

**BEAUFORT–PORT ROYAL
METROPOLITAN PLANNING COMMISSION**

AGENDA

1911 Boundary Street, Beaufort, SC 29902
Phone: 843-525-7011 ~ Fax: 843-986-5606

Monday, July 16, 2012 5:30 P.M.

City Hall Council Chambers, 1911 Boundary Street, Beaufort, SC

STATEMENT OF MEDIA NOTIFICATION: "In accordance with 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."

The commission may alter the order of items on the agenda to address those of most interest to the public in attendance first. Also, in an effort to ensure that all interested persons are given the opportunity to speak on every case, a two (2) minute time limit on public comment will be in effect. Individuals wishing to speak during the hearing will be asked to sign up in advance, and will be recognized by the Chairman during the public comment section of the hearing.

I. Call to Order:

II. Pledge of Allegiance:

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

No projects.

IV. Review of Projects for the City of Beaufort:

A. City of Beaufort – UDO Amendment. Revising Section 5.4.G, "Setback and Other Yard Requirements for Accessory Uses," to establish a minimum street setback for garages.

B. City of Beaufort – UDO Amendment. Adding a new Section 7.7, "Stormwater."

C. City of Beaufort – Update on Council Actions.

V. Review of Projects for the County of Beaufort:

No projects.

VI. Discussion:

VII. Review Commission Meeting Minutes:

A. Minutes of the June 18, 2011 Meeting.

VIII. Adjournment

Note: If you have special needs due to a physical challenge, please call Julie Bachety at (843) 525-7011 for additional information.

City of Beaufort Department of Planning and Development Services

M E M O R A N D U M

TO: Beaufort--Port Royal Metropolitan Planning Commission

FROM: Libby Anderson, Planning Director

DATE: July 9, 2012

SUBJECT: UDO Amendment Establishing Street Side Setback for Garages

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Currently, there is no specific street setback requirement for garages aside from the front building setback. In the General Residential District and the R-4 District, the building setback is 12'. On corner lots, on the street of secondary importance, building setback can be reduced to 6'. In the R-3 District, the standard front setback is 15' and on corner lots, can be reduced to 7.5' on the side street. This setback, when applied to garages, is not adequate to permit a vehicle to be parked in front of the garage without encroaching into the street right-of-way. Photos are attached showing a car parked in front of a garage overhanging the sidewalk on Charles Street. Also attached are photos of a garage under construction at 409 Harrington Street. A large truck could not be parked in front of this garage without encroaching into the travel lane.

During site plan reviews, staff "recommends" that garages be moved back from the street, but this recommendation should be added as a development standard in the Unified Development Ordinance (UDO).

