

A meeting of the **Beaufort-Port Royal Metropolitan Planning Commission** was held on **January 14, 2013 at 5:30 p.m.** in council chambers of the Beaufort Municipal Complex, 1911 Boundary Street. In attendance were and Commissioners Alice Howard, Robert Semmler, Bill Harris, and James Crower, and Town of Port Royal Planning Director Linda Bridges.

Chairman Joe DeVito and Commissioner Jim Hicks were absent.

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**

Vice-Chairman Crower called the meeting to order at 5:30 p.m. and led the Pledge of Allegiance.

### **MINUTES**

Commissioner Crower said that on page 1 of the minutes, he would like a note clarifying the fact that there was an error “involving the area of the property.” **Commissioner Harris made a motion, second by Commissioner Howard, to accept the minutes of December 17, 2012 as amended. The motion passed 3-0.** Commissioner Semmler abstained from voting because he was not present at the meeting.

### **REVIEW OF PROJECTS FOR THE TOWN OF PORT ROYAL**

#### **Town of Port Royal – Amend Comprehensive Plan’s Future Land Use Map**

*Amend the Future Land Use Map in the Land Use Element to adjust the Town / City growth boundary*

Ms. Bridges said that in the late 1990s, the municipal councils established a map drawing a line through Burton to delineate which parcels would be served by each of the two municipalities. The line was adopted by the Town of Port Royal into its comprehensive plan as its growth boundary as well as being a service boundary. The line was adjusted once in the early 2000s, which Ms. Bridges showed the commissioners on a map. The adjustment was in the Town of Port Royal’s favor, adding 10 acres to its overall future growth area.

The Town of Port Royal has been approached by property owners on Robert Smalls Parkway to annex into a municipality. They are not on the town’s side of the red line, and they are not contiguous to the town. They want municipal services, but are also six parcels away from the city. The City of Beaufort council had a work session discussion about it, and then the city manager and town manager got together and wondered if there wasn’t a better, “more sensible” line to be drawn. While looking at the adjustment on Robert Smalls Parkway, they decided it might be a good time to redraw the line entirely. It was agreed to bring the matter to the Metro Planning Commission for a recommendation on drawing the line.

Ms. Bridges said that since the initial conversations, another property owner has contacted her and said they would be very interested in coming into a municipality “sooner rather than later.” Ms. Bridges read a statement from the managers as to what they were looking for: “an equitable, simpler, straightforward line.”

Commissioner Crower asked if they had a proposal. Ms. Bridges said only that “the Town of Port Royal is interested in reaching out to this opportunity.” These are distressed properties and could use municipal, urban zoning designations. Commissioner Howard suggested a road which would create a natural line up to Robert Smalls Parkway instead of the zigzagged line. That does split a parcel, though, she said.

Ms. Bridges said in 1999, there were competing annexation petitions on Lady’s Island, and one was presented to the Town of Port Royal and one to the City of Beaufort. They decided that it was no good for the two municipalities to be competing for growth area, so Lady’s Island went to the City of Beaufort and Shell Point to the Town of Port Royal.

Commissioner Harris asked what they were talking about when they talked about “equity,” i.e., property size, value, etc., and Ms. Bridges said “all of the above.” Commissioner Harris said the more things that are equitable, the better.

Commissioner Semmler asked if Ms. Bridges wanted them to vote on annexing this property into Port Royal. Ms. Bridges said no, they are just interested in making a sensible adjustment to the red line, if any, between Parris Island Gateway and Robert Smalls Parkway. Commissioner Semmler said “that’s asking too much tonight” and not what he feels the Metro Planning Commission is charged to do.

Ms. Bridges said the ordinance that is written will be an amendment to the Town of Port Royal’s comprehensive plan. A small adjustment or changing the whole line will be an amendment to the comprehensive plan because that’s where the line is and it’s codified.

Commissioner Howard said that things have changed, and the town manager and city manager need recommendations for logical changes, not for the commission to make a decision tonight. **Commissioner Howard made a motion that this matter be taken under consideration and tabled until the full group is present and they have had time to study it.** She feels all the commission needs to look at it.

Commissioner Semmler said he doesn’t have access to information such as property values and other things he would consider to be necessary to determine what is “equitable.” Commissioner Harris said he believes Commissioner Hicks would say that it could be expected that the City of Beaufort and the Town of Port Royal would get together and share their

proposal. Commissioner Howard said the Metro Planning Commission can offer Plans A, B, and C for them. Commissioner Crower said they could make a suggestion at least.

Commissioner Semmler said the Planning departments of the Town of Port Royal and the City of Beaufort need to sit down and determine what's equitable. Commissioner Howard said that's what she means about having several options that are equitable. Commissioner Harris said having a proposal come to them would help immensely. Commissioner Howard said she'd like to see more than one proposal. Commissioner Crower said he doesn't feel the Metro Planning Commission has the resources to say what's equitable, i.e., if it is developed or undeveloped, street frontage, property value, etc. They would need all that information before trying to draw a line.

Commissioner Semmler said they are only looking at a little section of the future growth boundary and will set precedent for what's equitable; what is determined will be inferred for future changes, so they have to be careful. Commissioner Semmler likes the idea of everyone sitting down and talking about it with the planners, but he feels they need more information. Commissioner Crower said they could set up a workshop instead of tabling with the matter.

**Commissioner Howard amended her motion to request a workshop to look at the growth boundaries in this instance as well as the big picture, with the planners organizing the workshop and providing all available and appropriate data on the properties, other information, and history. The workshop's goal would be to come up with at least one proposal of a modified line. Commissioner Harris seconded the motion.**

Commissioner Semmler said he wants to ensure that the Metro Planning Commission stays within the bounds of what it is supposed to do, and he feels the planning departments should come up with the proposals, not have the Metro Planning Commission tell them what to do. He would like the commissioners to participate in the workshop for their edification, but the Planning departments should tell the Metro Planning Commission what they propose. The two Planning departments will be in charge of planning the work session and have the data available, etc., Commissioner Crower said. Ms. Bridges asked if they were expecting this to be at a special meeting. There was general assent to that idea.

Commissioner Semmler asked if the property owners in the affected area should be notified that this process is happening. Commissioner Harris said they are not proposing annexation, etc. Commissioner Howard said there will be public notice given even if it's a workshop. Ms. Bridges said that's right and they would publish an agenda, and if there are any changes made, the councils would have to have a public hearing and two readings. Commissioner Crower said the City of Beaufort would have to amend its comprehensive plan because this also affects its growth boundary.

**Reed Armstrong** suggested that they look at zoning throughout the area as well

Commissioner Crower called the question. **The motion passed unanimously.**

Commissioner Harris said Ms. Bridges and **Libby Anderson** will organize the workshop. Ms. Bridges said they can organize this fairly quickly – before the end of the month – and get the zoning maps together and layered, property data in regard to developed and undeveloped, property ownership data, and at least one proposed line for the workshop, per Commissioner Semmler’s request. Commissioner Crower said “that would help for a place to start.”

#### **TOWN OF PORT ROYAL – UPDATE ON COUNCIL ACTIONS**

Ms. Bridges said council had had first reading on the property on Johnny Morrall Circle with a positive rezoning recommendation from the commission from General Residential to Mixed Use-2. They will still have a public hearing and a second reading on that.

#### **UPDATE ON THE FORM-BASED CODE PROCESS**

Commissioner Crower said the Town of Port Royal group would have a meeting the following evening on the form-based code.

**There being no further business to come before the commission, the** meeting was adjourned at 6:18 p.m.