjourned at 7:05 P.M.

Submitted by Julie A. Bachety