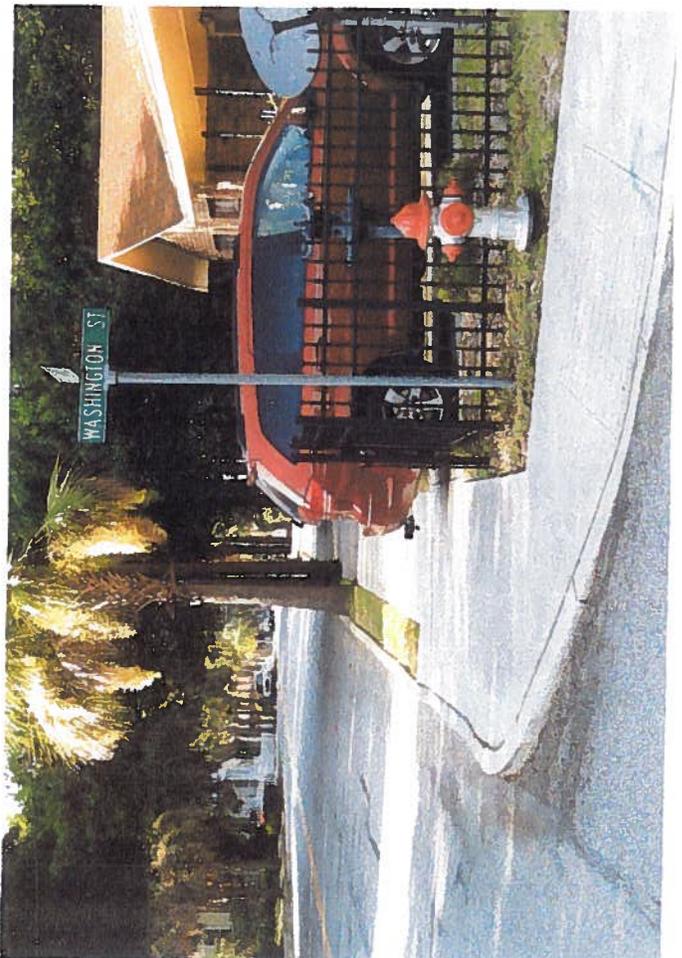
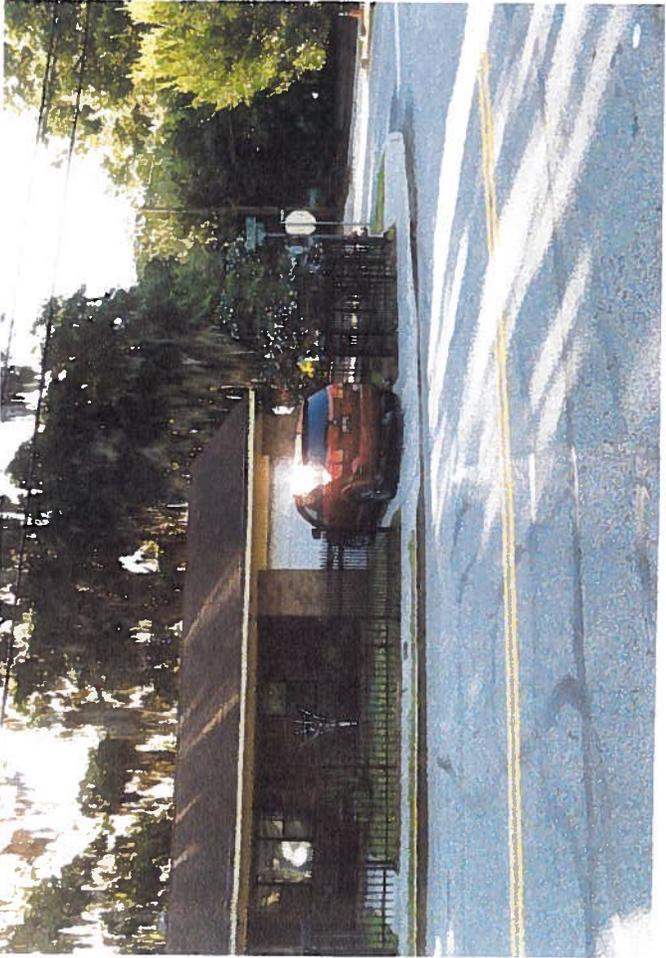
Staff is recommending that Section 5.4.G of the UDO, "Setback and Other Yard Requirements," (attached) be revised by adding a new paragraph 4 to read as follows:

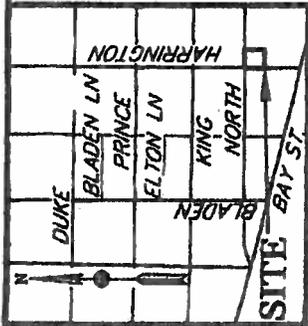
4. Garages, where garage doors face the street, shall be set back from any street side property line a minimum of 20'.

Staff has conferred with Office of Civic Investment (OCI) staff on this issue. OCI staff supports this change.

attachment

Chart 6 9/20/45





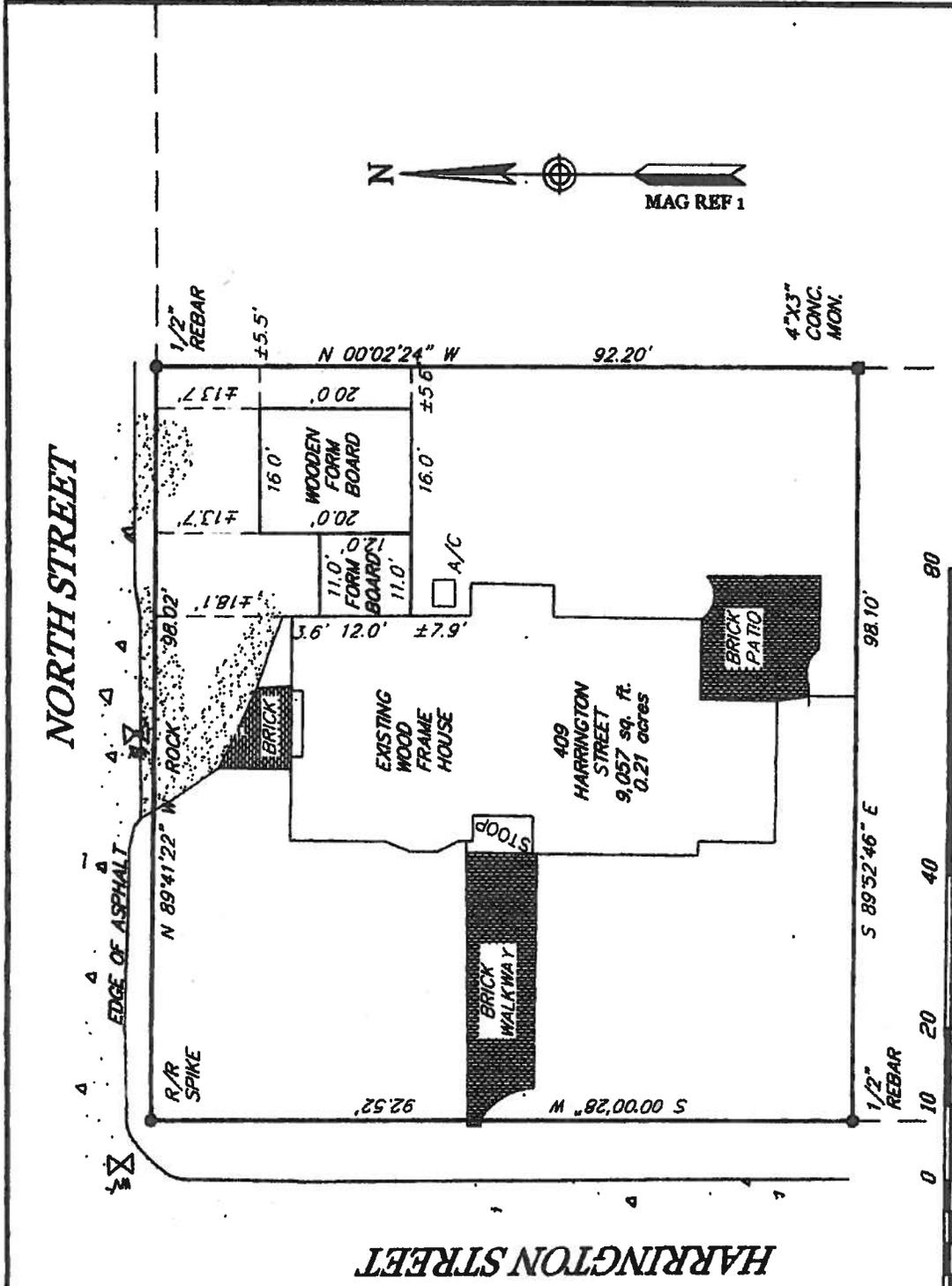
REFERENCES:

1. ASBUILT SURVEY PREPARED FOR MICHAEL WHITEHEAD, BEING A PORTION OF BLOCK 99, CITY OF BEAUFORT. PREPARED BY DAVID E. GASQUE S.C.P.L.S 10506, PLAT RECORDED IN DEED BOOK 2395, PAGE 1452.
2. PLAT BOOK 41, PAGE 88.
3. BEAUFORT COUNTY TAX MAP R120 004 000 770A 0000.

NOTES:

1. BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD ZONE "C" AS PER F.E.M.A. MAP COMMUNITY PANEL NUMBERS 450026 0005 D, REVISED NOV 4, 1992
2. AREA WAS DETERMINED BY COORDINATE METHOD. 20
3. NO CORNERS SET

G.W.BECKER, P.L.S., LLC
LAND SURVEYING
 1215 Paris Ave.
 Port Royal, SC. 29935
 Phone: (843)-524-5263
 info@gwbeckerpls.com



FOUNDATION SURVEY
 PREPARED FOR ALLEN PATTERSON
 RESIDENTIAL, LLC

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS SURVEY HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

GEORGE WILLIAM BECKER
 SOUTH CAROLINA
 LICENSE NO. 33198

DATE: JUNE 8, 2012 SCALE: 1" = 20'

409 Harrington Street



City of Beaufort Department of Planning and Development Services

M E M O R A N D U M

TO: Beaufort--Port Royal Metropolitan Planning Commission

FROM: Libby Anderson, Planning Director

DATE: July 9, 2012

SUBJECT: UDO Amendment Establishing New Stormwater Standards

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The City's standards for stormwater controls are set out in Part 5, Chapter 5 of the City Code. These standards were adopted in 1985. Stormwater management philosophies and technologies have changed dramatically since then, so an update of the City's stormwater standards is long overdue.

The Office of Civic Investment has drafted new stormwater standards that are to replace the City's current standards. These standards (attached) are to be included in the Unified Development Ordinance as a new Section 7.7.

attachment

**PROPOSED AMENDMENT TO ARTICLE 7 OF THE UNIFIED DEVELOPMENT
ORDINANCE, “GENERAL DEVELOPMENT STANDARDS”**

7.7 Stormwater

A. Purpose

The purpose of these standards is to control the adverse effects of post development stormwater runoff and nonpoint and point source pollution associated with new development and redevelopment. This division seeks to meet this purpose by fulfilling the following objectives:

- Calibrate these controls based on the context of the site to ensure that walkable, urban patterns of development are favored as the primary Best Management Practices (BMPs); and
- Minimize increases in stormwater runoff from new development or redevelopment to the maximum extent practical for the applicable design storm in order to reduce flooding, siltation, erosion, increases in temperature, and to maintain the integrity of stream channels, marshes and aquatic habitats; and
- Minimize increases in non-point and point source pollution caused by stormwater runoff from development that would otherwise degrade local water quality; and
- Minimize the total volume of surface water runoff that flows from any specific site during and following development in order to replicate pre development hydrology to the maximum extent practicable through the use of structural and nonstructural stormwater management Best Management Practices (BMPs); and
- Establish minimum post development stormwater management standards and design criteria for the regulation and control of stormwater runoff quantity and quality so as to meet state and federal water quality standards in affected watershed areas.

B. Applicability

1. Exemptions

The standards established in this Section shall apply to all proposed development within the City, except for the following exemptions:

- a. Any maintenance, alteration, renewal use or improvement to an existing drainage structure as approved by the Administrator which does not create adverse environmental or water quality impacts and does not increase the temperature, rate, quality, or volume or location of stormwater runoff discharge;
- b. Development where adequate drainage exists of fewer than four residential dwelling units that are not part of a phase of a larger development, not involving a main drainage canal;
- c. Site work on existing one-acre sites or less where impervious area is increased by less than two percent;
- d. Site work on existing one-acre sites or less where impervious area is increased by less than two percent, and any earthwork that does not increase runoff and/or eliminate detention/retention facilities and/or stormwater storage or alter stormwater flow rates or discharge location(s);
- e. Agricultural activity not involving relocation of drainage canals; or

- f. Work by agencies or property owners required to mitigate emergency flooding conditions. If possible, emergency work should be approved by the duly appointed officials in charge of emergency preparedness or emergency relief. Property owners performing emergency work will be responsible for any damage or injury to persons or property caused by their un-authorized actions. Property owners will restore the site of the emergency work to its approximate pre-emergency condition within a period of 60 days following the end of the emergency period.

2. Golf courses

Golf courses are required to comply with the latest version of Beaufort County's Manual for Stormwater BMPs and all site runoff volume and water quality control and drainage planning and design requirements. However, both golf courses and private lagoons shall be exempt from the flood control requirements of BMP manual Control Design, subject to clear demonstration by the design engineer that no damaging flooding will occur during the 100 year/24-hour storm and that all other safety concerns are addressed.

3. Private Drainage Systems Not City Responsibility

Where private drainage systems and easements have been previously approved as private facilities, prior to ____ [insert effective date of current code], as well as all new development and redevelopment, and have not been accepted by the City, such facilities shall not become City responsibility, and are to be so noted on any subdivision plat or land development plan, as well as in the respective covenants and agreements which control or follow the property.

4. Table of Applicability

Zoning District or Context	Exempt	Runoff Volume Control	Phosphorus & Nitrogen Loads	Bacteria
CP (e.g., Southside Park, National Cemetery)	X			
MED (e.g., Beaufort Memorial Hospital)		■	■	■
NC, OC, GC, HC (e.g., Burton)		■	■	■
R1, R2, R3, R4 (e.g., Pigeon Point, NWQ, Mossy Oaks)		■		
GR (e.g., TCL, NWQ, Pigeon Point, Southside)		■	□	□
Urban Infill/Redevelopment Districts & Historic Districts – Bladen & Boundary FBC Area, LI, CC, TBR, and Historic District Boundary (e.g., Downtown, Boundary Street-West, Boundary Street-East)		□		

Redevelopment-All Districts (No increase in impervious coverage)	X			
Redevelopment-All Districts (With up to 10% increase in impervious coverage)		■ Compliance for New Impervious Area Only		
Redevelopment (Greater than 10% but less than 20% increase in impervious coverage)		■ Compliance for New Impervious Area Only	■ Compliance for New Impervious Area Only	□ Compliance for New Impervious Area Only
Redevelopment (With greater than 20% increase in impervious coverage)		■ Full Site Compliance	■ Full Site Compliance	■ Full Site Compliance

■ Required Compliance

□ Compliance to the extent practical determined by the Administrator

Redevelopment Site: an area over 2 acres that is currently developed or has over 10% impervious coverage.

Greenfield: A parcel over 1 acre that has no current development or less than 5% impervious coverage.

C. Standards

1. Beaufort County BMP Manual

Where required, all development and redevelopment shall provide adequate drainage, peak rate, volume and stormwater pollution control in accordance with Section 3 of the Beaufort County Manual for Stormwater Best Management and Design Practices (BMP), which is incorporated herein by reference.

2. Effective Impervious Area

All development shall be required to provide stormwater runoff volume control, runoff pollution load control and peak runoff rate controls as applicable. Standards for volume and runoff pollution load control are based on anti-degradation goals tied to "effective impervious area" values as noted in the table below:

Loads	Effective Impervious Area
Runoff Volume Control	10%
Phosphorus and Nitrogen Levels	10%
Bacteria	5%

3. Peak Runoff Rate

The peak post-development flow for the 25 year storm shall be less than or equal to the peak pre-development flow as applicable.

4. Appropriate Stormwater BMPs

All development and redevelopment shall utilize and integrate Stormwater BMPs which are appropriate to their location and environment, and contribute to the overall character of a proposal. BMPs implemented at the development scale shall be integrated into civic and open space networks to the maximum extent possible.

- a. Stormwater BMPs shall be selected in keeping with the applicable District.
- b. Stormwater BMPs shall be selected to respond to soil infiltration rate on site. Soil types C, D, A/D, B/D, and C/D have low permeability and a subsequent low infiltration rate; soil types A and B have high permeability and a high infiltration rate.

D. BMP Planning and Selection

1. Planning for Stormwater Should Commence at Project Inception

Planning for stormwater should commence at project inception. As the requirements set forth above and elsewhere in BMP manual will require stormwater management to become a vital aspect of all development and redevelopment projects within the City, planning for stormwater management, in accordance with this section shall commence at the time of initial project inception and presentation to the TRC. Review of stormwater management for development and redevelopment will be undertaken during all phases of the development review process.

2. Stormwater BMPs Appropriate to District

Stormwater BMPs shall be selected in keeping with the applicable District as indicated in the tables below. Additionally stormwater BMPs shall be selected to respond to the site's location within a volume sensitive watershed, according to the worksheets provided in Beaufort County BMP Manual.

BMP Tool by District *As listed in the Beaufort County BMP Manual	CP	MED	NC, OC, GC, HC	R1, R2, R3, R4	GIR, LI	District/ Boundary	CC, TBR
Wet Detention Basin	X	X	X	X			
Extended Dry Detention Basin	X	X	X	X			
Modified Extended Dry Detention Basin	X	X	X	X	X		
Infiltration Trench					X	X	
Dry Well						X	X
Grass Swale with Check Dams	X	X	X	X			
Biofiltration Swale	X	X	X	X	X	X	
Bioretention		X	X	X	X	X	X
Innovative Technology		X	X	X	X	X	X
Other BMPs subject to discretion of the [Administrator]		X	X	X	X	X	X

City of Beaufort Department of Planning and Development Services

M E M O R A N D U M

TO: Beaufort--Port Royal Metropolitan Planning Commission

FROM: Libby Anderson, City of Beaufort Planning Director

DATE: July 9, 2012

SUBJECT: Status Report on City Council Actions

Revision of Battery Point Planned Unit Development Ordinance. An ordinance revising the Battery Point Planned Unit Development Ordinance as it pertains to the buffer requirement for freshwater wetlands was given second reading at the June 26 City Council meeting.

Please contact me with any questions.

Thank you.

A meeting of the **Beaufort-Port Royal Metropolitan Planning Commission** was held on **June 18, 2012 at 5:30 p.m.** in council chambers of the Beaufort Municipal Complex, 1911 Boundary Street. In attendance were Chairman Joe DeVito and Commissioners Alice Howard, James Crower, Bill Harris, Jim Hicks, and Robert Semmler, and City of Beaufort Planning Director Libby Anderson and Town of Port Royal Planning Director Linda Bridges.

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

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

REVIEW OF PROJECTS FOR THE TOWN OF PORT ROYAL

Town of Port Royal – Annex and Rezone 100, 102 and 104 Savannah Highway and 7036 L.H. Nelson Dr. District 100, Map 31B, Parcels 327 and 340, approximately 2.0 acres. The proposed zoning is General Residential with the Shell Point Neighborhood Overlay District.

Ms. Bridges described the location of the parcels. 327 faces Savannah Highway and has a church on site and 340 has a single-family dwelling. They are Shell Point Neighborhood Overlay District – Community Preservation. In regard to annexation, the comprehensive plan's Future Land Use map indicates that the parcels are within the future growth boundary in the town. They're in a restricted growth sector. She shared what this sector includes. Shell Point has more potential for commercial and mixed-use development. The goals are to promote village commercial, more pedestrian activity, and a strong neighborhood residential feel.

In regard to public service issues, Ms. Bridges said the area is served by BJWSA, though sanitary sewer isn't in the immediate vicinity. The Burton Fire Department delivers services, and Port Royal Fire Department is the back-up. The Port Royal Police Department has adequate staff to deliver services to this property. Ms. Bridges said Exhibit B, an excerpt from the zoning map, indicates if parcels are in the Town of Port Royal. The town picks up garbage and recycling for residences and some commercial on Savannah Highway.

In regard to zoning, Ms. Bridges said the request is for General Residential. It is going to be included in the Shell Point Neighborhood Overlay District. She explained the intent of General Residential zoning. It discourages unwarranted commercial, industrial, etc. Ms. Bridges said General Residential is a residential zoning designation. It allows all types of residences: single family dwellings, town houses, multi-family, etc. The zoning district also allows manufactured housing. There is an allowance in all residential districts for some conditional uses, i.e., churches and day care centers. In General Residential, churches are allowed as long as they are housed in a permanent structure, and no structure is closer than 20' to a property line. If the

property is zoned General Residential, what's existing there is grandfathered until changes reach 60%.

Shell Point Neighborhood Overlay District will add design standards, Ms. Bridges said. They were adopted in 2003. Because the town was coming into this area, they needed to develop design standards for those in the county and those coming into the Town of Port Royal. She pointed out that this zoning designation is not consistent with what's currently on Savannah Highway. There is Mixed Use-2 across the street from these properties. She asked the Planning Commission to consider if General Residential is appropriate away from Savannah Highway.

There are no environmental issues to consider, Ms. Bridges said; the applicant has not said they plan to redevelop to property or use the unencumbered acres. Letters were sent to owners within 400' of the property.

The applicant, **Bob Sandler**, representing First Christian Church, said they were requesting annexation because they "may in the future do something." The Town of Port Royal is easier to accomplish things with than the county is, he said.

Chairman DeVito asked Ms. Bridges about the permanent structure and the "stressful uses." They cannot move in mobile homes and use them as part of the church. Commissioner Semmler said in General Residential, annexation will make it a lot easier. With General Residential, Mr. Sandler can do anything he wants, including tearing the church down and putting up a gas station. Ms. Bridges said no commercial activity is allowed at all, so he can't do that.

There was a discussion about other churches in the area and their zoning designations. Ms. Bridges said adjacent zoning is Mixed Use-2. She said Savannah Highway "has the ability for a lot of capacity." The zoning on Savannah Highway should have more intense zoning than away from it, perhaps, she said.

Commissioner Semmler said the road is dirt. Once Port Royal annexes it, he asked if Port Royal is responsible for paving it, and Ms. Bridges said no, the county's BTAG program is. Commissioner Semmler confirmed that the zoning of the businesses near the property would not be changed, and Ms. Bridges said no, not with this designation.

Ms. Bridges said "permanent structure" may allow room for interpretation. A manufactured home is considered a permanent structure. They would probably encourage a modular structure; the answer would need thought and a couple days of talking, she concluded.

LaNelle Fabian, who lives on L.H. Nelson Drive, said the boat company on L.H. Nelson is not incorporated. She lives 3 blocks down from the church and came to hear what they wanted to

do because the neighborhood was concerned the area was going to commercial zoning; their concerns were assuaged when they learned that it will be residential.

Commissioner Semmler asked Ms. Bridges why the zoning couldn't be Mixed Use-2 and accomplish what they're looking for. Ms. Bridges said last month, a Mixed Use-2 designation for a property was made; there was a realization the manufactured housing is not allowed in Mixed Use-2. A hurricane in Mixed Use-2 could take out a manufactured home, which could then not be allowed to come back on the property. They looked for a designation that would allow a manufactured home to be put back, which is General Residential.

Chairman DeVito said they could have Mixed Use-2 in one section and General Residential in another. Chairman DeVito said the property could be better used over time as Mixed Use-2. Commissioner Harris said he agrees. He can see the next parcels coming in with the same request. Commissioner Crower said he has no problem with having some residential on Savannah Highway. Commissioner Harris said Mixed Use-2 would allow residential. Commissioner Hicks said from a planning position, they "should look all the way down," not at just one site. He feels Mixed Use-2 should be the standardized zoning for property facing Savannah Highway. Commissioner Crower said they have discussed whether they want to develop Savannah Highway as a strip or as nodes. He doesn't want to see a row of stores or commercial on the street. He said this may be an appropriate spot to stop it.

Commissioner Crower made a motion to annex the property; Commissioner Harris seconded. The motion passed unanimously.

Commissioner Crower made a motion that the zoning be General Residential with the Shell Point Neighborhood Overlay District; Commissioner Howard seconded. The motion passed unanimously.

TOWN OF PORT ROYAL COUNCIL UPDATE

- Ms. Bridges said council annexed 5 and 7 Marina Boulevard and zoned it General Commercial with the Shell Point Neighborhood Overlay.
- Council rezoned the Wayside mobile home park to General Commercial with the Shell Point Neighborhood Overlay. The MPC had recommended Mixed Use-2.
- Council gave first reading to the annexation and zoning of 881 PI Gateway (Al's Barbershop) as General Commercial with Shell Point Neighborhood Overlay District.

REVIEW OF PROJECTS FOR THE CITY OF BEAUFORT

City of Beaufort – New Street Name

Naming a new street at Cane Island Retreat “White Horse Road”

Ms. Anderson said that there’s an existing dirt road, the property owner would like to name it White Horse Road, and the county has approved it. Ms. Anderson said she told the owner he would be responsible for putting a street sign there. Ms. Anderson said 911 didn’t like the original idea of naming it South Bay Drive, so they started over with a new street name.

Commissioner Howard made a motion to approve the request for a new street name.

Commissioner Hicks seconded the motion. The motion passed unanimously. Commissioner Hicks asked if the matter would go to council now, and Ms. Anderson said no, the Planning Commission has final approval authority.

City of Beaufort – UDO Amendment

Revising Section 5.4.G, “Setback and Other Yard Requirements for Accessory Uses,” to establish a minimum street setback for garages

Ms. Anderson said this would establish a standard street set-back for garages. She discussed the various setbacks in various zones. They try to encourage applicants to push the garage away from the street, but sometimes it doesn’t work, so it should be in the code as a requirement. The garage is often used for storage, not for parking the car, which is why this is a concern. A garage only 6’ from the street creates safety concerns. Ms. Anderson said without a UDO amendment, there’s nothing to be done at this point.

When the garage faces the street, it must be set back a minimum of 20’. Commissioner Howard asked about when the side of the garage faces the street. Ms. Anderson said if the door faces the side, it will have to be set to allow the doors to swing in. Commissioner Howard suggested, “changing the language to say, the garage door or the side.”

The garage in question, Ms. Anderson said, is in the Historic District. Commissioner Harris said in an area that they want to be medium density, 20’ is a long distance, he feels. On the other hand, there’s the matter of safety: being able to back out and not be in the road is important.

Ms. Anderson said this is an area with high pedestrian traffic. If there were a 60’ right-of-way, that would be different. Commissioner Harris asked if there were a way to add language that says garage doors should be behind the main façade. Ms. Anderson said there is already; the garage has to be in the back, but if you’re right up to 12’, the car can still be in the right-of-way. On a 30’ right-of-way, if there’s a sidewalk there one day, it will be a real problem. Ms. Anderson said if it’s an alley, it would be different, but it’s a high-traffic street. It’s at the corner of Harrington and North Street. Chairman DeVito said it concerns him that it makes it difficult

for someone to do something unique; taking it 20' back takes out the options for design, i.e., a courtyard.

Commissioner Harris said he wouldn't want to recommend 20' on a garage. Ms. Anderson said it could be based on other parking arrangements. They don't want the police to have to enforce parking on the sidewalk and create a problem for enforcement later. Commissioner Semmler said this was submitted because of upset neighbors. Ms. Anderson said they had been trying to do it through site plan review, but parking needs to be on-site. Commissioner Semmler said if they can't park on the right-of-way, then they can't park on the right-of-way, and there doesn't need to be a new ordinance written. Ms. Anderson said it's not a law. The project's underway, and she thinks it's a hazardous situation. Ms. Anderson said North Street has a lot of traffic and churches, and someday a sidewalk will be needed and there's not a lot of right-of-way to deal with. Commissioner Harris said there are a lot of houses there that are up close to the street.

Ms. Anderson said it could be tabled, or the MPC could say no. Chairman DeVito said he'd like to see examples of what might be problems. Chairman DeVito suggested that it be tabled and that the MPC members could drive over to the area in question and look at an example. Commissioner Howard said she'd like the opportunity to study it more. Ms. Anderson said she would like to do what's right, so if the MPC needs more time to study it, that's fine. Chairman DeVito said 20' is a big number, he feels. Commissioner Harris said maybe 20' is a big number. Ms. Anderson told the commissioners where the house in question is again.

Commissioner Semmler made a motion to table the request, and Commissioner Harris seconded. The motion passed unanimously.

CITY OF BEAUFORT UPDATE ON COUNCIL ACTIONS

Ms. Anderson said that an ordinance revising the Battery Point PUD ordinance in regard to the buffer requirement for freshwater wetlands was given first reading by council on May 22.

MINUTES

Commissioner Crower made a motion, second by Commissioner Howard, to accept the minutes of May 21, 2011 as submitted. The motion passed unanimously.

Ms. Anderson said there will be a workshop on June 28 about the Form-Based Code. Ms. Anderson said if Commissioner Howard and Commissioner Harris, the Form-Based Code representatives, plan on attending, it would be helpful. Commissioner Howard said she'd be out of town. Commissioner Semmler is out of town, too, but said he'll get the information from others who attend. Chairman DeVito asked when the commission will eventually see the code and Ms. Bridges and Commissioner Howard both said it would be awhile. Ms. Anderson said

Commissioner Howard and Commissioner Harris could report back to the MPC on the Form-Based Code meetings.

Commissioner Semmler asked about the meeting being recorded. Ms. Anderson said she'd check into it. Commissioner Howard asked if the meetings would be at regular times. Ms. Anderson said yes.

There being no further business to come before the commission, Commissioner Crower made a motion, second by Commissioner Semmler, to adjourn the meeting. The motion passed unanimously. The meeting was adjourned at 6:29 p.m.